

Sold for: \$315,000.00



AUCTION



FOR: ALBERT WALT

MONDAY, MAY 7TH, 2018

320 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 the intersection of I-70 Exit # 115 & 130th Ave. in Collyer, KS, go 14 ½ Mi. South to W Rd., then 1 Mi. East to the NWC of the property.

From the intersection of Hwy 283 & R Rd., in Trego Center, Ks, go 12 Mi. West to 130th Ave, 5 Mi. South to W Rd., then 1 Mi. East to the NWC of the property.

Legal Description

North Half (N/2) of Section Twenty-Seven (27) Township Fourteen (14) South, Range Twenty-Five (25) West of the 6th P.M Trego Co., Ks.

F.S.A. Information

241.08 Acres Cultivation (approx. 129 Acres planted to wheat)

65.25 Acres C.R.P. @ \$47.37/acre through 9/30/2028

1.52 Acres C.R.P. @ \$41.60/acre through 9/30/2019

1.6 Acres C.R.P. @ \$38/acre through 9/30/2019

7.38 Acres Grass Waterways

General Information

This tract offers excellent soil types with the majority of the land being Ulysses Silt Loam with 1-3% slopes. Access is provided by county roads on both the North & West sides.

Taxes

2017 and prior taxes to be paid by Seller.
2018 and future taxes to be paid by Purchaser. 2017 taxes were \$1,728.38.

Minerals

EXCEPT AND RESERVING unto grantor, their heirs, executors, administrators and assigns an undivided ½ interest in and to the oil, gas and other minerals in and under the afore described real estate for a period of 15 years from date of May 7th, 2018, and as long thereafter as oil and gas or other minerals are being produced and mined from said land or operations, or developments for oil and gas or other minerals are being conducted together with the right of ingress and egress for the purpose of drilling, mining and exploring said land for oil, gas and other minerals reserved and excepted here from. This reservation unto grantor shall be fully participating as to all bonuses and delay rentals.

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 8th 2018 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.

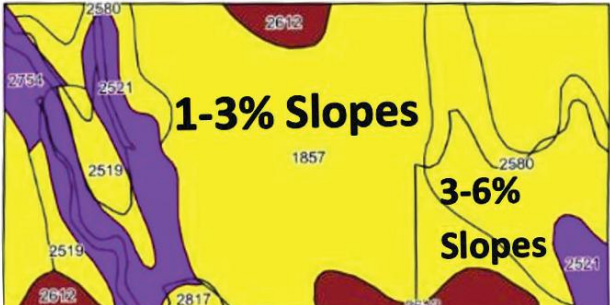
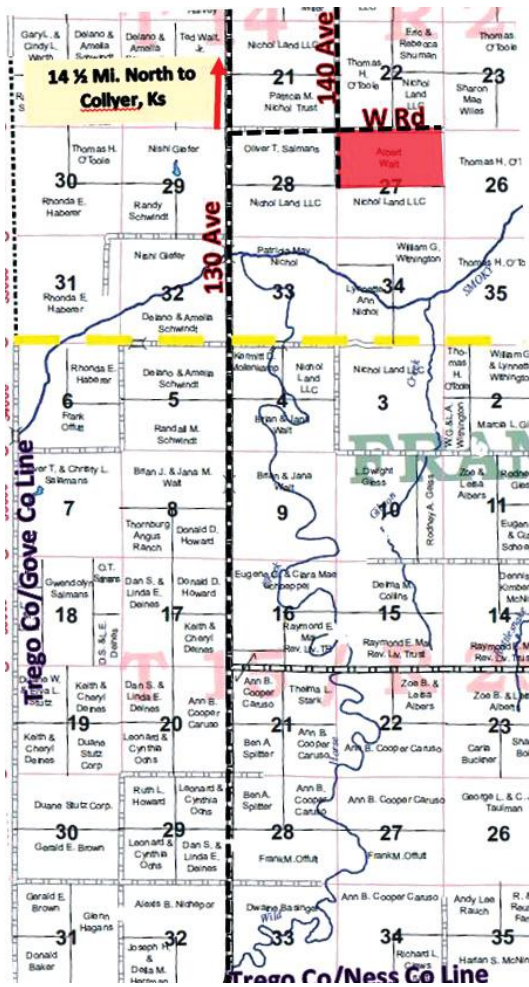
Possession

Immediate on approximately 112 acres of wheat stubble. Possession on approximately 129 acres planted wheat will be after the 2018 wheat harvest with the purchaser receiving 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 including federal crop insurance. Upon closing on the C.R.P. acres Purchaser receiving 100% share of the 2018 & future C.R.P. payments.

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- 153.4	34bu.	arc



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.



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