



# AUCTION



## For: ROBERT "BOB" BRAUN HEIRS FRIDAY, OCTOBER 22<sup>ND</sup>, 2021 80 ACRES +/- ELLIS CO., KS

### AUCTION LOCATION & TIME:

**Holiday Inn Express, 4650 Roth Ave, Hays, KS  
10:00 a.m.**

#### Land Location:

From I-70 exit 159 in Hays, KS, take Hwy 183 North 6 miles, turn West on Locust Grove Road, and go 2 miles to the NE Corner of Tract.

#### Legal Description:

The North Half of the Northeast Quarter (N/2 NE/4) Section Thirty (30), Township Twelve (12), Range Eighteen (18) West of the 6<sup>th</sup> P.M., Ellis Co., KS.

#### FSA Information:

29.96 Acres Cultivation  
40.1 Acres Fenced Grassland  
8.62 Acres Unfenced Grassland & water way

#### General Info:

This tract would make an excellent building site with electricity, water, and excellent access. The property is approximately six miles northwest of Hays, and only two miles west of Hwy 183 on a good, maintained county gravel road. There is a nice set of pipe livestock corrals with tank and an electric powered pump jack and float. This tract also features good productive soil types.

#### Taxes:

Seller to pay 2021 and Prior taxes, with Purchaser to pay 2022 and future taxes. 2021 taxes were not yet available. 2020 taxes were \$256.86.

#### Government Programs:

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

#### Minerals:

All Seller's interest to be conveyed to the Purchaser. To the seller's knowledge, all minerals are intact and will be conveyed to the Purchaser.

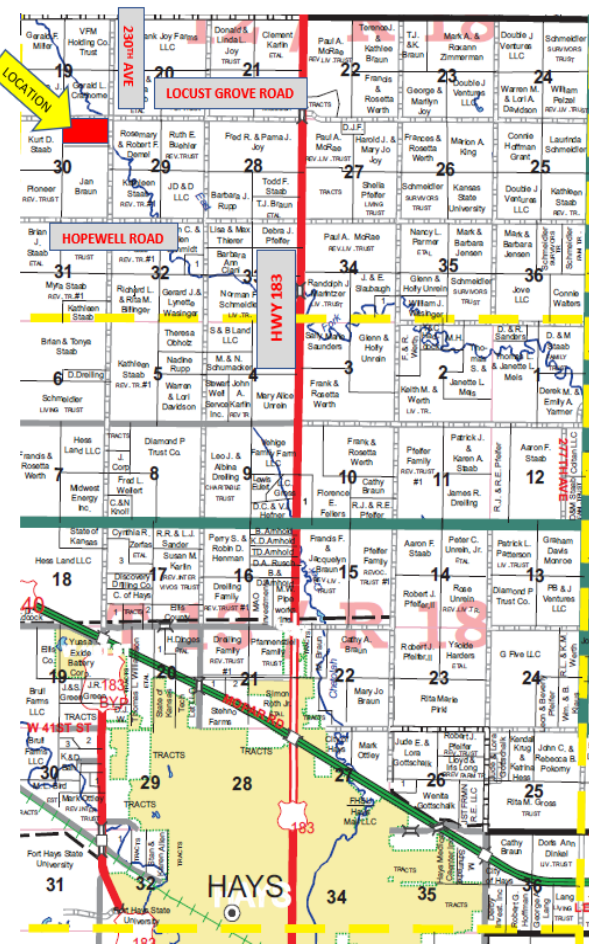
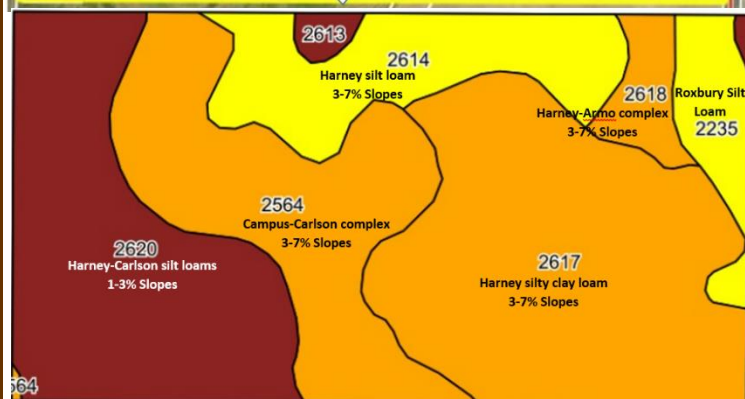
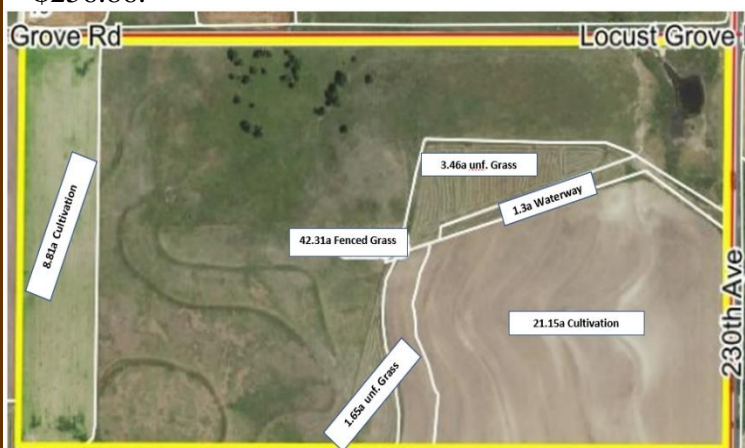
#### Terms:

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 3<sup>rd</sup>, 2021, 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 to furnish title insurance showing merchantable title in Seller. This tract is being sold by U.S. Government survey. If the PURCHASER feels an additional survey is needed, the cost shall be the responsibility of the PURCHASER.

#### Possession:

Possession will be February 1, 2022.

**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. Announcement day of sale take precedence over printed material.



## Farmland Auction & Realty Co., Inc.

1390 E. 8<sup>th</sup>, Unit A Hays, KS 67601  
E-mail: [farmland@farmlandauction.com](mailto:farmland@farmlandauction.com)

(785) 628-2851

Toll Free: 1-888-671-2851  
Web: [www.farmlandauction.com](http://www.farmlandauction.com)

