

C.R.P.



GRASSLAND



# AUCTION

## For: The Tony K. Thomas Trust

## Monday, February 14, 2022

# 160 acres More or Less Ness County, KS

**AUCTION LOCATION:** St. Theresa Church Center-335 S. 1<sup>st</sup> St., Dighton, Kansas **TIME:** 10:00AM

### LAND LOCATION:

From junction of HWY 96 and C Road at Beeler, Kansas, go 6 miles south of 70 Road and the NE corner of property.

### LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of Section Thirty-Three (33), Township Nineteen (19) South, Range Twenty-Six (26) West of the 6<sup>th</sup> P.M., Ness County, KS

### F.S.A. INFORMATION:

156.4 acres C.R.P. at a rate of \$35/acre through September 30<sup>th</sup>, 2026, with landowner receiving 100% of the C.R.P. payment

### GENERAL INFORMATION:

This nice tract of CRP is an excellent investment property providing a guaranteed income for several years. The property also has a high percent of productive class II soils. The entire tract is terraced providing a possible opportunity of putting it back into grain production, if applicable, when the CRP contract expires. Or there is always the possibility of a continued CRP program. This tract has an excellent stand of grass, and the required maintenance plans of reseeding, burning, or light disking have been completed, leaving a very minimal amount of maintenance to be completed. The access is good with a very well-maintained county gravel road on the east and north sides of the property. It also offers great hunting potential for upland game birds, as well as large game prospects in the area.



### TAXES:

Sellers to pay the 2021 and prior taxes with the purchaser to be responsible for the 2022 and future taxes. The 2021 taxes have been paid in full in the total amount of \$1,090.42.

### MINERALS:

All sellers interest to be conveyed to the purchase, and to sellers' knowledge they own two thirds (2/3) share.

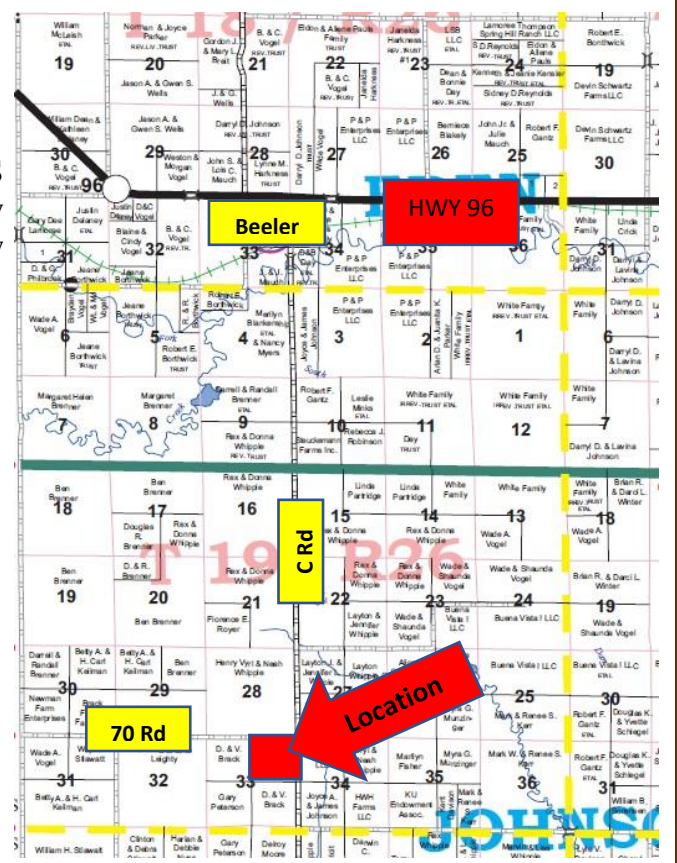
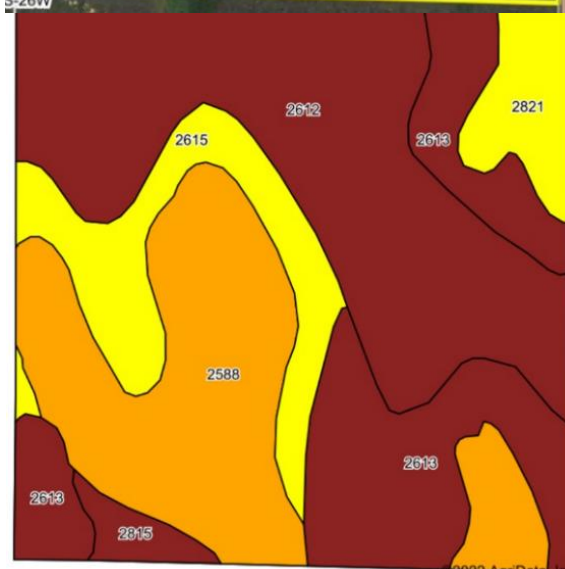
### GOVERNMENT PROGRAMS:

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.

### POSSESSION:

To be at closing with purchaser to receive the 2022 and all future C.R.P. payments.

**LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.**



Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %c
2612	Hamey silt loam, 0 to 1 percent slopes	54.42	34.8%		IIc
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	38.94	24.9%		Iv/e
2613	Hamey silt loam, 1 to 3 percent slopes	33.75	21.6%		IIe
2615	Hamey silty clay loam, 1 to 3 percent slopes, eroded	18.34	11.7%		IIIf
2621	Uly-Coly silt loams, 1 to 3 percent slopes, eroded	8.07	5.2%		IIIf
2815	Uly silt loam, 1 to 3 percent slopes	2.88	1.8%		IIe
<b>Weighted Average</b>					<b>2.67</b>

**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before March 14, 2022, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. However, due to circumstances beyond Farmland Auction & Realty Co. Inc's control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged. 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 Trustees Deed to the purchaser, subject to easements restrictions, roads, rights-of-way, 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by the Ness County Abstract & Title, LLC. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

**Agency Disclosure:** Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

# Farmland Auction & Realty Co., Inc.

Roger Legleiter, Licensed R/E Sales & Auctioneer  
1390 E. 8<sup>th</sup>, Unit A Hays, KS 67601  
E-mail: farmland@farmlandauction.com

(785) 628-2851

Jason Pfeifer, Broker & Auctioneer  
Toll Free: 1-888-671-2851  
Web: www.farmlandauction.com

