

GRASSLAND



C.R.P.



AUCTION

FOR: TRAYNUM "WENDELL" WINGARD TUESDAY, MARCH 16TH, 2021 240 ACRES MORE OR LESS NESS CO., KS

AUCTION LOCATION: VFW, 516 Vermont Avenue, Ransom KS

TIME: 10:00 a.m. CST

Land Location

From Utica, Kansas travel 1 1/2 miles East on Hwy 4 to F Road, then go 3 miles North to the Southeast corner of property

Legal Description

The Southeast Quarter (SE/4) and the North Half of the Southwest Quarter (N/2 of SW/4) of Section One (1), Township Sixteen (16) South, Range Twenty-six (26) West of the 6th P.M. Ness County, Kansas

F.S.A. Information

102.9 Acres Grassland

103.5 Acres Retired C.R.P.

31.62 Acres C.R.P. @ \$37.34/Acre through 9-30-2022

General Info

This is a nice tract of Ness County land providing a large variety of income opportunities. The grassland has a windmill, spring, and earth dam for water sources. The existing C.R.P. provides a guaranteed income, as well as the expired C.R.P. acres providing the possibilities of additional cultivation or adding on to the existing grassland acres. The access to this tract is excellent located only four miles from Utica, Kansas, as well as well-maintained county roads on the east and west sides. Please make plans to attend this auction on Tuesday, March 16th, 2021.

Taxes

Seller to pay 2020 and prior taxes, Purchaser to pay 2021 and future taxes. 2020 taxes were \$1,310.90

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
Wheat- 52.80	34 bu.
G. S.- 27.00	46 bu.

Minerals

All Sellers minerals to be conveyed to Purchaser, to Sellers knowledge all minerals are intact.

Possession

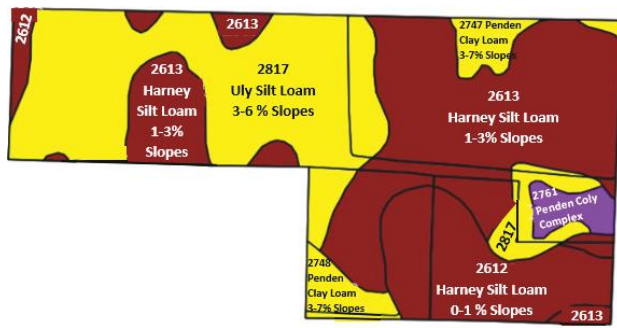
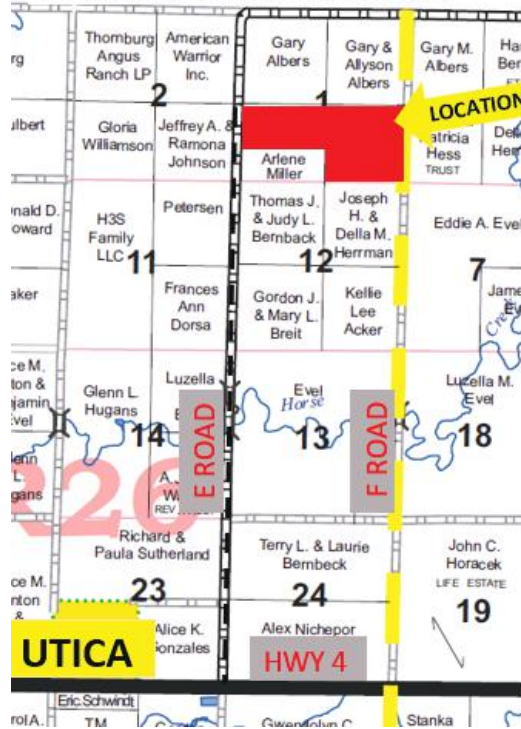
To be at closing on the grassland, retired C.R.P. and the active C.R.P. with the Purchaser to receive Sellers 100% share of the 2021 C.R.P. payment and all future payments. Tenant reserving all personal property including, but not limited to mineral feeders and stock tank.

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 16th, 2021, 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.

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

GOVE/NESS COUNTY LINE ROAD



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.

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