



AUCTION

FOR: PAUL H. DAVIS TRUST

MONDAY, APRIL 29TH, 2019

720 ACRES MORE OR LESS

LANE CO., KS

AUCTION LOCATION: Parish Hall – 335 S 1st St. Dighton, KS

TIME: 10:00 a.m.

Land Location

From the intersection of Hwy 96 & Hwy 23 in Dighton, go East 5 Miles to Pawnee Rd, North 5 ½ Miles to the Southwest Corner of Tract 2.
From the Intersection of Hwy 96 and Hwy 23 in Dighton, go South 9 Miles to Road 60, West 1 ½ Miles to the Southeast Corner of Tract 4.

Tract I - Legal Description

Southeast Quarter (SE/4) Section Twenty-Four (24) Township Seventeen (17) South, Range Twenty-Eight (28) West of the 6th P.M. Lane Co., Ks.

F.S.A. Information

Approx. 157.84 Acres Cultivation (planted to wheat).

General Information

This nearly flat tract of land, consists of nearly 100% Harney Silt Loam Soils which has 0-1% slopes with maintained county road access.

Tract II - Legal Description

Northwest Quarter (NW/4) Section Twenty-Four (24) Township Seventeen (17) South, Range Twenty-Eight (28) West of the 6th P.M. Lane Co., Ks.

F.S.A. Information

Approx. 152.03 Acres Cultivation (planted to wheat).

General Information

Excellent tract of land that consists of approx. 130 acres of Harney Silt Loams soils & 22 Acres of Richfield Silt Loam Soils, with 0-1% slopes with maintained county road access.

Tract III - Legal Description

Northeast Quarter (NE/4) Section Twenty-Four (24) Township Seventeen (17) South, Range Twenty-Eight (28) West of the 6th P.M. Lane Co., Ks.

F.S.A. Information

Approx. 140.1 Acres Cultivation (planted to wheat)
16.67 Acres C.R.P. @ \$37.11/acre contracted 10-01-12 through 9-30-22

0.93 Acres Salt Water Disposal Site & Road.

General Information

This property consists of over 90% Harney Silt Loam Soil with slopes of 0-1%. Salt Water Disposal Rent is \$1200/year, last paid in 2018.

Tract IV - Legal Description

East Half of the Southwest Quarter (E/2 of SW/4) Section Thirty-Five (35) Township Nineteen (19) South, Range Twenty-Nine (29) West of the 6th P.M. Lane Co., Ks.

F.S.A. Information

79.56 Acres Cultivation (currently idle).

General Information

This property contains over 80% of Harney & Richfield Silt Loam Soils of 0-3% slopes. Access is by a good county maintained road.

Tract V - Legal Description

Northeast Quarter (NE/4) Section Thirty-Five (35) Township Nineteen (19) South, Range Twenty-Nine (29) West of the 6th P.M. Lane Co., Ks.

F.S.A. Information

112.23 Acres Cultivation (currently idle)
47.5 Acres C.R.P. @ \$46.58/acre contracted 10-01-13 through 9-30-28.

1.04 Acres C.R.P. @ \$51.48/acre 10-01-13 through 9-30-23.

General Information

This is also a very nice quarter section of land that has over 85% Harney & Richfield Ulysses Silt Loam Soils that are 0-3% slopes. This property also contains approx. 31 acres of Ness Clay that could, in the future, qualify for the Playa Conservation Program.

Taxes

Seller to pay all of the 2018 and prior taxes. 2019 & future taxes to be paid by the Purchaser. 2018 taxes on Tract I-III: \$4,000.06 Tract IV: \$567.72 Tract V: \$924.76.

Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

Minerals

All Sellers Interest to be conveyed to the Purchaser.

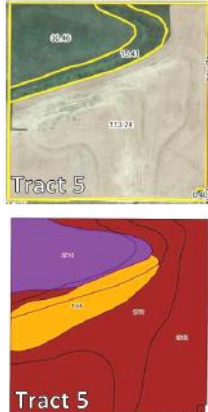
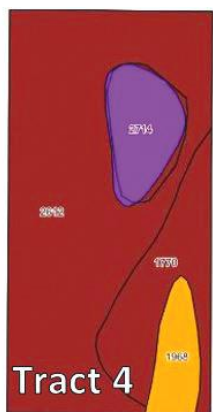
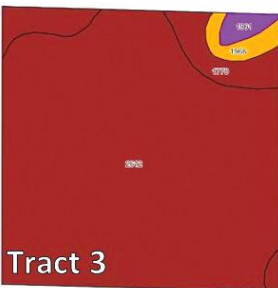
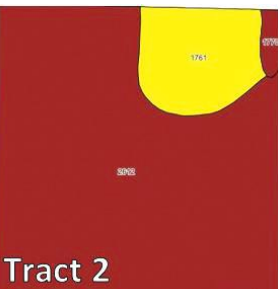
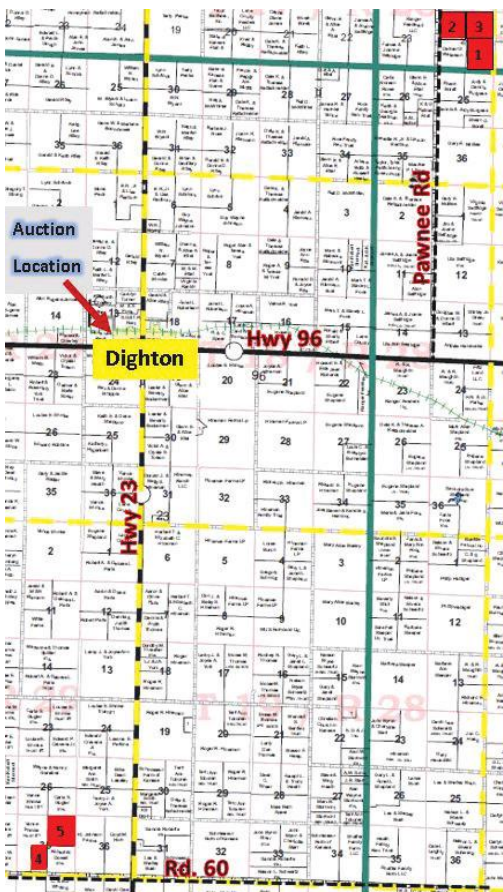
Possession

Upon completion of the 2019 Wheat Harvest with 1/3 of the harvested wheat delivered to the nearest elevator in the purchaser's name on Tracts I, II, & III. Upon payment of \$3,030 for spraying, application, & tillage cost on Tract V, upon closing on Tract IV.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before May 29th, 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, 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 showing merchantable title in Seller. These tracts are being sold by U.S. Government survey. If the PURCHASER(S) feels an additional survey is needed, the cost shall be the responsibility of the PURCHASER(S).

**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.



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