

Sold For \$390,000.00



AUCTION



FOR: THE ARMBRUSTER FAMILY

MONDAY, APRIL 23RD, 2018

221 ACRES MORE OR LESS
ELLIS CO., KS

AUCTION LOCATION: Knights of Columbus Hall 1013
Washington St. Ellis, KS 6763

TIME: 10:00 a.m.

Land Location

From the intersection of Washington and 6th St. in Ellis, KS go 3 1/2 Mi. E to the SWC of the property

Legal Description

The Southwest Quarter (SW/4) of Section One (1) and all that part of the Northeast Quarter (NE/4) of Section Twelve (12) Township Thirteen (13) South, Range Twenty (20) lying North of Interstate 70, Ellis Co., Ks

F.S.A. Information

117.24 Acres Cultivation (62.39 Acres planted to Wheat)
100.09 Acres Grassland
4.06 Acres Grass Waterway

General Information

This nice tract offers excellent access with Feedlot Rd. on one side, and 160th Ave on the East side of the property in Section Twelve (12). The cultivation is mainly Harney & Mento Silt Loam Soils of 1-3% slopes. There is a windmill on the SW/4 of Section One (1) that also serves the grass on Section Twelve (12). There are some seasonal springs.

Taxes

Sellers to pay 2017 and prior taxes. 2018 & future taxes to be paid by purchaser. 2017 taxes were \$717.38.

Minerals

All sellers interest to be conveyed to 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 May 23rd, 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.

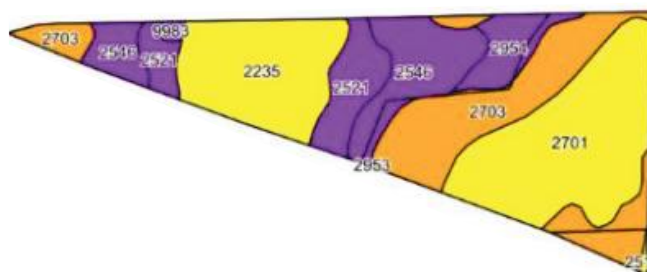
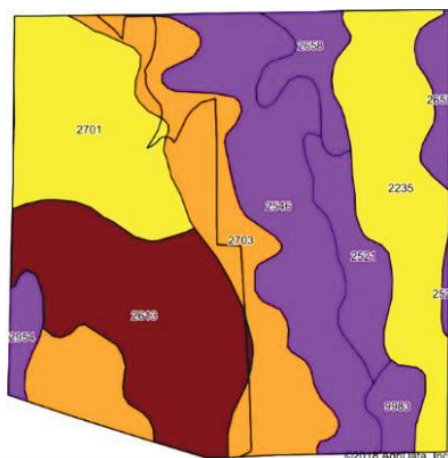
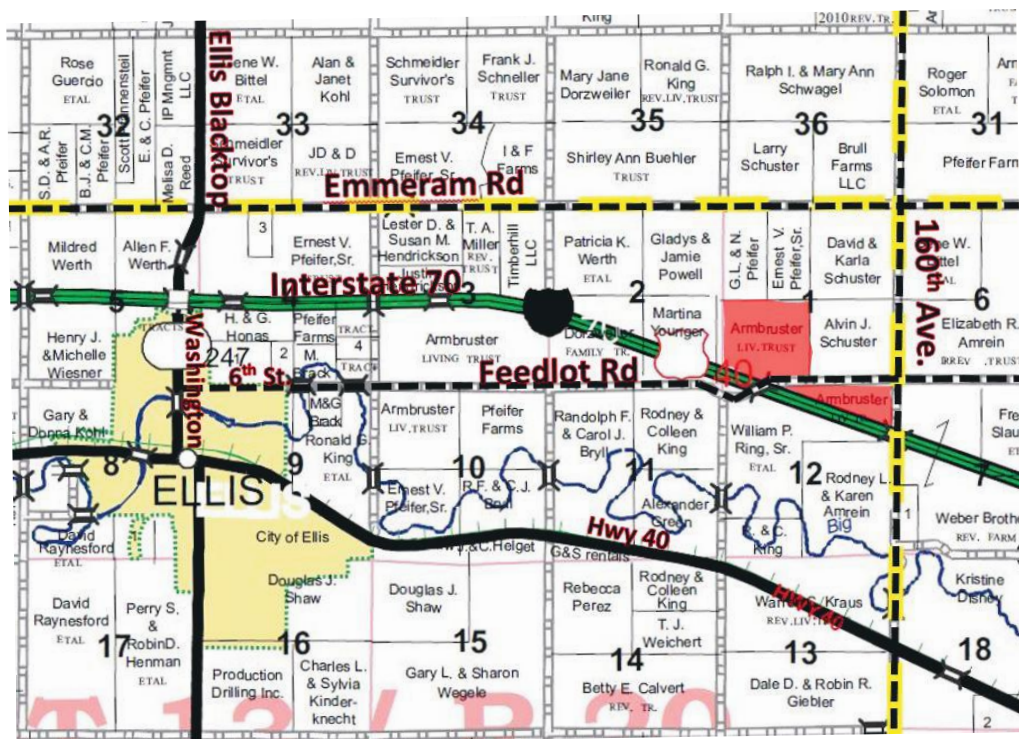
Possession

Upon closing on grassland and idle cultivation. After the 2018 wheat harvest with 1/3 of the harvested wheat 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.

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.

| base acres | PLC yield | Program |
|-------------|-----------|---------|
| Wheat- 59.6 | 42bu. | ARC |
| G. S.- 6.8 | 49bu. | PLC |



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

