



AUCTION



FOR: THE WANDA M. KLENK TRUST & THE STOKES FAMILY

FRIDAY, APRIL 27TH, 2018

800 ACRES MORE OR LESS GRAHAM CO., KS

AUCTION LOCATION: VFW Hall – 400 N. Railroad Ave.
WaKeeney, Ks 67672

TIME: 10:00 a.m.

Land Location

From the intersection of I-70, Exit #128, and Hwy 283 in WaKeeney, KS, go 9 1/2 Mi. North to the SEC of Tract I & the SWC of Tract II.

From the intersection of Highway 24 & Hwy 283 in Hill City, KS, go 15 Mi. South to the NEC of Tract I.

Tract I - Legal Description

East Half (E/2) of Section Twenty-Seven (27) Township Ten (10) South, Range Twenty-Three (23) West of the 6th P.M. Graham County, Ks.

F.S.A. Information

192.89 Acres Cultivation (36.06 Acres Alfalfa, 156.83 Acres Planted Wheat)
88.76 Acres Grassland
12.3 Acres Trees/Unfenced Grass

General Information

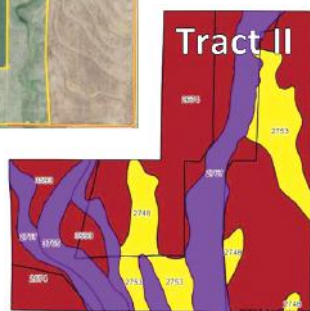
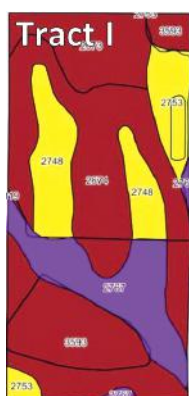
Offers excellent soil types of Holdrege silt loam 1-3% slopes and Humbarger loam. There is an alfalfa field in the southern 1/2 of the property accessible through the grassland. Hunting potential is possible with tree cover, and spring fed waterways through the southern edge of the property. There is a planted wheat crop on the northern part.

Tract II - Legal Description

East Half and the Southwest Quarter (E/2 & SW/4) of Section Twenty-Six (26) Township Ten (10) South, Range Twenty-Three (23) West of the 6th P.M. Graham Co., Ks.

F.S.A. Information

284.38 Acres Cultivation (146.5 Acres Wht Stubble, 137.88 Acres Milo Stalks)
192.3 Acres Grassland



General Information

Offers good soil types of Holdrege silt loam with 1-3% slopes and Humbarger loam. All cultivation is in wheat stubble & milo stalks. Water for grassland is provided by well & pond water.

Taxes

Sellers to pay 2017 and prior taxes. 2018 & future taxes to be paid by purchaser. 2017 taxes on Tract I were \$1,813.26 and Tract II was \$2,886.34.

Minerals

All sellers interest to be conveyed to purchaser.

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 29th, 2018 or as soon as title requirements, 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 deeds to the purchaser, 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. Seller(s) to furnish title insurance.

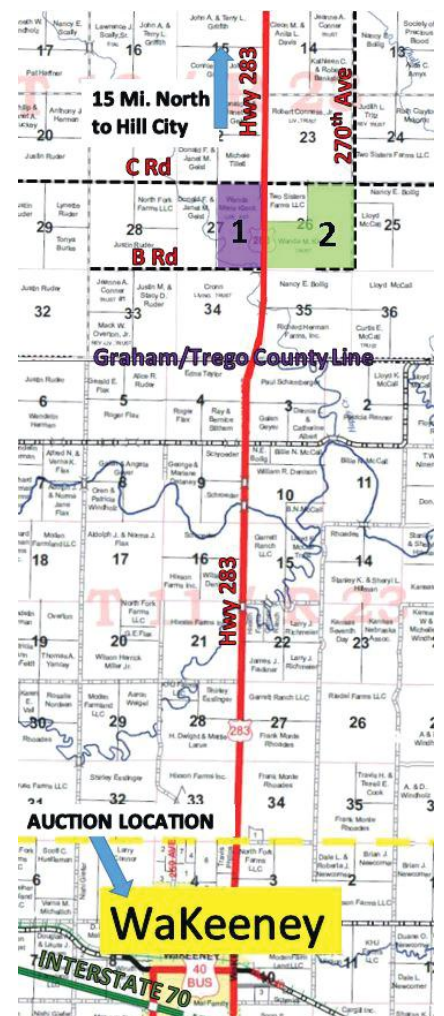
Base Acres	PLC yield	Program
Tract I		
Wheat- 58.73	48bu.	ARC
G. S.- 54.36	98bu.	PLC
Tract II		
Wheat- 86.59	48bu.	ARC
G.S.- 80.15	98bu.	PLC

Possession

Upon closing on grassland, milo stalks & wheat stubble acres with purchaser of Tract II paying the tenant \$4,084.42 for spraying and chemical costs. Possession on planted wheat acres will be after the 2018 wheat harvest with the purchaser receiving the land owners 1/3 share of the harvested crop, delivered to the nearest elevator in purchaser's name. Purchaser of Tract I to be responsible for paying the tenant \$532.08, which represents their 1/3 share of the applied fertilizer. Purchaser also to be responsible for their 1/3 share of any additional cost related to the growing wheat crop. Immediate upon closing on alfalfa.

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.



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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