

SOLD: \$272,000.00



Alfalfa

Grassland

AUCTION



FOR: ALAN AND BECKY WHITNEY

MONDAY, FEBRUARY 10TH, 2020

160 ACRES MORE OR LESS
NORTON CO., KS

AUCTION LOCATION: Huck Boyd Community Center, 860 Park St.
Phillipsburg, KS 67661

TIME: 10:00 a.m.

Land Location

From the intersection of Highway 283 and Highway 36 Norton, KS., go 14 miles East on Highway 36 to Road E14, 1 ¼ miles South to the Northeast corner of the property.

From the intersection of Highway 36 and Highway 183 Phillipsburg, KS., go 16 miles West on Highway 36 to W 1600 Road, 1 ¼ miles South to the Northeast corner of the property.

Legal Description

East Half of the Southeast Quarter (E/2 of SE/4), Northwest Quarter of the Southeast Quarter (NW/4 of SE/4) and the Southeast Quarter of Northeast Quarter (SE/4 of NE/4) all in Section Twelve (12), Township Three (3) South, Range Twenty-one (21) West of the 6th P.M., Norton County, Kansas.

F.S.A. Information

Approximately 113 Acres Cultivation (30 Acres planted to wheat)
31.11 Acres Grassland
15 Acres Alfalfa

General Info

The majority of the cultivation is Holdrege silt loam with slopes at 1-3 %. In the past the grassland has been watered by a windmill.

Taxes

Seller to pay 2019 and prior taxes.
Purchaser to pay 2020 and future taxes.

Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

PLC yield

37 bu.
95 bu.

Minerals

All Sellers interest to be conveyed to the Purchaser.

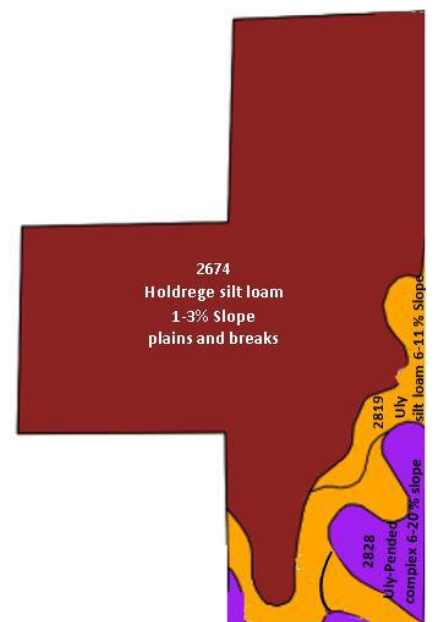
Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before March 10th, 2020 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 Deed 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 showing merchantable title in Seller. This tract is being sold by U.S. Government survey. If the PURCHASER feels an additional survey is needed, the cost shall be the responsibility of the PURCHASER(S).

Possession

Upon Closing on Idle Cultivation, Wheat, Alfalfa & 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.

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

