# SOLD!!!! **AUCTION RESULTS:**

Tract 1: \$260,000.00

Tract 2: \$270,000.00

Tract 3: \$490,000.00

Tract 4: \$170,000.00

Tract 5: \$245,000.00

Tract 6: \$235,000.00

Tract 7: \$191,000.00

Tract 8: \$480,000.00

Tract 9: \$335,000.00

Tract 10:\$262,000.00

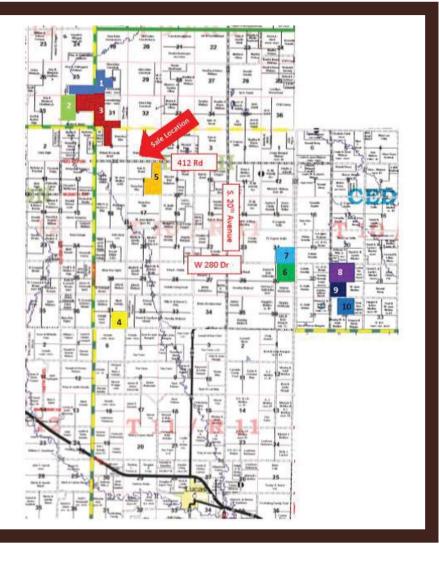
#### Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

		Base Acres	PLC Yield	Program
Tract 3	Wheat	95.3	32	
	Corn	1.8	75	ARC
	G.S.	45	82	
Tract 4	Wheat	66.3	35	
	Corn	7.4	75	ARC
	G.S.	34.5	82	
Tract 5	Wheat	115.4	35	
	Corn	12.8	75	ARC
	G.S.	60.1	82	
Total Tract	Wheat	141.2	35	
6&7	Corn	15.7	75	ARC
0 4 7	G.S.	73.5	82	
Tract 8	Wheat	86.2	35	
	Corn	9.6	75	ARC
	G.S.	44.9	82	
Tract 9	Wheat	97.48	34	
	G.S.	64.15	71	ARC
Tract 10	Wheat	77.8	35	
	Corn	8.7	75	ARC
	G.S.	40.5	82	

#### Minerals

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





# AUCTION



TUESDAY, MAY 12TH, 2020 2280 ACRES MORE OR LESS OSBORNE & LINCOLN COUNTY, KS

**AUCTION LOCATION:** Blue Hill Feeders, Inc., 468 County Road 412, Lucas, KS 10 Individual Tracts with No Combinations.

TIME:10:00 a.m.



#### TRACT 1 LEGAL DESCRIPTION:

The South Half of the Southeast Quarter (S/2 SE/4) and the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-five (25), Township Nine (9) South, Range Twelve (12), and the West Half of the Southwest Quarter (W/2 SW/4), the Northeast Quarter of the Southwest Quarter (NE/4 SW/4), and the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) all in Section Thirty (30), Township Nine (9) South, Range Eleven (11), West of the 6th P.M. Osborne County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then west 2 miles to W. 50th Dr, Then North 6 miles, West ½ mile, North 1-mile, West ½ mile to the SEC of Tract 1.

#### **FSA** Information:

279.12 Acres Grassland

#### Possession:

Immediate Upon Closing.

TRACT 1

# TRACT 2 LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) and the North Half of the Southwest Quarter (N/2 SW/4) of Section Thirty-six (36), Township Nine (9) South, Range Twelve (12), West of the 6th P.M. Osborne County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then west 2 miles to W. 50th Dr. Then North 5 miles, West 2 miles, North 1 ¼ mile to the SWC of Tract 2.

# **FSA** Information:

237.27 Acres Grassland

## Possession:

Immediate Upon Closing



#### TRACT 3 LEGAL DESCRIPTION:

The East Half of the Northwest Quarter (E/2 NW/4) of Section Six (6), Township Ten (10) South, Range Eleven (11), and the West Half of West Half (W/2 W/2) and the Southeast Quarter of the Southwest Quarter (SE/4 SW/4) and the Southwest Quarter of the Southeast Quarter (SW/4 SE/4) all in Section Thirty-one (31), Township Nine (9) South, Range Eleven (11), and the Northeast Quarter (NE/4) of Section Thirty-six (36), Township Nine (9) South, Range Twelve (12), West of the 6th P.M. Osborne County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then west 2 miles to W. 50th Dr, Then North 6 miles, West 1/4 mile to the East entrance to Tract 3.

#### **FSA** Information:

142.77 Acres Cultivation (planted to wheat)

322.11 Acres Fenced Grassland 9.88 Acres Waterways

#### Possession:

Immediate upon closing on grassland. After the 2020 wheat harvest on the growing wheat.



Live Internet & Conference Call 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



# 1390 E. 8th, Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851

E-Mail: farmland@farmlandauction.com



# TRACT 4 LEGAL DESCRIPTION:

The Southeast Quarter (SE/4) of Section Thirty-one (31), Township Ten (10) South, Range Eleven (11), West of the 6th P.M. Osborne County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then west 2 miles to the SEC of Tract 4.

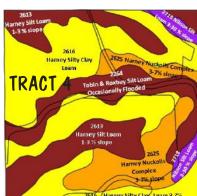
#### **FSA** Information:

125.27 Acres Cultivation (planted to Wheat) 30.86 Acres Unfenced Grass & Waterways

#### Possession:

After the 2020 wheat harvest.





# TRACT 5 LEGAL DESCRIPTION:

The East Half of the Northeast Quarter (E/2 NE/4) and the Southeast Quarter (SE/4) of Section Eight (8), Township Ten (10) South, Range Eleven (11), West of the 6th P.M. Osborne County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then East 1 mile to W 20th Dr., Then North 5 miles to S 50th Ave., then West 2 miles to the NEC of Tract 5.

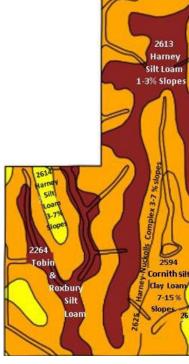
#### **FSA** Information:

215.24 Acres Cultivation (idle cornstalks) 19.02 Acres Waterways & Pond

#### Possession:

Immediate possession upon contract signing and receipt of down





# TRACT 6 LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of Section Twenty-five (25), Township Ten (10) South, Range Eleven (11), West of the 6th P.M. Osborne County, KS.

#### Land location:

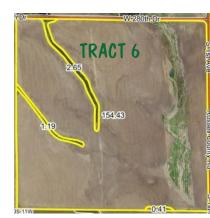
From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, the East 3 miles to W. 1st Dr, Then North 1 ½ miles to the SEC of Tract 7.

#### **FSA** Information:

154.33 Acres Cultivation (presently planted to Wheat) 4.25 Acres Waterways

#### Possession:

After 2020 Wheat Harvest.





## TRACT 7 LEGAL DESCRIPTION:

The Southeast Quarter (SE/4) of Section Twenty-four (24), Township Ten (10) South, Range Eleven (11), West of the 6th P.M. Osborne County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then East 3 miles to W. 1st Dr, Then North 2 miles to the SEC of Tract 8.

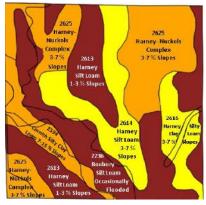
#### **FSA** Information:

127.99 Acres Cultivation (planted to wheat) 29.70 Acres Unfenced Grassland and Waterways

#### Possession:

After 2020 Wheat Harvest.





# TRACT 8 LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) and the West Half of the Northeast Quarter (W/2 NE/4) of Section Twenty-nine (29), Township Ten (10) South, Range Ten (10), West of the 6th P.M. Lincoln County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then East 4 miles to 20th Rd, Then North 1 ½ miles to the SWC of Tract 9.

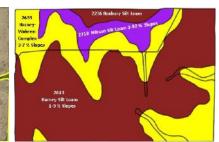
#### **FSA** Information:

174.57 Acres Cultivation (Idle Milo Stalks) 58.36 Fenced Grass 5.83 Acres Waterways

#### Possession:

Immediate possession upon contract signing and receipt of down payment.





# TRACT 9 LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Twenty-nine (29), Township Ten (10) South, Range (10), West of the 6th P.M. Lincoln County, KS.

#### Land location:

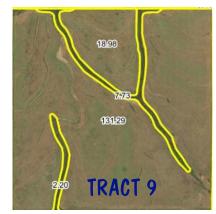
From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then East 4 miles to 20th Rd, Then North 1 mile to the SWC of Tract 10.

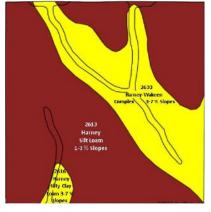
#### FSA Information:

150.29 Acres Cultivation (idle feed ground and wheat stubble) 9.93 Acres Waterways

#### Possession:

Immediate possession upon contract signing and receipt of down payment.





# Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 12th, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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.

# TRACT 10 LEGAL DESCRIPTION:

The East Half of the Northwest Quarter (E/2 NW/4) and the West Half of the Northeast Quarter (W/2 NE/4) of Section Thirty-two (32), Township Ten (10) South, Range Ten (10), West of the 6th P.M. Lincoln County, KS.

#### Land location:

From K18 Hwy at Lucas, KS, go North 4 ½ miles to South 1st Avenue, then East 4 miles to 20th Rd, Then North 1 mile, then East ¼ mile to the NWC of Tract 11.

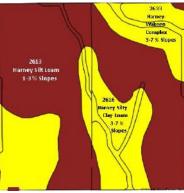
#### **FSA** Information:

149.28 Acres Cultivation (presently planted to wheat) 10.53 Acres Waterways

#### Possession:

After 2020 Wheat Harvest.





Additional Notes on Possession on Tracts 3, 4, 6, 7, & 10: In regards to the growing wheat acres, the tenant reserves the right to bale the wheat stubble with removal of the bales to be as soon as possible & not to exceed 2 weeks after completion of wheat harvest.

#### General Info

Bob & Lola have put together these nice tracts of land over the years. They have decided to retire and sell these nice tracts of land at public auction. The cultivation is productive. They have been well maintained by the Brant's with soil conservation practices being implemented and maintained where necessary. The acreage planted to wheat is currently under a cash rent lease and possession on those acres will be after the 2020 wheat harvest. The access on all these tracts are typical for the area and are close to several grain handling facilities. Idle acreage of corn stalks, milo stubble and wheat stubble possession will be immediate upon closing. The grass acres are good with 4-5 barbwire and some newer 5 barbwire fences with good corners. There is adequate water supply on all tracts. There is no active lease on these grass acres and therefore possession will be immediate upon closing. Big game hunting and upland game birds are also on this property that makes is appealing to not only the farmer/rancher, but as well as the

#### Taxes

Seller to pay 2019 and prior real estate taxes. Purchaser to pay 2020 and future taxes. 2019 taxes for individual tracts were: Tract 1: \$509.20; Tract 2: \$1,227.98; Tract 3: \$2,626.78; Tract 4: \$2,006.86; Tract 5: 3,209.94; Tract 6: \$2,399.92; Tract 7: \$1,992.90; Tract 8: \$2,632.26; Tract 9: \$2,165.10; Tract 10: \$2,160.72.

Live Internet & Conference
Call Bidding Available.
Call for Details.