



# AUCTION



FOR: THE BRADY FAMILY

**WEDNESDAY, MAY 24TH, 2017**

**1,360 ACRES MORE OR LESS**  
**RUSH & PAWNEE CO., KS**

**AUCTION LOCATION:** LaCrosse Livestock Market Inc., 2340 Highway 183, LaCrosse, KS 67548 **TIME: 10:00 a.m.**

**Live Internet Bidding Available. Call for Details.**

**Tract I - Legal Description \$262,000.00**  
 NW/4 16-18-17 Rush County, Kansas  
**F.S.A. Information**  
 142.62 Acres Cultivation  
 15.15 Acres C.R.P.

**Tract II - Legal Description \$273,000.00**  
 SW/4 16-17-17 Rush County, Kansas  
**F.S.A. Information**  
 154.74 Acres Cultivation  
 2.94 Acres C.R.P.  
 1.91 Acres Waterways

**Tract III - Legal Description \$322,000.00**  
 NE/4 18-17-17 Rush County, Kansas  
**F.S.A. Information**  
 157.59 Acres Cultivation  
 1.6 Acres C.R.P.

**Tract IV - Legal Description \$284,000.00**  
 SE/4 & S/2 of NE/4 2-17-17 Rush County,  
 Kansas (surface rights only)

**F.S.A. Information**  
 227.37 Acres Cultivation  
 9.86 Acres Waterways  
 0.8 Acres C.R.P.

**Tract V - Legal Description \$264,000.00**  
 NE/4 33-16-17 Rush County, Kansas  
**F.S.A. Information**  
 154.66 Acres Cultivation  
 2.15 Acres Waterways

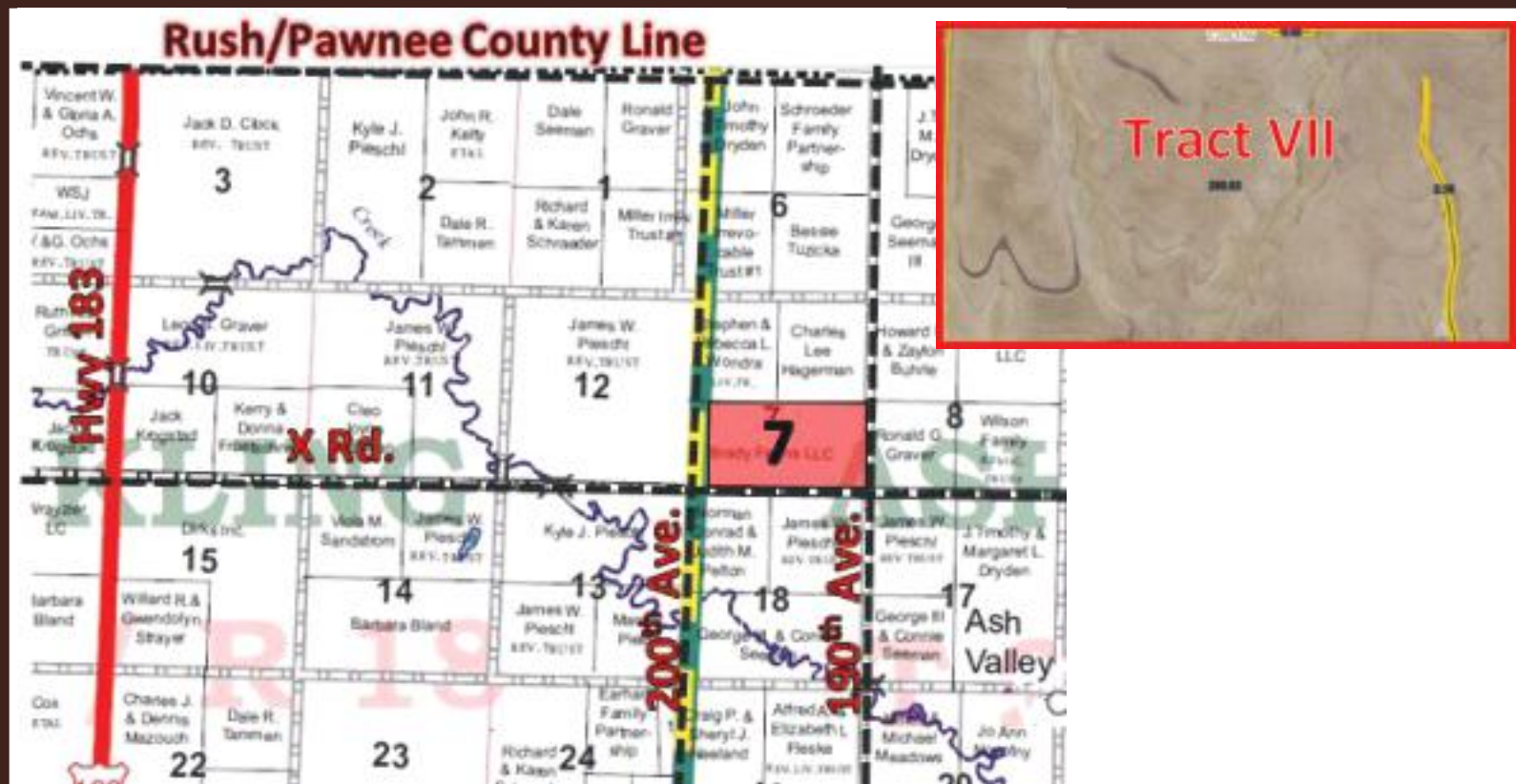
**Tract VI - Legal Description \$210,000.00**  
 SE/4 28-16-17 Rush County, Kansas  
**F.S.A. Information**  
 143.52 Acres Cultivation  
 7.0 Acres C.R.P.  
 5.09 Acres C.R.P.  
 2.06 Acres Waterways

**Tract VII - Legal Description \$415,000.00**  
 S/2 7-20-17 Pawnee County, Kansas  
**F.S.A. Information**  
 280.92 Acres Cultivation  
 2.16 Acres Waterways

**Minerals**

All seller's interest to be conveyed to purchaser.

**Sale Barn Café will be Open**



**Farmland Auction & Realty Co., Inc.**

1390 E. 8th St., Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851  
 E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com



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### Tract I - Legal Description

Northwest Quarter (NW/4) of Section Sixteen (16) Township Eighteen (18) South, Range Seventeen (17) West of the 6th P.M. Rush County, Kansas

#### F.S.A. Information

142.62 Acres Cultivation  
15.15 Acres C.R.P. @ \$38/acre, contract 5-1-09 thru 9-30-23.  
Wheat Base: 52.75; Grain Sorghum: 42.27; Soybeans: 6.61

### Tract II - Legal Description

Southwest Quarter (SW/4) of Section Sixteen (16) Township Seventeen (17) South, Range Seventeen (17) West of the 6th P.M. Rush County, Kansas

#### F.S.A. Information

154.74 Acres Cultivation  
2.94 Acres C.R.P. @ \$43.60/acre, contract 10-1-07 thru 9-30-17  
1.91 Acres Waterways  
Wheat Base: 57.19; Grain Sorghum: 45.82; Soybeans: 7.16

### Tract III - Legal Description

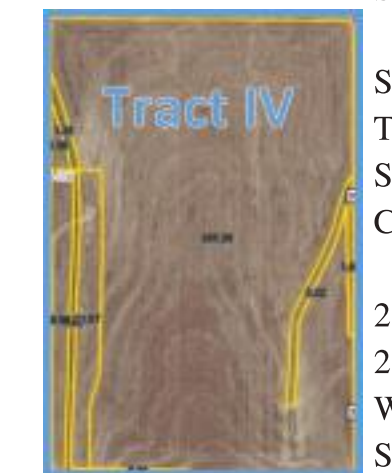
Northeast Quarter (NE/4) of Section Eighteen (18) Township Seventeen (17) South, Range Seventeen (17) West of the 6th P.M. Rush County, Kansas

#### F.S.A. Information

157.59 Acres Cultivation  
1.6 Acres C.R.P. \$43.60/acre, contract 12-1-07 thru 9-30-18  
Wheat Base: 58.18; Grain Sorghum: 46.61; Soybeans: 7.28

### Tract IV - Legal Description

Southeast Quarter and the South Half of the Northeast Quarter (SE/4 & S/2 of NE/4) of Section Two (2) Township Seventeen (17) South, Range Seventeen (17) West of the 6th P.M. Rush County, Kansas (surface rights only)



### F.S.A. Information

227.37 Acres Cultivation  
9.86 Acres Waterways  
0.8 Acres C.R.P. @ \$39.60/acre, contract 6-1-10 thru 9-30-20  
Wheat Base: 87.76; Grain Sorghum: 70.31; Soybeans: 10.99

### Tract V - Legal Description

Northeast Quarter (NE/4) of Section Thirty-Three (33) Township Sixteen (16) South, Range Seventeen (17) West of the 6th P.M. Rush County, Kansas

#### F.S.A. Information

154.66 Acres Cultivation  
2.15 Acres Waterways  
Wheat Base: 58.01; Grain Sorghum: 46.48; Soybeans: 7.26

### Tract VI - Legal Description

Southeast Quarter (SE/4) of Section Twenty-Eight (28) Township Sixteen (16) South, Range Seventeen (17) West of the 6th P.M. Rush County, Kansas

#### F.S.A. Information

143.52 Acres Cultivation  
7.0 Acres C.R.P. @ \$43.82/acre, contract 5-1-09 thru 9-30-23  
5.09 Acres C.R.P. @ \$44.73/acre, contract 10-1-07 thru 9-30-17  
2.06 Acres Waterways  
Wheat Base: 53.9; Grain Sorghum: 43.19; Soybeans: 6.75

### Tract VII - Legal Description

South Half (S/2) of Section Seven (7) Township Twenty (20) South, Range Seventeen (17) West of the 6th P.M. Pawnee County, Kansas

#### F.S.A. Information

280.92 Acres Cultivation  
2.16 Acres Waterways  
Wheat Base: 103.86; Grain Sorghum: 83.22; Soybeans: 13.01



### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 26th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

### General Information

The Brady's have been very good stewards of the land for many years. They take deep pride in their work, and it certainly shows on all of these tracts. The soils on all the tracts are deep and very productive, having a high percentage of Harney Silt Loam with 1-3% slopes. The terraces and waterways are in good condition as well. Tracts II, III, & IV are signed up in a wind energy lease with GLL, LLC.

### Possession

**Tracts II, III & VI:** Currently in milo stalks. Immediate upon signing of the contracts and receiving the 10% down monies.  
**Tracts I, V, & VII:** Currently planted to wheat. After the 2017 Wheat Harvest with 1/3 of the harvested wheat delivered to the nearest elevator in purchaser's name, purchaser responsible for 1/3 of any additional fert./fung. and federal crop insurance costs.

**Tract IV:** Currently in wheat stubble, and the sellers intention is to plant this tract to grain sorghum. Possession will be after the 2017 Milo Harvest with 1/3 of the harvested Milo delivered to the nearest elevator in purchaser's name, with purchaser being responsible for paying their 1/3 share of the fertilizer and federal crop insurance.

**C.R.P. Acres:** Possession on Tracts I, II, III, IV, & VI will be at closing with purchaser receiving the 2017 and future C.R.P. payments.

### Taxes

Seller to pay first half of 2017 Taxes & prior, purchaser to pay 2nd half of 2017 taxes & subsequent. 2016 Total Taxes were: I-\$1,408.28, II-\$1,425.42, III-\$1,363.92, IV-\$1,906.98, V-\$1,300.48, VI-\$1,253.52, VII-\$2,401.28

### Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. This farms wheat acres are in PLC and the Grain Sorghum acres are in ARC. The PLC base yields are: wheat-32bu, grain sorghum-58bu, and the soybeans-24bu.

### Agency Disclosure

Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.

