

SOLD: \$385,000.00



AUCTION



FOR: RAIMY "EGGER" HESTER & RENEE "EGGER" RUPP
MONDAY, APRIL 6TH, 2020
320 ACRES MORE OR LESS
TREGO CO., KS

AUCTION LOCATION: Knights of Columbus Hall, 1310 Washington St.,
Ellis, Kansas 67637

TIME: 10:00 a.m.

Land Location

From Exit 140 and I-70 Riga, Kansas, go South 3 ½ miles on 380th Avenue to P Road, then go West 1 mile to the Northeast Corner of the property.

From Exit 135 and I-70 Ogallah, Kansas, go South 5 miles on HWY 147 to P Rd then go East 4 ½ miles to the Northwest Corner of the property.



**Live internet bidding
available. Call for details.**



Legal Description

East Half (E/2) of Section Twenty (20), Township Thirteen (13) South, Range Twenty-one (21) West of the 6th P.M., Trego County Kansas.

F.S.A. Information

314.58 Acres Fenced Grassland

General Info

This is an excellent half section of productive grasses with good access. Approximately 95 acres of the fenced grassland is expired CRP consisting of Armo Loam soils with 1-3% slopes and could be converted back into cultivated acres. It has been well-maintained with very good four-five barbed wire fences, some of which are new, with pipe-framed corners. The half section is watered by a developed spring as well as two earth dams. The trees and draws will provide adequate protection for livestock and possible hunting habitat.

Taxes

Seller to pay the 2019 and prior taxes. Purchaser to pay 2020 and future taxes. Taxes for 2019 were \$1,232.72.

Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in.

Minerals

All sellers interest to be conveyed to the purchaser. To Sellers' knowledge all minerals are intact.

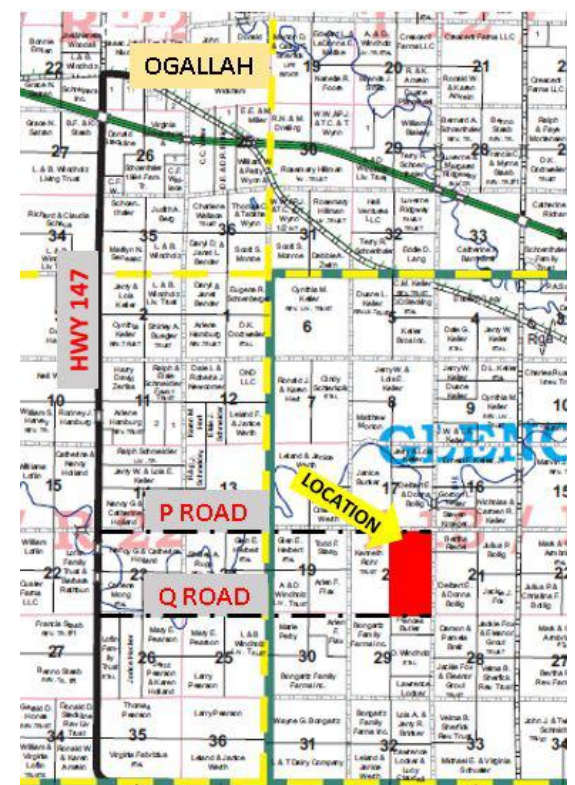


Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before May 6th 2020 or as soon as title requirements, if any, can be corrected. 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. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.

Possession

Immediate Upon Closing.



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

(785) 628-2851

Web: www.farmlandauction.com

Toll Free 1-888-671-2851

