



C.R.P.



AUCTION

FOR: MARLENE ALBERS & THE LATE WILLIAM (BILL) ALBERS

MONDAY, AUGUST 13th, 2018

400 ACRES MORE OR LESS

NESS CO., KS

AUCTION LOCATION: Ransom VFW— 516 Vermont Ave,
Ransom, KS 67572

TIME: 10:00 a.m.

Land Location

From the Intersection of Hwy 4 & Hwy 283, go 5 Miles West to N Rd, then 2 Miles South to the NWC of Tract 1.

Tract I - Legal Description

North Half (N/2) of Section Four (4) Township Seventeen (17) South, Range Twenty-Four (24) West of the 6th P.m. Ness County, Ks

F.S.A. Information

101.08 Acres Cultivation (wheat stubble)

92.38 Acres Fenced Grassland

96.36 Acres C.R.P. @ \$47.35/acre contracted 10/1/13 through 9/30/23

14.74 Acres C.R.P. @ \$32.57/acre contracted 10/1/12 through 9/30/22

General Information

The cultivation on this tract has good productive Harney Silt Loam Soils. The C.R.P. is in at a good rate, with good soil types when it expires leaving the options open as to add it to the existing grassland or putting it back into crop production. The grass has not been grazed this year, and the access is good to both tracts.

Tract II - Legal Description

West Half of the South East Quarter (W/2 of SE/4) of Section Thirty-Three (33) Township Sixteen (16) South, Range Twenty-Four (24) West of the 6th P.M. Ness County, Ks

F.S.A. Information

64.78 Acres C.R.P. @ \$32.57/acre contracted 10/1/12 through 9/30/22

13.55 Acres Cultivation

3.39 Acres Waterway

General Information

This tract offers good soils on the acres not in C.R.P. as well as a portion of the C.R.P. acres. Access again is good, and offers many income producing possibilities including upland bird as well as large game hunting potential.

Taxes

Seller to pay the 1st half of 2018 and prior taxes. Purchaser to pay the 2nd half of 2018 and subsequent taxes based on the 2017 taxes. 2017 Taxes on Tract I were \$1,527.36 & Tract II were \$467.74.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before September 13th, 2018 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance.

Possession

Tract I: Immediate on the fenced grassland and cultivation (wheat stubble), with purchaser paying \$1,600.26 for chemical and application on the 101 stubble acres. Tract II: Immediate possession on the idle acres and waterways. Tracts I & II: Possession on the C.R.P. will be Oct. 1st 2018 with the seller retaining the 2018 C.R.P. payment. Purchasers to receive landowners 100% share of the 2019 and future C.R.P. payments.

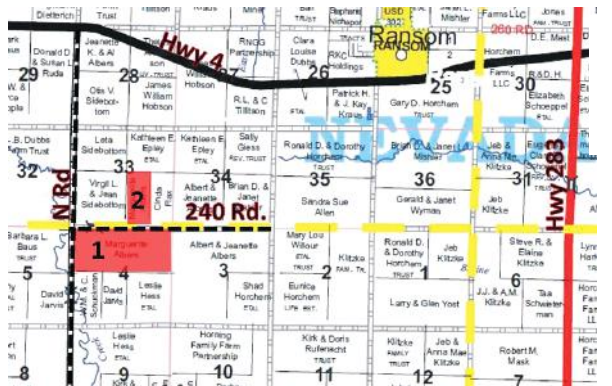
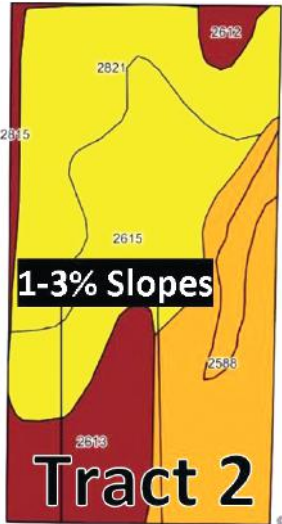
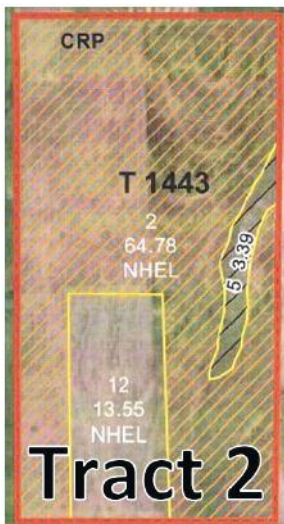
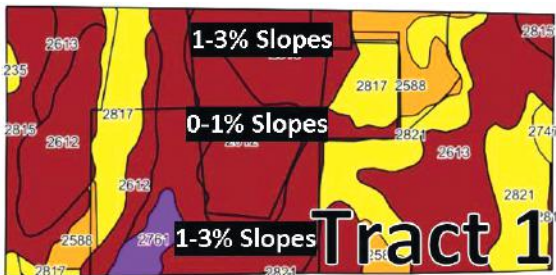
Government Programs

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.

base acres	PLC yield	Program
G.S. 10.3	56bu.	PLC
Wheat 121.9	32bu.	ARC

Minerals

All sellers interest to be conveyed to purchaser. To seller's knowledge all minerals are intact.



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.

1390 E. 8th, Unit A Hays, Kansas 67601

E-Mail: farmland@farmlandauction.com

(785) 628-2851

Web: www.farmlandauction.com

Toll Free 1-888-671-2851

