

TRACT 1: SALE PENDING

TRACT 2: \$156,000.00

Cultivation

Hunting/Big Creek & Spring Creek

Grassland



AUCTION



FOR: RICHARD C. CHAMBERS LIVING TRUST

MONDAY, SEPTEMBER 23, 2019

320 ACRES MORE OR LESS

TREGO CO., KS

AUCTION LOCATION: Knights of Columbus Hall—1013 Washington Street, Ellis, KS **TIME: 10:00 a.m.**

Land Location

From the I-70 Exit 145, at Ellis, Kansas, go South on Washington Street 1 mile to Old Highway 40, then West 2 ½ miles to the east boundary of Tract 1.

Tract 1

The West Half (W/2) of Section Twelve (12) Township Thirteen (13) South, Range Twenty-One (21), lying south of the center line of the railroad, Less the following tract of land described as follows: Beginning at a point on the West Section line of the above Section, 781.13' North of the Southwest Corner of the SW/4 of Section Twelve (12), thence North 441.03', East 827.53', South 441.03', thence West 827.53' to Point-of-Beginning less roads and right-of-ways. West of the 6th P.M. Trego County Kansas

F.S.A. Information

150.54 Acres Fenced Grassland/Big Creek & Spring Creek/Improvements

47.34 Acres Cultivation (Approximately 26.57 Acres in Alfalfa)

16.9 Acres C.R.P. @\$28.27/acre contracted to 9/30/2022 with land owner receiving 100% of the payment.



General Info

This is a truly outstanding property that offers many options for the buyer. For the outdoorsman, this property offers great deer, turkey and upland bird hunting possibilities with both Spring Creek and Big Creek flowing through the property. The established alfalfa, C.R.P. and cultivation are excellent food sources and could hold the possibility to plant food plots to draw in that trophy game. Due to the property being located within a few miles of Ellis, it would make a scenic home site that already has a 50 x 70 farm utility building, 30 x 60 open sided shed, and a 31 x 48 barn with a 14 x 48 lean-to. There is a rural water located to the South end of the property. The access to the property is good provided by well-maintained county roads.

Tract 2

That tract which lies North of the centerline of the Railroad, in the Northwest Quarter (NW/4) of Section Twelve (12) Township Thirteen (13) South Range Twenty-One (21) West of the 6th P.M. Trego County, Kansas

F.S.A. Information

80.52 Acres Cultivation (Approximately 23 Acres in Alfalfa)

General Info

An excellent all cultivated tract of land containing approximately 23 acres of new alfalfa planted in 2018. Good access on both the North and West sides.

Taxes

Seller to pay 2019 and prior taxes. Purchaser is responsible for 2020 and future taxes. The 2018 taxes were \$1,678.26.

Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in at this time. Government payments to follow current F.S.A. guidelines. Purchaser to receive 100% of the 2020 and future C.R.P. payments.

	Base acres	PLC Yield	Program
Wheat	91.70	32	ARC
Grain Sorghum	17.6	48	ARC

Minerals

All Sellers interests to be conveyed with the property, and to Sellers knowledge all the 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 October 23rd, 2019 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, railroad & road 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

Possession on the Grassland and corrals will be November 1st, 2019 with Seller reserving the use of the farmstead until January, 1st 2020 for a personal property auction.

Possession of the C.R.P. and acres planted to Alfalfa will be at closing with tenant reserving the right to remove the bales until February 1, 2020. Seller retaining the 2019 C.R.P. payment, purchaser to receive the 2020 and future payments.

On Tract 1 there is an 8.8 acre field of wheat stubble and possession will be @ closing with purchaser paying the Tennant \$39.60 for chemical and application. There is also an approximate 10 acre tract of summer-fallow cultivation with possession being at closing with Purchaser paying Tennant \$391.32 for chemical and application.

Possession on the acres planted to feed on Tract 2 will be February 1st with Purchaser receiving a 1/3 share of the baled feed and paying the Tennant \$505.17 for their 1/3 share of the fertilizer.

Possession on Tract 1 or Tract 2 for the purpose of hunting will be after paying the 10% down money and the signing of the Agreement of Deed, by Purchaser and Seller.



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

(785) 628-2851

Web: www.farmlandauction.com

Toll Free 1-888-671-2851

