

Tract I: \$180,000

Tract II: \$189,000



AUCTION



FOR: JULIE DEINES, JUDITH DEINES & JANET CLARK
MONDAY, FEBRUARY 20, 2017

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

Tract I- From the intersection of I-70 Exit 126 & Hwy 283 and go 11 Mi. S. to T Rd., 3 1/2 Mi. W. to the Southeast Corner OR From Trego Center go 2 Mi. S., 3 1/2 Mi. W. to the Southeast Corner

Tract II- From the intersection of I-70 Exit 126 & Hwy 283 and go 11 Mi. S. to T Rd., 3 Mi. W., 1 Mi. N then 1/2 Mi. E to the Northwest Corner OR From Trego Center go 2 Mi. S., 3 Mi. W., 1 Mi. N. then 1/2 Mi. E. to the Northwest Corner

Manner of Sale

Land to sell in individual tracts only.

Tract I - Legal Description

Southwest Quarter (SW/4) of Section Two (2) Township Fourteen (14) South, Range Twenty-Four (24) West of the 6th P.M. Trego County, Kansas.

F.S.A. Information

132.26 Acres Cultivation (all planted to wheat)
19.3 Acres C.R.P. @ \$28.87/acre contracted 10-1-2010 thru 9-30-2020 (landowners receiving 100% share of yearly payment in the amount of \$557.00).

General Information

This tract consists of 128 acres of Holdrege and Carlson Silt Loam Soil at 1-3% Slopes.

Tract II - Legal Description

Northeast Quarter (NE/4) of Section One (1) Township Fourteen (14) South, Range Twenty-Four (24) West of the 6th P.M. Trego County, Kansas.

F.S.A. Information

118.64 Acres Idle Cultivation
35.9 Acres C.R.P. @ \$28.92/acre contracted 10-01-2010 thru 9-30-2020 (landowners receiving 100% share of yearly payment in the amount of \$1,038.00).

General Information

This Tract has 102 acres of Holdrege Silt Loam Soil with 1-3% Slopes. The property would also support deer and upland bird hunting.

Taxes

Seller to pay 2016 and prior taxes, purchaser to pay 2017 and future taxes. 2016 taxes: Tract I-\$1,242.00 Tract II-\$1,110.90.

Minerals

All seller's interest to be conveyed to purchaser, to seller's knowledge all minerals are intact.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing no later than March 22nd, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

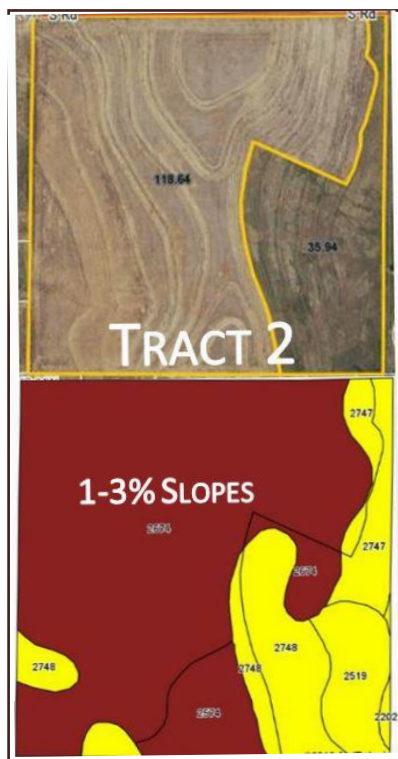
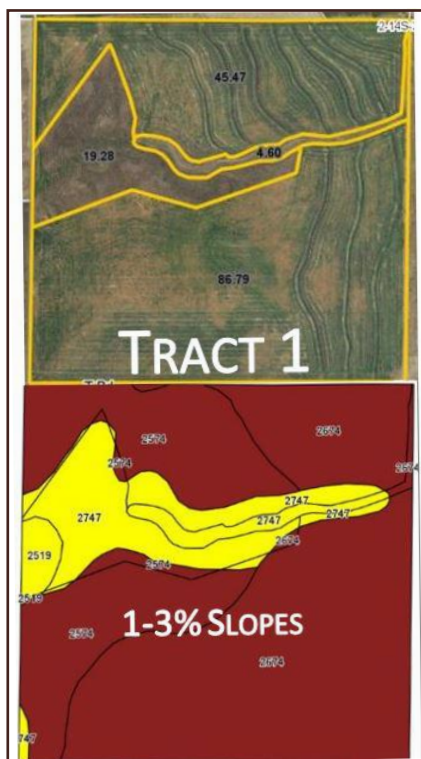
Possession

Tract I: After the 2017 Wheat Harvest on planted wheat acres with the purchaser receiving \$3,422.27 cash rent payment at time of closing. Upon closing on C.R.P. acres with the purchaser receiving 100% of the 2017 & future C.R.P. payments.

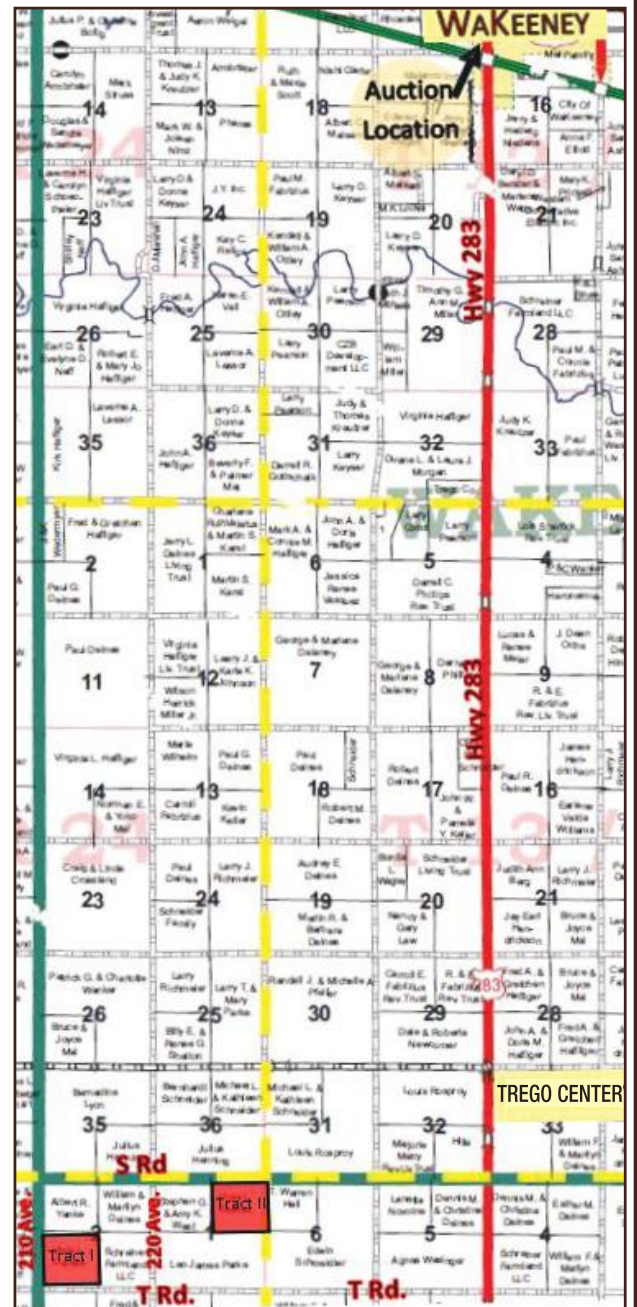
Tract II: Upon closing on idle cultivation and C.R.P. acres with purchaser reimbursing the tenant \$2,130.70 for chemical and application purchaser to receive 100% of the 2017 and future C.R.P. payments.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in.



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.



Farmland Auction & Realty Co., Inc.

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