

Sold for: \$172,000.00



Excellent Hunting Potential

AUCTION



FOR: TIM AND PAMELA SCHMIDTBERGER

FRIDAY, SEPTEMBER 15TH, 2017

160 ACRES MORE OR LESS

ELLIS CO., KS

AUCTION LOCATION: Rose Garden Banquet Hall- 2350 E 8th Hwy 40, Hays, KS 67601

TIME: 10:00 a.m.

Land Location

From the intersection of 183 Bypass and Hwy 183 in Hays, KS go 9 Miles East on Old 40., 7 1/2 Miles South on Pfeifer Ave, 3 Miles East on Chetolah Gold Rd., then 1/2 Mile South on 370th Ave. to the Northeast Corner of the property
From Interstate 70 Exit Number 168. Victoria, KS, go 9 1/2 Miles South on Pfeifer Ave., 3 Miles East on Chetolah Gold Rd., then 1/2 Mile South on 370th Ave. to the Northeast Corner of the property.



General Information

This property provides the buyer the opportunity to own an outstanding deer hunting habitat as well as upland game bird hunting. The property is located just North of the Smokey Hill River only 15 minutes from Hays, Ks. Access is provided by good maintained county roads.

Taxes

Seller to pay 2017 and prior taxes. Purchaser to pay 2018 taxes and subsequent. 2016 taxes were \$447.32

Minerals

All seller's interest to be conveyed to buyer.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before October 16th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

Possession

Immediate upon closing with purchaser receiving 2018 and future C.R.P. payments.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow crop interest. The property is currently in the ARC program with the PLC yields being: Wheat- 31bu, base- 58 Acres & Grain Sorghum-45bu, base- 18.2 Acres

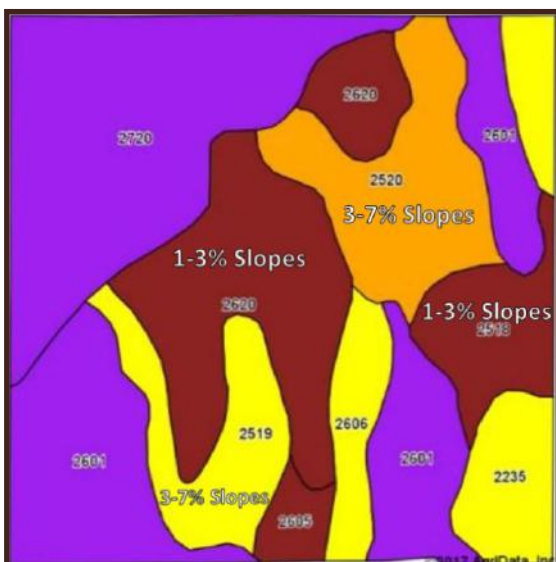
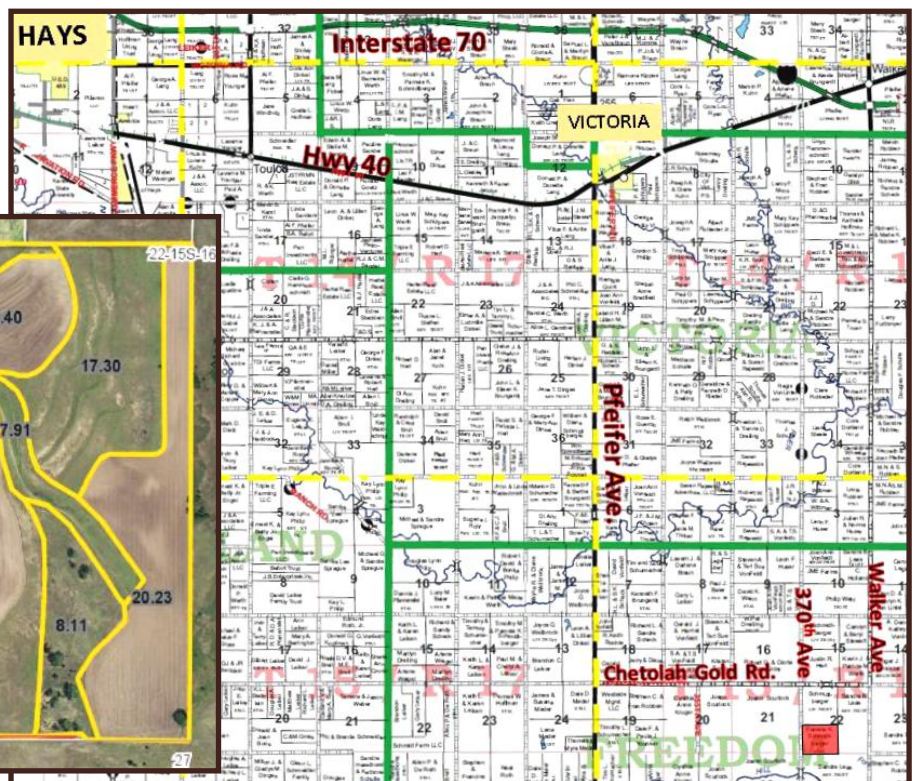
Legal Description

Southwest Quarter (SW/4) of Section Twenty-Two (22) Township Fifteen (15) South, Range Sixteen (16) Ellis Co., Ks

F.S.A. Information

63.13 Acres Cultivation
30.34 Acres C.R.P @ \$41.33/acre contracted 08/01/16 through 9/30/30
40.09 Acres Grassland
16.36 Acres Waterway/Unfenced Grass
8.96 Acres Retired C.R.P.

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.



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

