



Grassland

Gas Production



880 ACRES MORE OR LESS

THURSDAY, MARCH 29TH, 2018 • FOR: BRACK FAMILY, LLC

Auction Location: LaCrosse Livestock Market Inc., 2340 Highway 183, LaCrosse, KS 67548

Land Location

From the intersection of Hwy 183 & Hwy 4 in LaCrosse, Ks, go 9 Mi. E to CR340, ½ Mi. S to the NEC of Tract 7 & the Center of Tract 6. Go an additional 1 ½ Mi. S to the SEC of Tract 1 OR 11 Mi. E on Hwy 4 to Tract 5
From Otis, KS, go 1 Mi. N on CR390 to Ave K, then 1 Mi. W to the SEC of Tract 3. Go an additional ½ Mi. N to the SEC of Tract 4

Tract I Legal Description

S/2 of SE/4 1-18-17 West of the 6th P.M. Rush Co.,

Ks **\$140,000**

F.S.A. Information

77.30 Acres Cultivation-presently planted to wheat

Tract II - Legal Description

N/2 of N/2 of SE/4 1-18-17 West of the 6th P.M.

Rush Co., Ks **\$60,000**

F.S.A. Information

41.42 Acres Cultivation-presently planted to wheat

Tract III - Legal Description

SE/4 22-17-16 West of the 6th P.M. Rush Co., Ks

\$244,000

26.63 Acres Cultivation-wheat stubble

124.14 Acres Cultivation- milo stalks

3.9 Acres Waterway in a C.R.P. contract @ \$60/acre through 9/30/2026

0.8 Acres Farmstead

Tract IV - Legal Description

NE/4 22-17-16 West of the 6th P.M. Rush Co., Ks

\$201,000

107.51 Acres Cultivation- wheat stubble

2.12 Acres Cultivation- milo stalks

approx. 45.12 Acres Grassland/Waterway/Farmstead

approx.4.3 Acres Waterway in a C.R.P contract @ \$60/acre through 9/30/2026

Tract V - Legal Description

SW/4 28-17-16 subject to easements, restrictions, roads, railroad, & right of ways of record West of the 6th P.M. Rush Co., Ks

\$137,000

54.19 Acres Cultivation-wheat stubble

60.34 Acres Cultivation- milo stalks

25.93 Acres Unfenced Grassland

2.31 Acres Waterways

3.58 Acres Railroad Right Away

Tract VI - Legal Description

S/2 of NW/4 & all that part of the Southwest Quarter lying North of the RR right of way 31-17-16 West of the 6th P.M. Rush Co., Ks

\$155,000

61.76 Acres Cultivation- presently planted to wheat

79.76 Acres Fenced Grassland

2.87 Acres Farmstead

Gas Production

2016 production was 635 MCF. All sellers' interest, decimal being 0.3125000, to be conveyed by purchaser with transfer date to be 1/1/19

Tract VII Legal Description

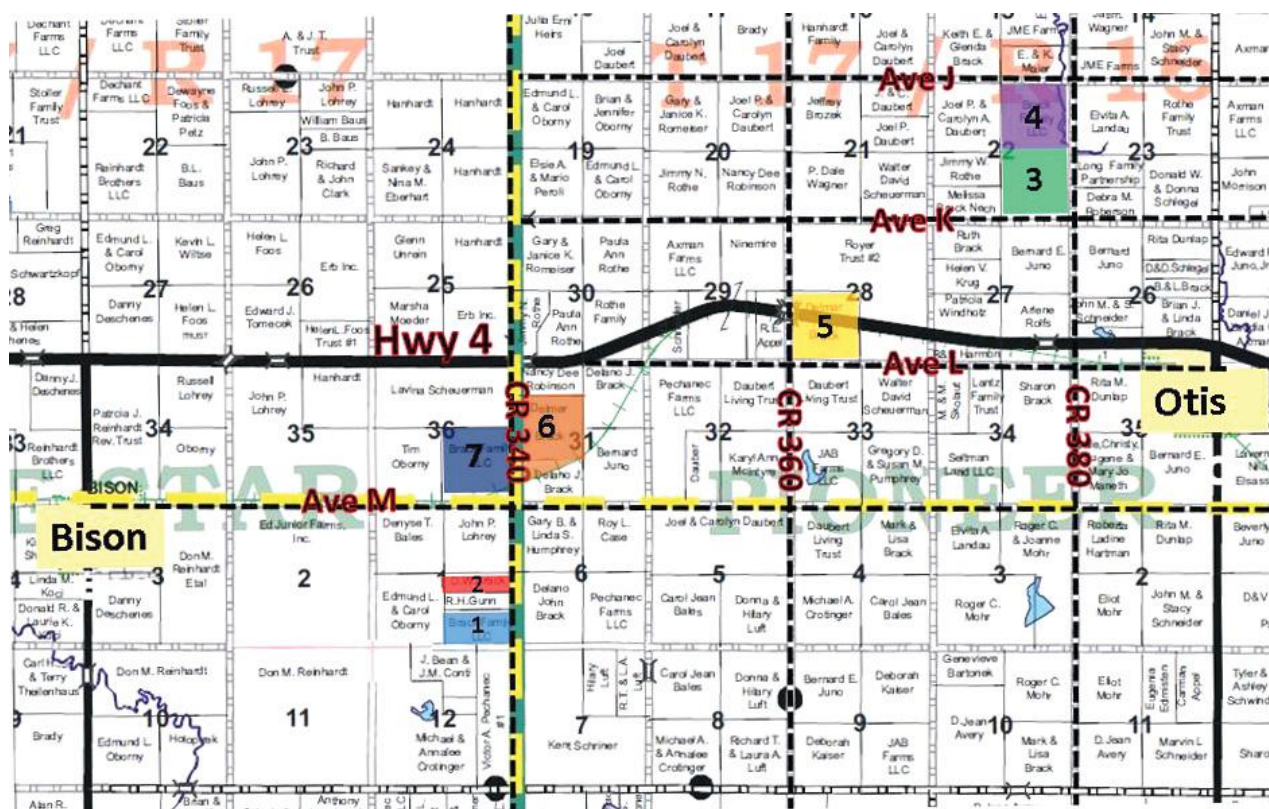
SE/4 36-17-17 subject to easements, restrictions, roads, railroad, & right of ways of record West of the 6th P.M. Rush Co., Ks

\$201,000

116.84 Acres Cultivation-presently planted to wheat

33.93 Acres Fenced Grassland

1.5 Acres Waterways



Farmland Auction & Realty Co., Inc.

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E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com



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Tract I - Legal Description

South Half of the Southeast Quarter (S/2 of SE/4) of Section One (1) Township Eighteen (18) South, Range Seventeen (17) West of the 6th P.M. Rush Co., Ks

F.S.A. Information

77.30 Acres Cultivation-presently planted to wheat

Tract II - Legal Description

North Half of the North Half of the Southeast Quarter (N/2 of N/2 of SE/4) of Section One (1) Township Eighteen (18) South, Range Seventeen (17) West of the 6th P.M. Rush Co., Ks

F.S.A. Information

41.42 Acres Cultivation-presently planted to wheat

Tract III - Legal Description

Southeast Quarter (SE/4) of Section Twenty-Two (22) Township Seventeen (17) South, Range Sixteen (16) West of the 6th P.M. Rush Co., Ks

F.S.A. Information

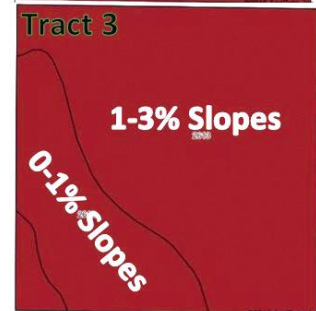
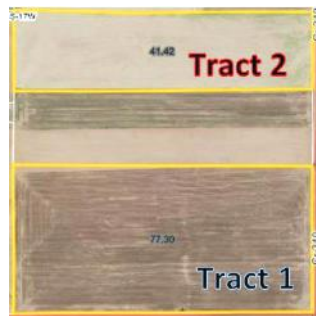
26.63 Acres Cultivation-wheat stubble
124.14 Acres Cultivation- milo stalks
3.9 Acres Waterway in a C.R.P. contract @ \$60/acre through 9/30/2026
0.8 Acres Farmstead

Tract IV - Legal Description

Northeast Quarter (NE/4) of Section Twenty-Two (22) Township Seventeen (17) South, Range Sixteen (16) West of the 6th P.M. Rush Co., Ks

F.S.A. Information

107.51 Acres Cultivation- wheat stubble
2.12 Acres Cultivation- milo stalks approx. 45.12 Acres
Grassland/Waterway/Farmstead approx.4.3 Acres Waterway in a C.R.P contract @ \$60/acre through 9/30/2026



Tract V - Legal Description

Southwest Quarter (SW/4) of Section Twenty-Eight (28) Township Seventeen (17) South, Range Sixteen (16) subject to easements, restrictions, roads, railroad, & right of ways of record West of the 6th P.M. Rush Co., Ks

F.S.A. Information

54.19 Acres Cultivation-wheat stubble
60.34 Acres Cultivation- milo stalks
25.93 Acres Unfenced Grassland
2.31 Acres Waterways
3.58 Acres Railroad Right Away

Tract VI - Legal Description

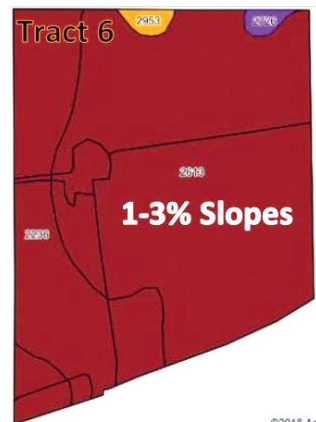
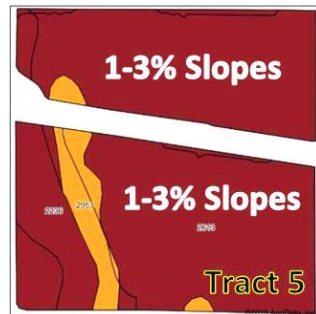
South Half of the Northwest Quarter (S/2 of NW/4) & all that part of the Southwest Quarter lying North of the RR right of way in Section Thirty-One (31) Township Seventeen (17) South, Range Sixteen (16) West of the 6th P.M. Rush Co., Ks

F.S.A. Information

61.76 Acres Cultivation-presently planted to wheat
79.76 Acres Fenced Grassland
2.87 Acres Farmstead

Gas Production

2016 production was 635 MCF.
All sellers' interest, decimal being 0.3125000, to be conveyed by purchaser with transfer date to be January 1st, 2019.



Tract VII - Legal Description

Southeast Quarter (SE/4) of Section Thirty-Six (36) Township Seventeen (17) South, Range Seventeen (17) subject to easements, restrictions, roads, railroad, & right of ways of record West of the 6th P.M. Rush Co., Ks

F.S.A. Information

116.84 Acres
Cultivation-presently planted to wheat
33.93 Acres Fenced Grassland
1.5 Acres Waterways

Taxes

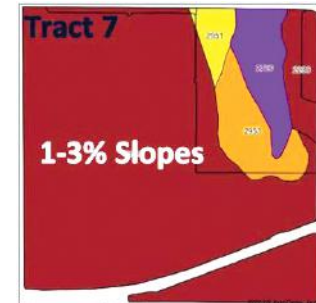
Sellers to pay 2017 and prior taxes.
Purchaser to pay 2018 and subsequent Taxes in 2017 were: Tract I: \$800.48, Tract II: \$407.96, Tract III: \$1592.96, Tract IV \$1189.46, Tract V \$1325.02, Tract VI \$773.40, Tract VII \$1,263.56

General Information

These properties have been in the Brack Family for many years. The cultivation on all seven tracts are very productive and consist of predominantly Harney Silt Loam soils with 1-3% slopes. They have been well maintained by the tenant with soil conservation practices being implemented. The access on all these tracts are good and are close to several grain handling facilities

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 4th, 2018 or as soon as title requirements, if any, can be corrected. 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 warranty deed and title insurance showing merchantable title in Seller. If a survey is needed to establish boundary lines, it will be the purchaser's responsibility.

Possession

Upon closing on milo stalks and grassland and 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 to be responsible for their 1/3 share of any additional cost related to the growing

wheat crop. Upon closing with purchaser paying \$19.40/acre for application & chemical costs on idle wheat stubble acres.

Minerals

All sellers interest to be conveyed to purchaser both producing & non-producing.

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.

	base acres	PLC yield	Program
Tract 1	Wheat— 38.78	33bu.	PLC
	G. S.— 19.39	51bu.	PLC
Tract 2	Wheat— 20.78	33bu.	PLC
	G. S.— 10.39	51bu.	PLC
Tract 3&4	Wheat— 138.25	33bu.	PLC
	G. S.— 69.11	51bu.	PLC
Tract 5	Wheat— 73.59	34bu.	PLC
	G. S.— 22.81	79bu.	PLC
Tract 6	Wheat— 30.98	33bu.	PLC
	G.S.— 15.48	51bu.	PLC
Tract 7	Wheat— 59.36	33bu.	PLC
	G.S.—29.67	51bu.	PLC

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