

GRASSLAND



AUCTION

CULTIVATION



For: The Robert L. Wittman Family 800 +/- Acres Ness County, KS Monday, April 10th, 2023

AUCTION LOCATION:	American Legion, 220 N. Austin Street Bazine, KS	TIME:	LIVE INTERNET & PHONE BIDDING AVAILABLE
		10:00AM	

LAND LOCATION: From Bazine, Ks: Jct K-96 & DD Road go 12 Miles South to 10 Rd. to the Northwest Corner of Tract 1
From Hanston, Ks: Jct K-56 and NE 228 Road 9 mi north to NE Y Road, East to CC Rd then 2 mi North to 20 Rd then East 2 mi to EE Rd, South 1/2 mi to NE corner of Tract 2

LEGAL DESCRIPTION TRACT 1: Section Thirty-One (31), Township Twenty (20) South, Range Twenty-One (21) West of the 6th P.M., Ness County, Kansas.

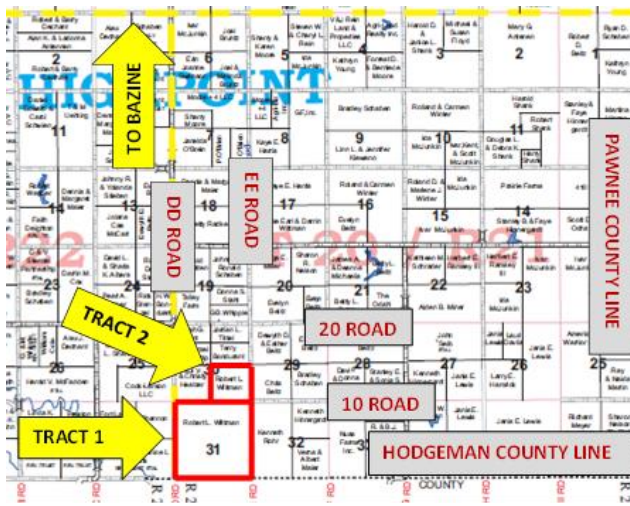
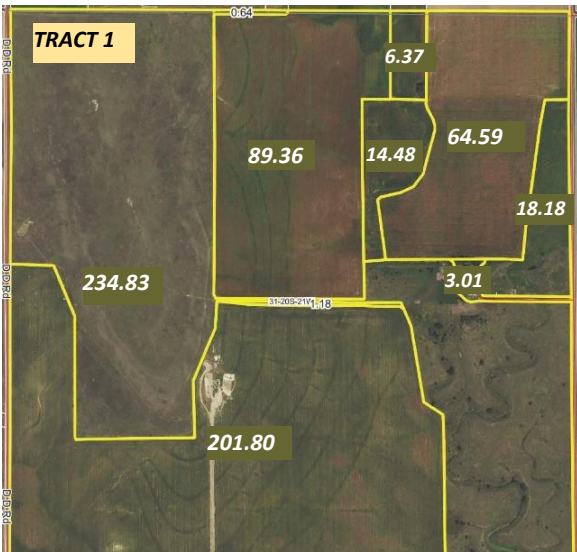
F.S.A. INFORMATION:

378.07 Acres Cultivation,
256.37 Acres Grassland & Farmstead

GENERAL INFORMATION: This is a very nice tract of cultivation and grassland with excellent access by maintained county roads on the west, south, and east sides. The cultivation offers good, productive soils that have had the best of care by the Tenant. The grassland offers good native upland and bottom land grasses. This grass is excellent for rotational grazing. The fences are above average and water is supplied from the farmstead on the east side of the tract and is also piped over to the grass on the west side of the property. There was a new water well drilled in 2013. Tire tanks and water lines, all of which were completed in 2019, were done to government specs.

TAXES: Will be prorated to date of closing based on 2022 Taxes which were \$2,842.30 on Tract 1 and \$613.12 on Tract 2.

MINERALS: Surface Rights Only



POSSESSION: These tracts are currently under a cash lease, ending Aug. 31, 2023.

Tract 1: Cult. is all planted to wheat. Poss. will be after 2023 wheat harvest. Poss. on the farmstead and grass will be Aug. 31, 2023.

Tract 2: After 2023 wheat harvest on approx. 34.76 acres. After the fall harvest on approx. 80.14 acres and Aug. 31, 2023, on the grass.

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. The farm is in the ARC program.

Tract 1 Base Acres PLC Yield

Wheat	231.5	30 bu
G.S.	34.10	32 bu

Tract 2 Base Acres PLC Yield

Wheat	70.90	30 bu
G.S.	8.00	32 bu

LEGAL DESCRIPTION TRACT 2:

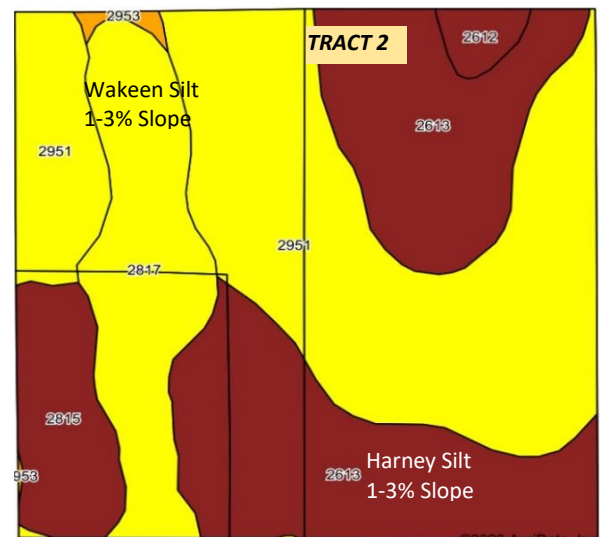
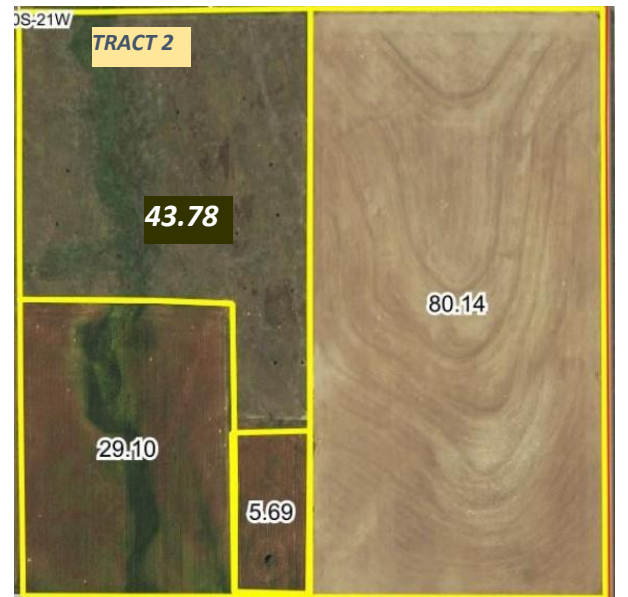
The Southeast Quarter (SE/4) of Section Thirty (30), Township Twenty (20) South, Range Twenty-One (21) West of the 6th P.M., Ness County, Kansas.

F.S.A. INFORMATION:

114.90 Acres Cultivation
43.78 Acres Grassland

GENERAL INFORMATION:

The cultivation on this tract has highly productive soils. The property is terraced and has had good maintenance. The grassland is clean and productive. The access is good via a well-maintained Co. Rd. on the east side.



PLEASE VISIT WEBSITE FOR DRONE FOOTAGE AND ADDITIONAL PICTURES

TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before May 22, 2023, or as soon as title requirement, if any can be corrected. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record. Said deed shall be delivered to the Purchaser at the time of settlement. Seller(s) to furnish and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Ness County Abstract & Title Company. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

AGENCY DISCLOSURE: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

Farmland Auction & Realty Co., Inc.



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