

CULTIVATION



# AUCTION

GRASSLAND



FOR: JAMES & IRENE CLARK

## WEDNESDAY, SEPTEMBER 15, 2021 160 ACRES MORE OR LESS ELLIS COUNTY, KS

**AUCTION LOCATION:** Knights of Columbus Hall, 1013 Washington Street, Ellis, KS **TIME: 10:00 a.m. CST**

### Land Location

From I-70 take exit #145 at Ellis, KS, drive North 3 1/2 miles, to the southeast corner of the property.

### Legal Description

Southwest Quarter (SE/4) of Section Seventeen (17), Township Twelve (12) South, Range Twenty (20) West of the 6th P.M., Ellis County, Kansas

### F.S.A. Information

159.21 Acres 47.58 Acres Cultivation  
110.21 Acres Fenced Grassland 1.12 Acres unfenced grass and tank battery site

### General Info

This nice well balanced property offers good cultivation, grassland and tree protection for livestock. The cultivation is made up of mostly good productive Class II Carlison Silt loam soils with 1 to 3% slopes. The grassland has good productive grasses watered by an electric powered pumpjack with tank and float on a developed water well, as well as spring water. There are trees for shade, as well as protection in the winter. The water well, corral, and trees are in the northeast corner of the property has good access from 120th/Ellis Ave all along the east side of the property. These features, along with the tree protection from the neighboring property on the north side provides an excellent location for winter livestock.



### Taxes

Sellers to pay the first half of the 2021 and prior taxes, with purchaser to pay the 2nd half of the 2021 and future taxes. If the 2021 taxes are not available at closing the taxes will be based off the 2020 taxes in the amount of \$498.74.

### 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. The cultivation is in the PLC program.

**Base Acres** 36.3 **PLC yield**

Wheat- 36.3 31bu.

### Minerals

To sellers' knowledge all the minerals are intact and will convey with the surface. There are currently two oil wells on this property producing 249 bbls in 2015, 152 bbls in 2016, 54 bbls in 2017, 0 in 2018, 141 bbls in 2019, and 71bbls in 2020. The seller's interest being 0.125 or the normal 1/8 share will convey. The effective date of transfer will be January 1st, 2022.

### Terms

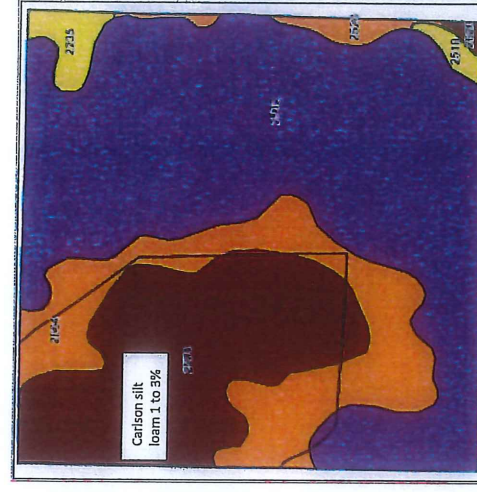
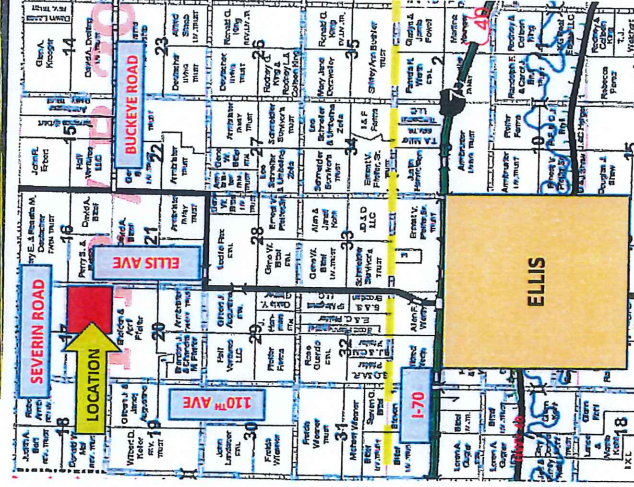
10 % down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before, 15th October 2021, or as soon as title requirements, if any, can be corrected.

Every effort will be made to honor said original closing date set forth in this contract. However, due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged. 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.

### Possession

Possession on the grass land will be January 1st, 2022. Tenant will be reserving any and all livestock feeders, as well as two metal gates. Possession on approximately 24 acres of wheat stubble will be upon seller and buyer signing the contract and the 10% down money is paid by purchasers. The Purchaser will also be responsible for the cost of the burn down. That amount to be announced. Possession on approximately 23 acres to be planted to wheat will be after the 2022 wheat harvest with purchaser to receive the landowners 1/3 share of the harvested wheat crop delivered to the elevator in landowners' name. Purchaser will be responsible for their 1/3 share of the Federal Crop Insurance premium.



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.

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