

Sold For: \$586,000.00



Spring Water

# AUCTION



FOR: UMMEI BROTHERS TRUST

**TUESDAY, NOVEMBER 1ST, 2016**

**800 ACRES MORE OR LESS**  
**NESS COUNTY, KS**

**AUCTION LOCATION:** Ness County Bank Building- 102 W. Main,  
Ness City, Kansas 67560

**TIME: 10:00 a.m.**

#### Land Location

From the Junctions of Hwy 96 & R Rd. in  
Ness City, go North 5 ¾ Miles to the  
Southeast Corner

From the Junction of Hwy 4 & Hwy 283 at  
Ransom, KS, go South 5 ¾ Miles to 200th  
Rd. then West 1 Mile to the Northeast Corner

#### Legal Description

Section Twenty-Five (25) Township  
Seventeen (17) South, Range Twenty-Four  
(24) and the North Half of the North Half  
(N/2 of N/2) of Section Thirty-Six (36)  
Township Seventeen (17) South, Range  
Twenty-Four (24) West of the 6th P.M. Ness  
County, Kansas

#### F.S.A. Information

680.97 Acres Grassland  
52.49 Acres & 22.91 Acres of C.R.P. @  
\$37.81/acre per year contract period  
10-01-2005 through 09-30-2020  
15.80 Acres & 14.30 Acres of C.R.P. @  
\$34.60/acre per year contract period  
10-01-2012 through 09-30-2022

Total yearly C.R.P. payments of \$3,892.00  
with land owner receiving 100% of payment.  
Purchaser(s) to receive 2017 and future  
C.R.P. payments.

#### General Information

This is a very nice tract of land, with  
excellent access, and in a great location  
between Ness City, KS & Ransom, KS. The  
grassland is very clean native grass, watered  
by six earth dams 1 of which is spring fed.  
There is a windmill, as well as a water well  
with a submersible pump and powered by  
electricity. There are also trees for shade, and  
winter protection. Two of the C.R.P. tracts  
have new perimeter fences already in place.  
There is also a 50' X 100' wood framed shed  
covered with metal and a concrete footing.  
This is an excellent tract of property with  
many opportunities for the stockman, as well  
as the hunter and fisherman.

#### Taxes

Seller to pay 2016 and prior taxes, Purchaser  
to pay 2017 and future taxes

#### Minerals

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

#### Terms

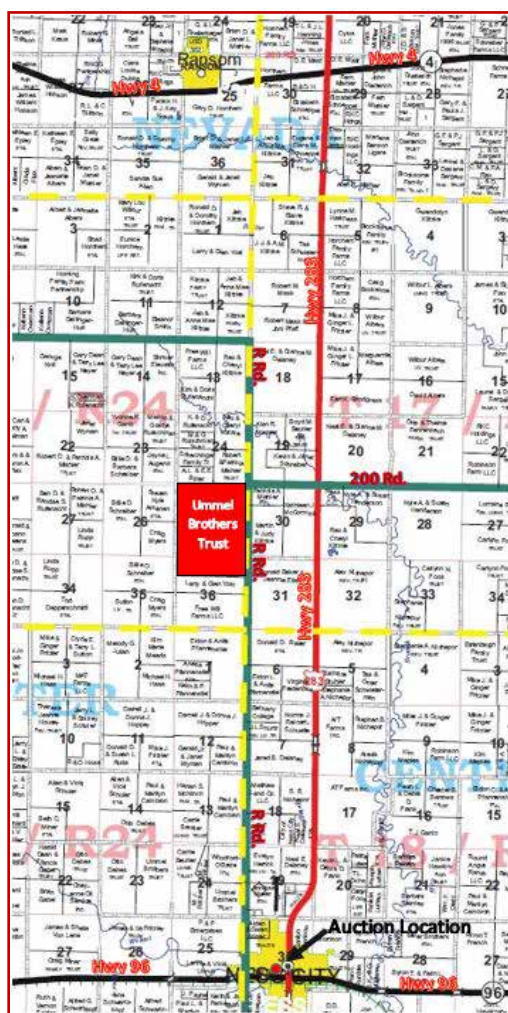
10% down day of sale, balance to be paid  
upon title approval and delivery of deed, said  
closing not to be before January 1st, 2017 and  
no later than January 6th, 2017 or as soon as  
title requirements, if any, can be corrected.  
Seller(s) to furnish warranty deed and title  
insurance showing merchantable title in  
Seller.

#### Possession

Upon Closing on the C.R.P., March 1st, 2017  
on the Grassland, shed, and farmstead.

#### Government Programs

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



**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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