

**MINERALS:**

All Seller's Interest to be conveyed.

**GOVERNMENT PROGRAMS:**

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government programs to follow current F.S.A. guidelines. The farm is in the PLC program.

Base Acres TR1	Yld	TR2	Yld	Tr3	Yld
Wheat - 49.7a	32	39.2a	0	80.1a	32
G.S. - 16.1a	44			7.6a	43
Oats - 3.3a	37				

**POSSESSION:**

**Tract 1:** Possession will be at closing on the grassland. The cultivated acres are idle, and possession will be at closing with BUYER reimbursing the tenant \$1,264.75 for chemical and application. Tenant reserving all personal property.

**Tract 2:** This tract currently has 80.58 acres of CRP with the landowner receiving 100% of the payment, contract ending 9/30/2022. Sellers to retain the 2022 CRP payment. Sellers have applied for a new 10-year contract at the rate of \$43.18/acre. Approval for a new contract is unknown and there is not a definite date of verbal approval. Announcement's day of sale will take precedence. Purchaser will have options:

1. Purchaser elects not to stay in the new 10yr projected CRP program and Sellers will inform the FSA office to cancel. Possession will be at closing which will be on or before May 11, 2022.
2. Purchaser elects to stay in the new 10yr projected sign-up and Sellers agree to continue to do all things necessary to work towards contract approval. If approved, the acceptance cannot take place until after October 1, 2022. Possession will be at closing with closing to be on or before October 17, 2022. If Buyer elects Option 2, possession on the grassland on Tract 2 will be upon Sellers and Buyers signing the contract and paying the 10% down payment.

**Tract 3:** Possession on approximately 83.25 acres of growing wheat will be after the 2022 wheat harvest with the landowner's 1/3 share harvested and delivered to the elevator in the landowner's name. BUYER to be responsible for their 1/3 share of crop insurance premium at the 75% level. Possession on the idle acres and grassland will be at closing. The sellers are reserving the approximate 4-acre farmstead for the tenants use up to March 1, 2023. Sellers and tenants agree to grant the buyer the right of ingress and egress through the farmstead driveway for the purpose of entering the pasture.

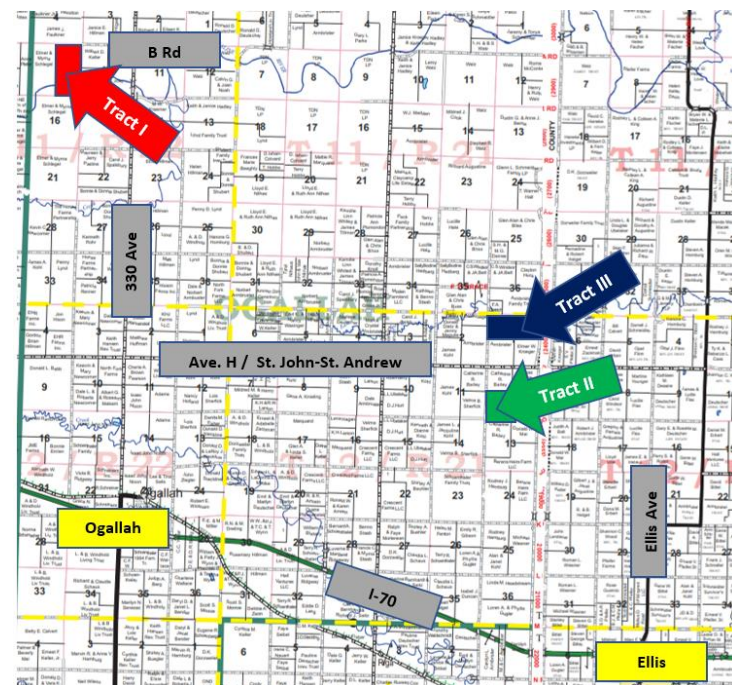
**TAXES:**

Sellers to pay the 1st Half of the 2022 and prior taxes. Purchasers to pay the 2nd half of 2022 taxes based upon the 2021 taxes. Real Estate Taxes for 2021 on Tract 1 were \$1,270.20; Tract 2 were \$405.64; Tract 3 were \$1,174.54. Oil Royalty Taxes for 2021 based on 2020 production were \$619.44

**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 11<sup>th</sup>, 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 Field 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.

**LIVE INTERNET & PHONE BIDDING AVAILABLE**

**ALL 3 TRACTS WILL BE SOLD INDIVIDUALLY WITH NO COMBINATIONS.**



CRP

CULTIVATION & HUNTING PROPERTY

Grassland



# AUCTION



For: **Karl W. and Dorothy M. Stalnaker Trust**  
**Monday April 11, 2022; 10:00a.m.**  
**800 acres, more or less, Trego County, KS**

**AUCTION LOCATION: K of C Hall, 1013 Washington St, Ellis, KS 67637**

**TRACT 1:**

**LAND LOCATION:**

From I-70 Ogallah Exit 135, Go 9 miles North on 330 Ave to B Road, Then West 1 mile to NE Corner of Tract 1.

**LEGAL DESCRIPTION:**

The East Half (E/2) of Section Nine (9), Township Eleven (11) South, Range Twenty-Two (22) West of the 6th P.M. Trego County, Kansas.

**F.S.A. INFORMATION:**

- 89.81 – Cropland
- 1.79 – Oil Tank Site
- 223.44 – Fenced Grassland

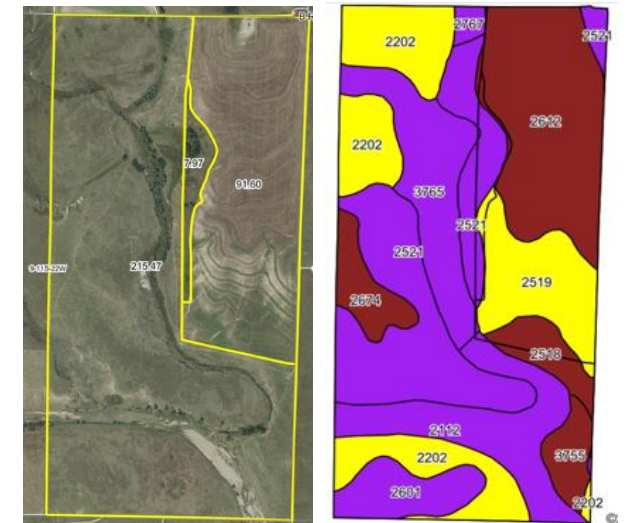
**GENERAL INFORMATION:**

This nice tract of land is a nice grass tract with the Saline River providing a dependable source of water on the South part of the grass for livestock and wildlife. There is also spring water that flows North to South through the grass. The cultivation is primarily Harney Silt Loam and Armo Loan with 1-3% slopes. The tree cover provides excellent deer hunting and the Saline River has been a good fishing spot.

**PRODUCING MINERALS:**

There is 1 producing well on Tract 1 with a RI of .125. Production the last 4 years were 2018-573bbls, 2019-504bbls, 2020-117bbls, 2021-497bbls. Effective date of transfer will be the 1st of the month immediately following closing.

**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.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
2747	Penden clay loam, 3 to 7 percent slopes	83.83	26.1%	
3765	Humbarger loam, channeled	60.51	18.9%	
2754	Penden loam, 7 to 15 percent slopes	51.09	15.9%	
2574	Carlson silt loam, 1 to 3 percent slopes	30.93	9.6%	
3593	Humbarger loam, occasionally flooded	25.53	8.0%	
2519	Armo loam, 3 to 7 percent slopes	25.45	7.9%	
2562	Campus-Canyon complex, 3 to 30 percent slopes	15.76	4.9%	
2612	Harney silt loam, 0 to 1 percent slopes	12.09	3.8%	
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	10.81	3.4%	
2518	Armo loam, 1 to 3 percent slopes	4.90	1.5%	

## Farmland Auction & Realty Co., Inc.



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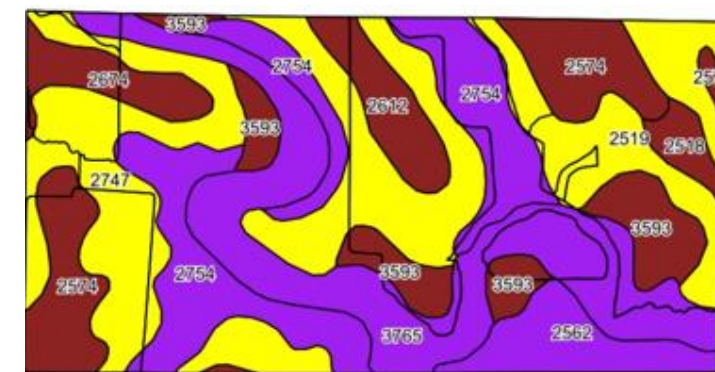
**TRACT 3:**  
**LAND LOCATION:**  
 From I-70 Ellis Exit 145, go 5 ½ miles North on Ellis Ave. to St. John-St. Andrew Rd, West 2 miles to 410 Ave, North 1 mile to the Northeast Corner of Tract III.



**LEGAL DESCRIPTION:**  
 TRACT III: The North Half (N/2) of Section One (1), Township Twelve (12) South, Range Twenty-One (21) West of the 6th P.M. Trego County, Kansas.

**F.S.A. INFORMATION:**  
 153.75 – Cropland  
 109.92 – Fenced Grassland  
 4.20 – Farmstead  
 53.04 – Unfenced grass, trees

**GENERAL INFORMATION:**  
 This is a balanced tract of Grassland, Cultivation, Hay Ground, as well as providing for an excellent recreational property for the deer hunter and upland game birds. There is spring fed water running through the property. The fenced grass acres have good tree cover. The cultivation is a mix of Class II & III soils with good potential for crop production and food plots for hunting.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
2521	Armo loam, 7 to 15 percent slopes	65.35	20.7%	
2612	Harney silt loam, 0 to 1 percent slopes	58.02	18.4%	
2202	Munjor sandy loam, occasionally flooded	49.50	15.7%	
2112	Inavale loamy sand, channeled	33.41	10.6%	
3765	Humbarger loam, channeled	33.33	10.6%	
2519	Armo loam, 3 to 7 percent slopes	27.78	8.8%	
2601	Dorrance sandy loam, 4 to 20 percent slopes	15.42	4.9%	
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	11.12	3.5%	
2518	Armo loam, 1 to 3 percent slopes	9.97	3.2%	
3755	Hord silt loam, rarely flooded	8.66	2.7%	
2767	Penden-Uly complex, 7 to 20 percent slopes	2.48	0.8%	

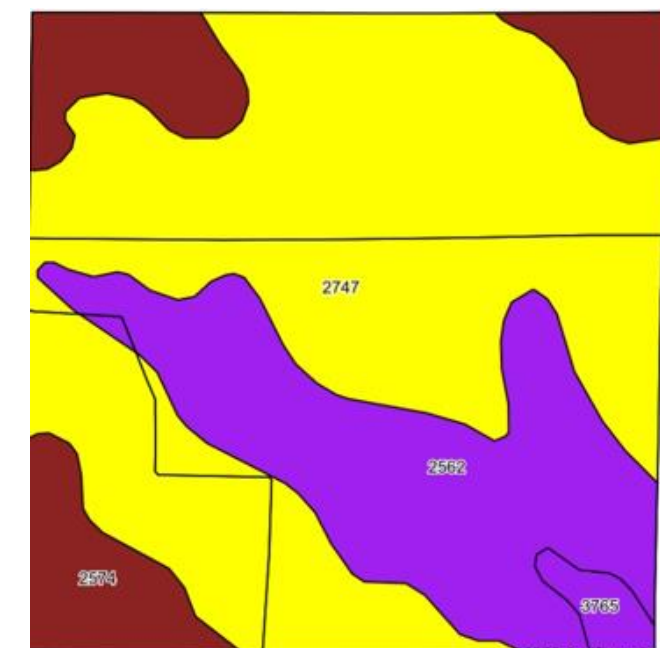
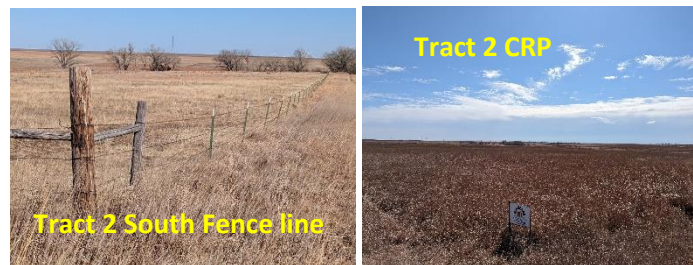
**TRACT 2:**

**LAND LOCATION:**  
 From I-70 Ellis Exit 145, go 5 ½ miles North on Ellis Ave. to St. John-St. Andrew Rd, West 3 miles to 400 Ave, south ½ mile to the NW Corner of Tract 2.

**LEGAL DESCRIPTION:**  
 The Southwest Quarter (SW/4) of Section Twelve (12), Township Twelve (12) South, Range Twenty-One (21) West of the 6th P.M. Trego County, Kansas.

**F.S.A. INFORMATION:**  
 80.58 – CRP  
 77.64 – Fenced Grassland

**GENERAL INFORMATION:**  
 This is a nice tract of CRP and pasture. The water on the pasture grass is spring fed with a pit pond on the Southeast Corner. Application has been made to renew the CRP contract which expires on 9/30/2022.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
2747	Penden clay loam, 3 to 7 percent slopes	93.37	59.0%	
2562	Campus-Canyon complex, 3 to 30 percent slopes	38.61	24.4%	
2574	Carlson silt loam, 1 to 3 percent slopes	23.75	15.0%	
3765	Humbarger loam, channeled	2.49	1.6%	

