

Tract 1 Sold for: \$95,000 Tract 2 Sold for: \$100,000 Tract 3 Sold for: \$100,000



AUCTION

FOR: GERALD E. BROWN ESTATE

MONDAY, NOVEMBER 13TH, 2017

480 ACRES MORE OR LESS
TREGO CO., KS

AUCTION LOCATION: Ransom VFW - 516 Vermont Ave,
Ransom, KS 67572

TIME: 10:00 a.m.

Land Location

From Utica, Ks, go 1 1/2 Mi. East to F Rd, North 4 Miles to EE Rd, 1 Mi. West to 110th Ave, 1 Mile North to the SWC of Tract 3 & NWC of Tract 1, then 1/2 mile east on DD Rd to the SWC of Tract 2.

OR

From the intersection of Hwy 4 & Hwy 283 go 14 Miles West to F Rd, North 4 Miles to EE Rd, 1 Mi. West to 110th Ave, 1 Mile North to the SWC of Tract 3 & NWC of Tract 1, then 1/2 mile east on DD Rd to the SWC of Tract 2.

Tract I - Legal Description

Northwest Quarter (NW/4) of Section Thirty-One (31) Township Fifteen (15) South, Range Twenty-Five (25) West of the 6th P.M. Trego County, Ks.

F.S.A Information

134.84 Acres C.R.P. @ \$41.26/acre
contracted 10-01-06 through 09-30-21
1.42 Acres Waterways

15.1 Acres Grassland/Old Farm site

General Info

This tract is subject to a grain bin purchase contract. For complete details call Farmland at 785-628-2851.

Tract II - Legal Description

Southeast Quarter (SE/4) of Section Thirty (30) Township Fifteen (15) South, Range Twenty-Five (25) West of the 6th P.M. Trego County, Ks.

F.S.A Information

Approx. 139.85 Acres C.R.P. @ \$41.26/acre
contracted 10-01-06 through 09-30-21
16.78 Acres Grassland/Waterway

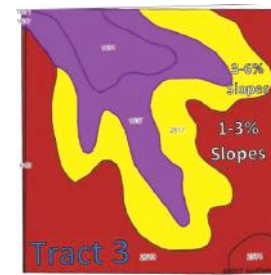


Tract III - Legal Description

Southwest Quarter (SW/4) of Section Thirty (30) Township Fifteen (15) South, Range Twenty-Five (25) West of the 6th P.M. Trego County, Ks.

F.S.A Information

Approx. 112.98 Acres C.R.P @ \$41.26/acre
contracted 10-01-06 through 09-30-21
39.27 Acres Grassland



Possession

Upon closing, subject to the grain bin purchase contract on Tract I.

Taxes

Seller to pay 2017 and prior taxes. Purchaser to pay 2018 and future taxes. 2016 Taxes on Tract I were \$939.26, Tract II were approx. \$909.53 and on Tract III they were approx. \$909.53.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Purchaser to receive the seller's 100% share of the 2018 and future C.R.P. payments.

Survey

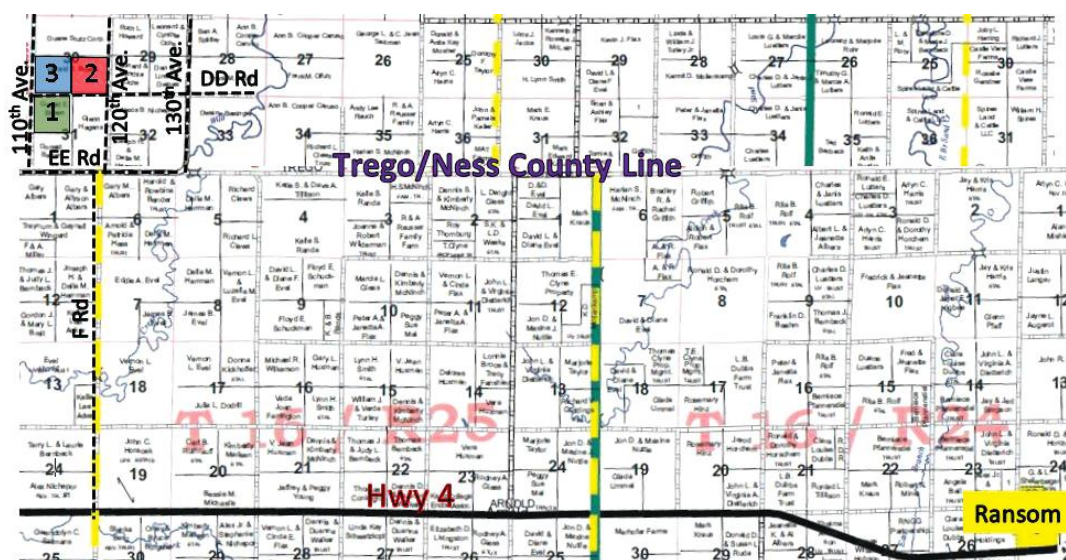
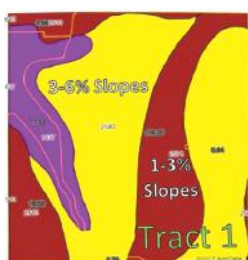
In the event of a survey, to establish boundary line between Tracts 2 & 3, costs shall be shared equally between adjacent land owners.

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 to be on or before December 13th, 2017 or as soon as title requirements, if any, can be corrected. 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 warranty deed and title insurance showing merchantable title in 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.

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