

CULTIVATION

PRODUCING MINERALS

GRASSLAND



AUCTION



For: Donald G & Joan Marie Boos Revoc. Trust Friday, October 21st, 2022 260 acres More or Less Ellis County, KS

AUCTION LOCATION: VFW Post #1751, 204 Main, Victoria, KS, 67671 **TIME:** 10:00AM

LAND LOCATION:

From Intersection HWY 183 and HWY 40 go 9 Miles South to Smokey Hill River Road, 4 Miles East to the Southwest Corner of tract.
From Toulon and HWY 40 go 8½ Miles South to the Northwest Corner of the tract.

LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) and the South One -Third of the Southeast Quarter (S/3 SE/4) and the North One-Third of the Southeast Quarter (N/3 SE/4) of Section Twenty (20), Township Fifteen (15) South, Range Seventeen (17) West of the 6th P.M., Ellis County, Kansas.

F.S.A. INFORMATION:

198.45 Acres Cultivation (74.56 Acres G.S., 56.99 Acres Fallow, 66.90 Acres Wheat Stubble)
3.48 Acres Waterways
56.33 Acres Fenced Grass

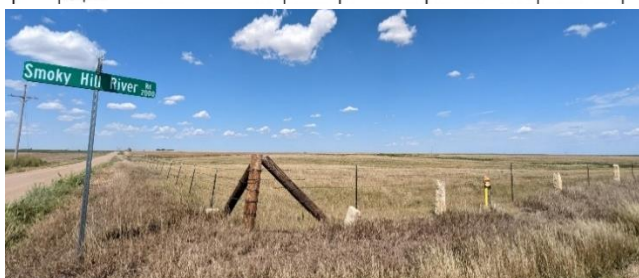
GENERAL INFORMATION:

This is a nice tract with multiple uses. The cultivated acres are productive soils of Harney-Wakeen Silt Loam and Wakeen Silt Loam primarily with slopes of 1-3%. The fenced grass has a good 5-wire barbed wire fence watered by a water well with electricity and a pond. The entire tract has good access with Toulon Avenue bordering the west.

TAXES:

Sellers to pay the 2022 and prior taxes with the purchaser to be responsible for the 2023 and future taxes. Real estate taxes for 2021 were \$790.66. Oil Royalty interest taxes were \$391.42.

2632	Harney-Wakeen silt loams, 1 to 3 percent slopes	105.27	40.6%	■	Ile
2953	Wakeen silt loam, 3 to 7 percent slopes	76.26	29.4%	■	Ive
2631	Harney-Wakeen silt loams, 0 to 1 percent slopes	42.70	16.5%	■	Ilc
2951	Wakeen silt loam, 1 to 3 percent slopes	20.87	8.0%	■	Ille
2612	Harney silt loam, 0 to 1 percent slopes	14.34	5.5%	■	Ilc



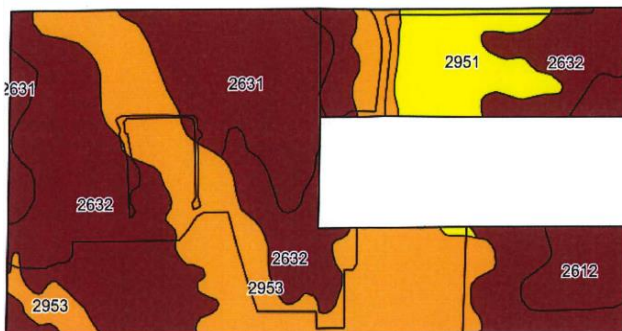
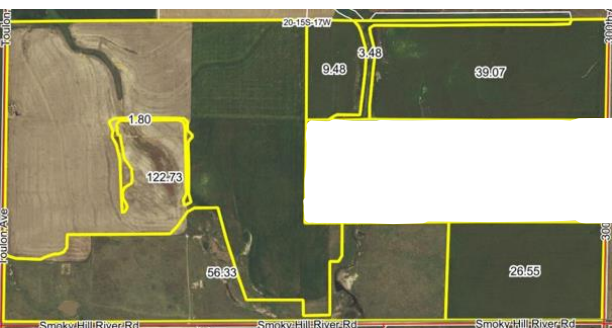
PRODUCING MINERALS:

100% of seller's interest to be conveyed. To the seller's knowledge, All minerals are intact. There are 4 producing wells with annual production of 824 bbls in 2021; 971 bbls in 2020; 1095 bbls in 2019; 977 bbls in 2018. The sellers .125 RI to transfer to the buyer on the 1st of the month immediately following closing.

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. The farm is in the PLC program.

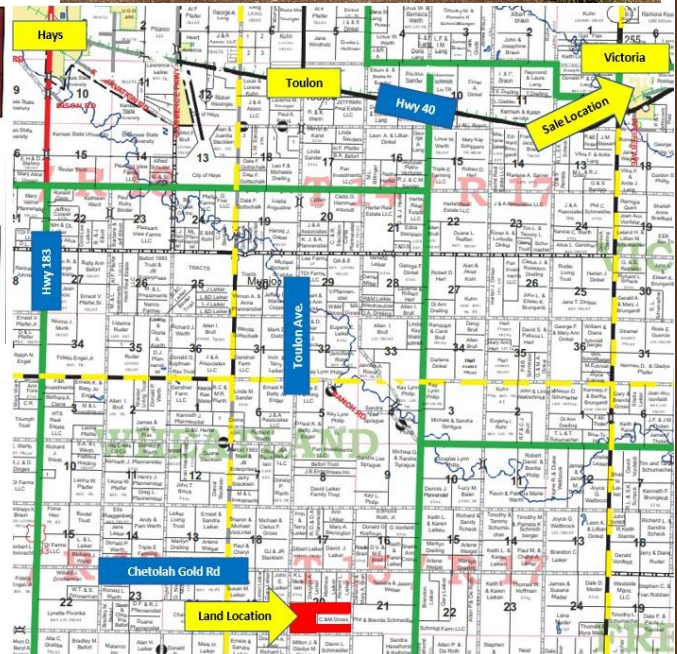
	Base	PLC Yld
Wheat	64	31
Corn	6.36	65
G.S.	39.56	51
Soybeans	14.28	23



POSSESSION:

Possession on the Fenced Grass and Milo Stalks will be March 1st, 2023, with tenant reserving all personal property including water tank and mineral feeder. Possession on planted wheat acres to be after the 2023 wheat harvest with the landowners 1/3 share to be delivered to an elevator in the landowner's name and purchaser being responsible for their 1/3 share of the fertilizer, fungicide, and crop insurance premium. Possession on idle acres (if any) to be at closing, with purchaser reimbursing the tenant for chemical and application, this amount to be announced.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 21st, 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 with said extension not to exceed December 21st, 2022, without further negotiation. 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, 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 Field Abstract & Title LLC. These tracts are 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.



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