



AUCTION

For: Larry & Danny North

Monday, February 27th, 2023

640 acres More or Less Trego County, KS

AUCTION LOCATION:	Brownell American Legion & Son's Post 382, 6th Street, Brownell, Kansas, 67521	TIME: 10:00AM
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LAND LOCATION:

From Ellis, KS Hwy 40/Ellis Ave, South 9 1/2 miles to Butterfield Rd, West 4 miles to 390 Ave., South 1 mile to Y Rd, West 2 miles to 370 Ave, South 2 miles to the NE Corner of the Tract
From Brownell, KS, 1/2 mile East to Hwy 147, North 6 miles to CC Rd, 3 miles East to 370 Ave., 1 mile North to SE Corner of the Tract.

LEGAL DESCRIPTION:

Section Seventeen (17), Township Fifteen (15) South, Range Twenty-One (21) West of the 6th P.M. Trego County, Kansas

F.S.A. INFORMATION:

637.00 Acres - Native Grass

GENERAL INFORMATION:

This is a nice tract of grass giving the buyer an opportunity to purchase a large tract of grass with excellent seasonal grasses. There is a developed water well with submersible pump and electricity. There is a fiberglass tank that will stay with the property. Most of the tract has good fences constructed of 5-wire barb wire, metal line posts with good corners and braces. Multiple gates are on all sides for good access. Pipe frame corrals are located on the Southeast corner of the property. Large tracts of grass like this are hard to find.

TAXES:

Sellers to pay the 2022 and prior taxes with the purchaser to be responsible for the 2023 and future taxes. Taxes for 2022 were \$1,140.34.

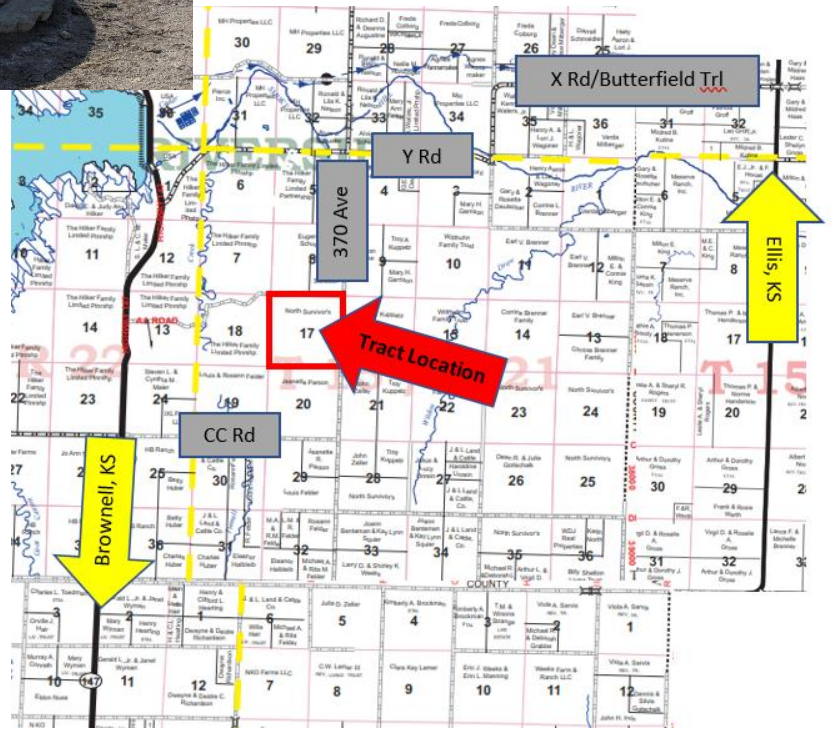
MINERALS:

All sellers interest to transfer with the property. At the time of printing, the seller's mineral ownership was unknown. Further title search will be completed to determine seller's ownership, if any.

POSSESSION:

Possession to be at closing.

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 March 27th, 2023, 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 April 10th, 2023, 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 Warranty 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 Company. 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.

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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