

Sold For: \$190,500.00



# AUCTION



FOR: MUNSCH ET AL  
MONDAY, JUNE 6TH, 2016  
150 ACRES MORE OR LESS  
NESS CO., KS

## AUCTION LOCATION:

Ness County Bank Building, 102 W. Main,  
Ness City, Kansas 67560

## TIME: 11:00 a.m.

### Land Location

From the intersection of Hwy 283 and K-96 in Ness City, KS go 7 miles South to 60 Rd., then 4 miles East to the Southwest corner of the property.

### Legal Description

Southwest Quarter (SW/4) of Section Thirty-Six (36) Township Nineteen (19) South, Range Twenty-Three (23), West of the 6th P.M., Ness County, Kansas. Less a 10 +/- Acre tract in the Northwest Corner

### FSA Information

72.48 Acres Cropland (26.20 Acres Planted Wheat)  
74.57 Acres Grassland watered by water well, powered by electricity & an earth dam.

### General Information

This is a very nice, highly productive property, having excellent soil types on the cultivation & grassland, with 0-3% slopes for an option to be considered on the grassland. The access is good with gravel roads on the South & West sides.

### Taxes

Sellers to pay 1st half of the 2016 taxes based on 2015 taxes and prior. Purchaser to pay 2nd half of 2016 and future taxes. 2015 taxes were \$368.50.

### Minerals

All sellers interest to be conveyed and to sellers knowledge minerals are intact.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 6th, 2016 or as soon as title requirements, if any, can be corrected. Title insurance will be furnished and the cost to be equally shared between seller & purchaser.

### Possession

Immediate on approx. 42 idle acres that have been prepared for planting milo or corn & after paying the tenant \$400.00 for chemical and application. Possession on the 26.20 planted wheat acres will be after the 2016 wheat harvest with land owner and tenant retaining the harvested crop.

Possession on the grassland will be November 1st, 2016 with \$1,050.00 or \$14/acre paid to the purchaser on or before November 1st, 2016.

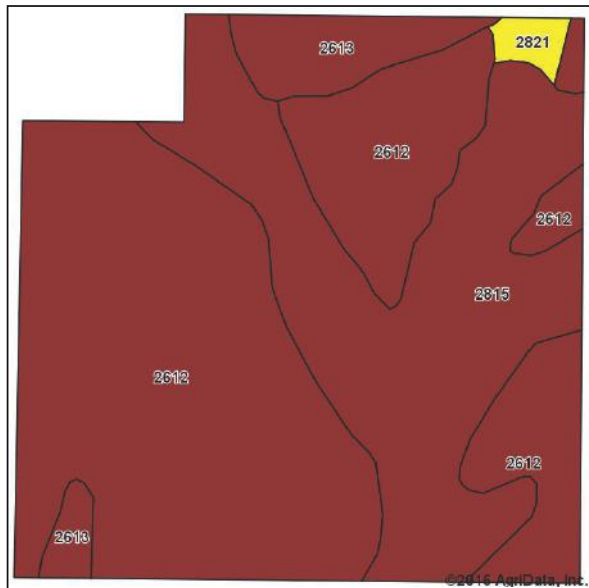
### Government Programs

Purchaser to stay in compliance with all U.S. Government Programs the property is presently enrolled in. Purchaser to receive crop interest payments for 2016 and future. There is a 50.5 acre wheat base with a 38bu. P.L.C. Yield and it is in the ARC-CO program.

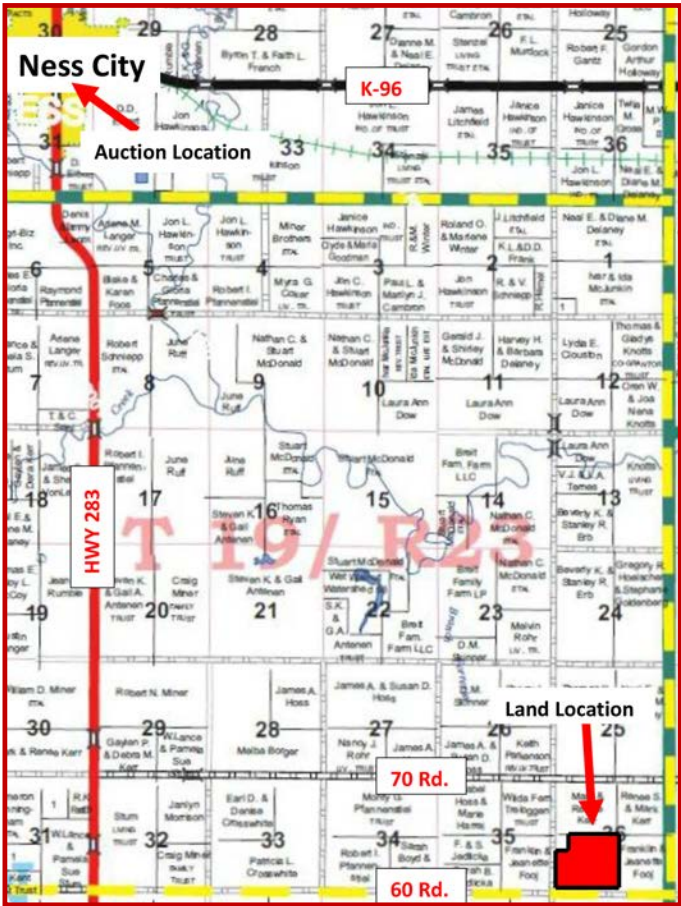


Live internet bidding  
available. Call for details.

### Soils Map



Soils data provided by USDA and NRCS.



Area Symbol: KS135, Soil Area Version: 12											
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	NonIrr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Alfalfa hay Irrigated
2612	Harney silt loam, 0 to 1 percent slopes	89.44	60.4%		Ilc	I	3455				
2815	Uly silt loam, 1 to 3 percent slopes	47.80	32.3%		Ile	Ile	3455				
2613	Harney silt loam, 1 to 3 percent slopes	9.02	6.1%		Ile	Ile	3455				
2821	UlyColy silt loams, 1 to 3 percent slopes, eroded	1.73	1.2%		Ille		3120	31	87	25	2
Weighted Average								3451.1	0.4	1	0.3

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



# 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

