

Tract I sold for: \$370,000 Tract II sold for: \$24,000 Tract III sold for: \$39,000



AUCTION



FOR: SHERIFF SALE IN PARTITION CASE NO. 2016-CV-15

MONDAY, MAY 14TH, 2018

550 ACRES MORE OR LESS
ROOKS CO., KS

AUCTION LOCATION: Knights of Columbus Hall—204 N. Irving, Plainville, KS 67663

TIME: 10:00 a.m.

Land Location

From Natoma, KS go 3 ¼ West on Hwy 18 to the NEC of Tract I.
From the intersection of Hwy 183 & Hwy 18 in Plainville, KS, go 12 Miles East to the NEC of Tract I.

Tract I - Legal Description

The South Half of the Southwest Quarter (S/2 of SW/4); and that part of the West Half of the Southeast Quarter (W/2 of SE/4) of Section Ten (10), lying south of Kansas State Hwy 18, Township Ten (10) South, Range Sixteen (16) West of the 6th P.M. Rooks Co., Ks.
The Northwest Quarter of the Northeast Quarter (NW/4 of NE/4); and the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4); and the West Half of the West Half (W/2 of W/2) of Section Fifteen (15), Township Ten (10) South, Range Sixteen (16) West of the 6th P.M. Rooks Co., Ks.
The East Half of the Northeast Quarter (E/2 of NE/4) of Section Sixteen (16), Township Ten (10) South, Range Sixteen (16) West of the 6th P.M. Rooks Co., Ks.

F.S.A. Information

118.43 Acres Cultivation
316.96 Acres Grassland

General Information

The cropland on this tract is over 90% Roxbury Silt Loam. The property has 1 water well. There is excellent access off of Hwy 18 and is well suited for a cattle operation.

Tract II - Legal Description

That part of the West Half of the Southeast Quarter (W/2 of SE/4) of Section Ten (10), lying North of Kansas State Hwy 18, Township Ten (10) South, Range Sixteen (16) West of the 6th P.M. Rooks Co., Ks.

F.S.A. Information

14.87 Acres Cropland
16.29 Acres Trees & Creek

Tract III - Legal Description

The East Half of the Northeast Quarter (E/2 of NE/4) of Section Twenty-Two (22), Township Ten (10) South, Range Sixteen (16) West of the 6th P.M. Rooks Co., Ks.

F.S.A. Information

82.89 Acres Grassland

Taxes

Sellers to pay 2017 and prior taxes. Purchaser to pay 2018 and subsequent. Tracts I & II 2017 Real Estate taxes combined were \$1,336.32. 2017 Oil tax on Tract 1 was \$369.90. Tract III 2017 Real Estate taxes were \$103.80.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. All cultivation being in the ARC program.

Tracts 1 & 2

Base Acres	PLC yield
Wheat- 73.3	57bu.
G.S.- 25.88	124bu.
Oats- 14.6	38bu.

Minerals

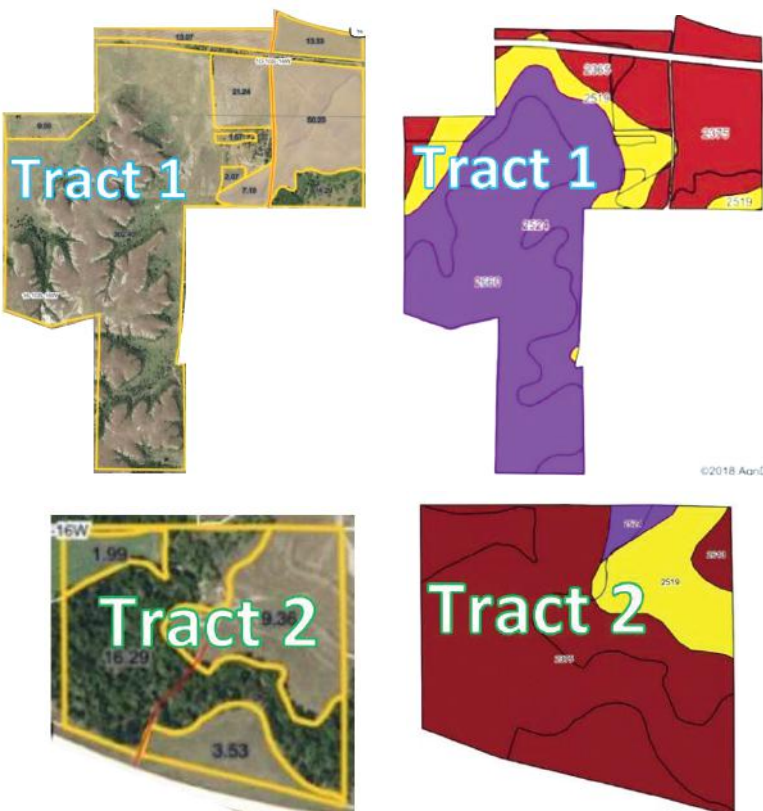
All sellers interest to be conveyed to purchaser. There is currently one producing oil well located on Tract I in the SE/4 of the NE/4 16-10-16 with the sellers having 0.0572917 interest which will be conveyed to purchaser with an effective transfer date being August 1st, 2018. Production in 2016 was 1,001bbls and in 2017 was 930bbls.

Terms

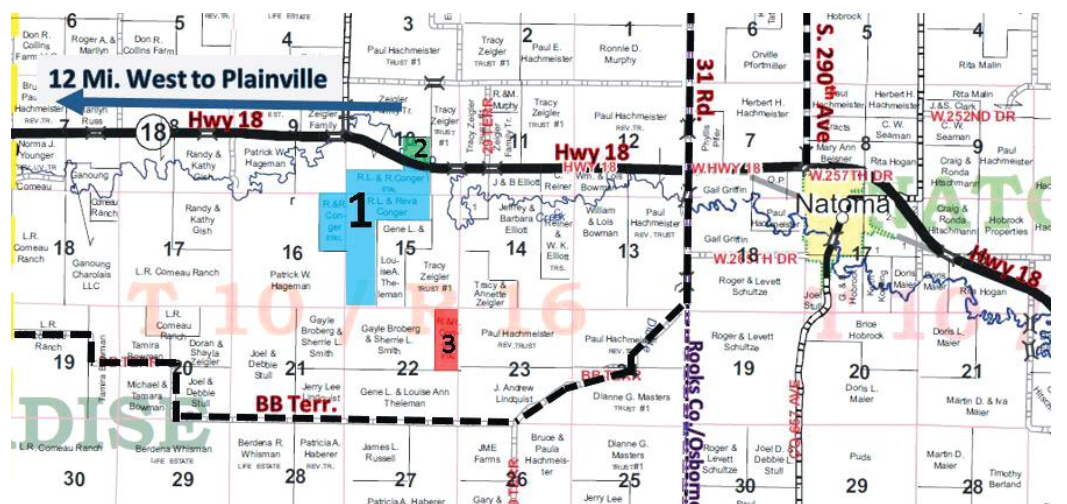
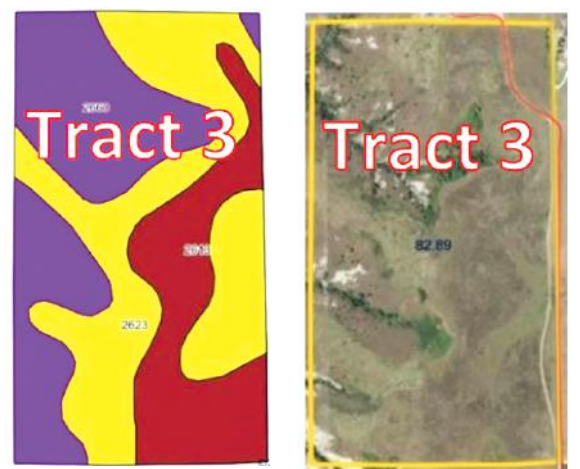
10% down day of sale paid to the Clerk of the District Court Rooks Co., Ks. Balance to be paid to Clerk of the District Court Rooks Co., Ks on or before June 14th, 2018. Conveyance will be by Sheriff's Deed, subject to easements, restrictions, roads, right-of-ways, leases, reservations and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Sale will be subject to confirmation by District Court of Rooks Co., Ks.

Possession

After the 2018 Wheat Harvest on approx. 57 acres of planted wheat. Immediate upon closing on 15.41 Acres Alfalfa & also on the 13.07 Acres of wheat stubble with the purchaser paying for any additional spraying & application costs associated with the alfalfa & wheat stubble. Upon closing on the grassland.



Live internet bidding available. Call for details.



Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised. Announcements made day of sale shall take precedence over printed material.



Farmland Auction & Realty Co., Inc.

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