

Sold For: \$196,000.00



# AUCTION



**FOR: CATHERINE MARLEY, JANET STIVERS, NANCY DENNEY**

**MONDAY, MARCH 11TH, 2019**

**145 ACRES MORE OR LESS**

**TREGO CO., KS**

**AUCTION LOCATION:** VFW Hall 400 N. Railroad Ave. WaKeeney, KS 67672

**TIME: 10:00 a.m.**

### Land Location

From Interstate 70 Exit 127 in WaKeeney, go 7 miles West to Voda Exit 120 to the Southeast Corner of the property.

### Legal Description

Northeast Quarter (NE/4) Section Seven (7) Township Twelve (12) South, Range Twenty-Four (24) West of the 6th P.M. Trego County Kansas.

### F.S.A. Information

144.20 Acres Cultivation

### General Information

This tract offers excellent soil types with approx. 92% of the land consisting of Harney Silt Loam with 0-1% slopes. The property has been well-maintained by the tenant with modern farming practices. The location is excellent with Interstate 70 being the South boundary and very good county roads on the North and East sides.

### Taxes

2018 & prior taxes to be paid by the seller. 2019 & and future taxes to be paid by purchaser. 2018 taxes \$1,385.64.

### Minerals

All sellers interest to be conveyed to purchaser. To seller's knowledge, all 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 April 11th, 2019 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 sufficient deeds and title insurance showing merchantable title in Seller.

### Possession

Upon closing on approximately 73 wheat stubble acres. After the 2019 wheat harvest on the approximate 71 planted wheat acres with purchaser to receive 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.

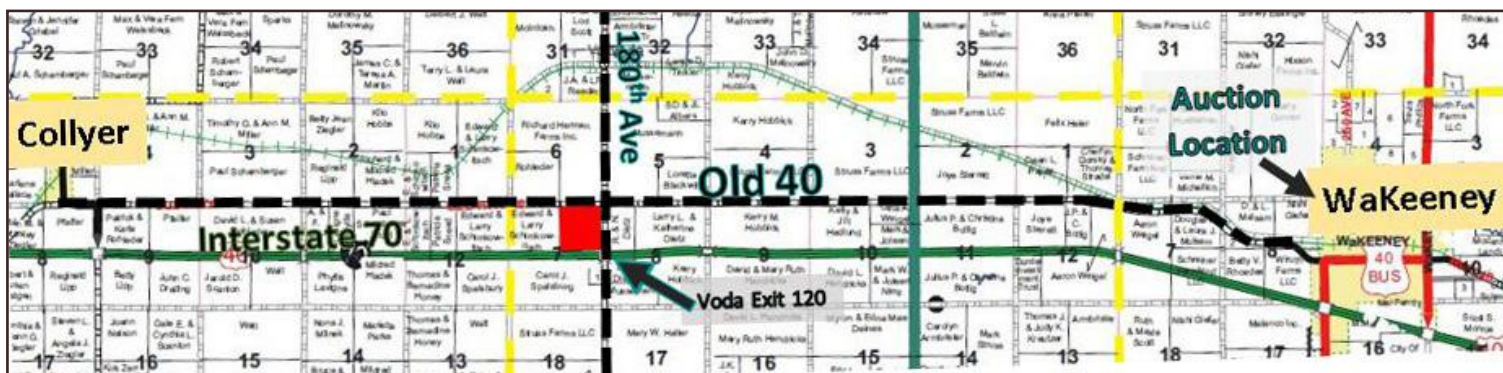
### Government Programs

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.

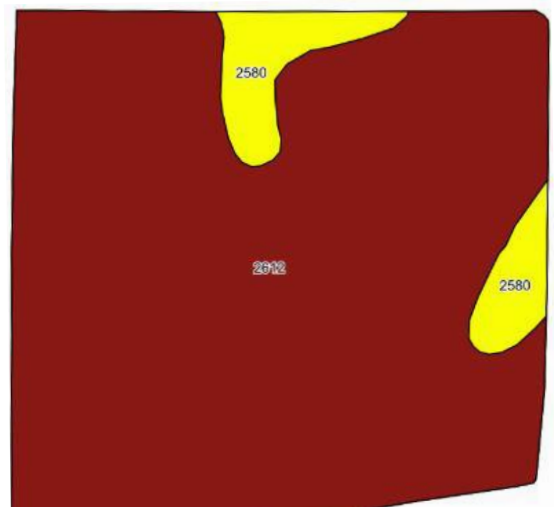
Base acres  
Wheat-72.8

PLC yield  
33bu.

Program  
ARC



**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

E-Mail: [farmland@farmlandauction.com](mailto:farmland@farmlandauction.com)

(785) 628-2851

Web: [www.farmlandauction.com](http://www.farmlandauction.com)

Toll Free 1-888-671-2851

