

SOLD: \$179,000.00



AUCTION



FOR: MELBA HOMEWOOD TRUST
MONDAY, JUNE 8TH, 2020
160 ACRES MORE OR LESS
RUSSELL CO., KS

AUCTION LOCATION: Lions Club Building—521 Elm St.,
Bunker Hill, Kansas 67626

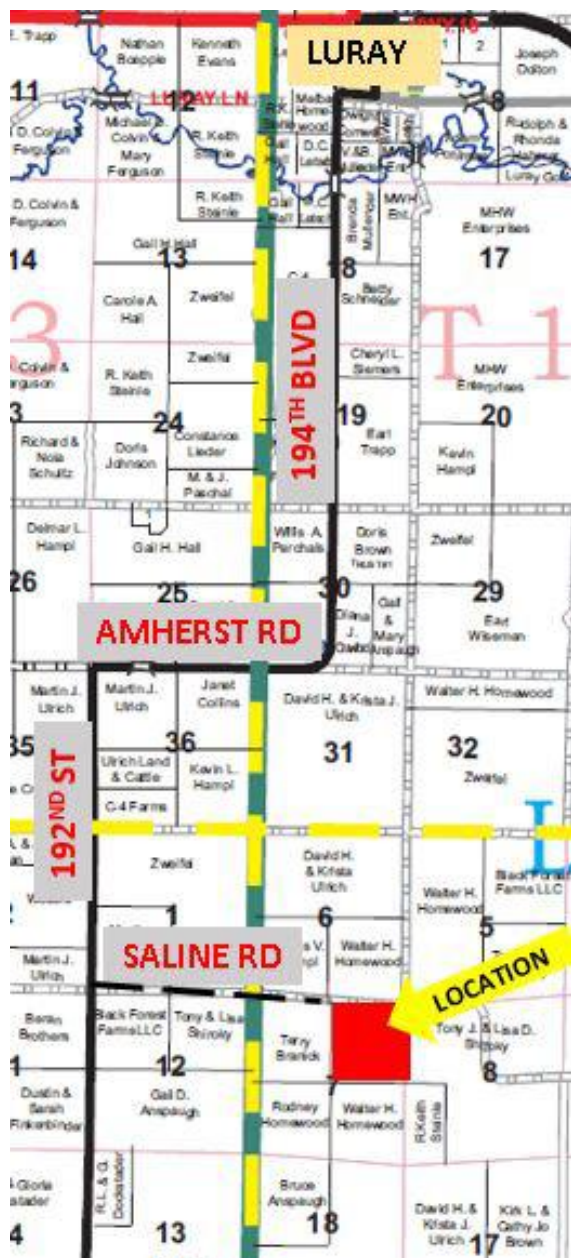
TIME: 10:00 a.m.

Land Location

From Luray go 3 1/2 miles South on 194th Blvd. to Amherst Rd. then go West 1 1/2 miles to 192nd St. then go 2 miles South to the Saline Rd. then go 1 1/2 miles East to the Northwest Corner of the property.
From the Bunker Hill Exit 193 and I-70 go 12 miles North on 193rd Blvd to Saline River Rd then go 1 1/2 miles East to the Northwest Corner of the property.

Legal Description

The Northeast Quarter (NE/4) of Section Seven (7) Township Twelve (12) South, Range Twelve (12) West of the 6th P.M. Russell County Kansas.



F.S.A Information

106.26 Acres Cultivation
47.56 Acres Grassland

General Info

This quarter section offers excellent cultivation with productive soils consisting of Balta Silty Clay Loams and Harney Silt Loams with slopes ranging from 1-7%. The grassland is unfenced but has the habitat for big game as well as upland game.

Taxes

Sellers to pay 2019 and prior and the first half of 2020 taxes based upon 2019 taxes. The purchaser to pay the second half of 2020 and future taxes. The 2019 taxes were \$1,536.88.

Government Programs

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

Base acres	PLC yield	Program
Corn-17.48	72 bu.	PLC
G. S.- 40.83	51 bu.	PLC
Soybean-36.86	26 bu.	PLC

Minerals

All sellers interest to be conveyed to the purchaser. To Sellers' knowledge all minerals are intact.

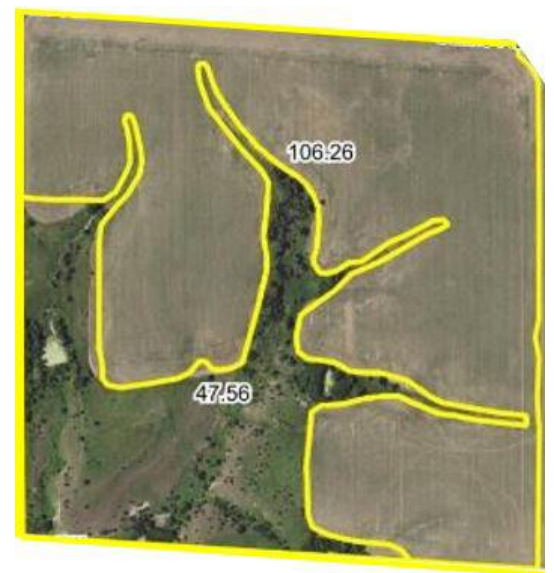
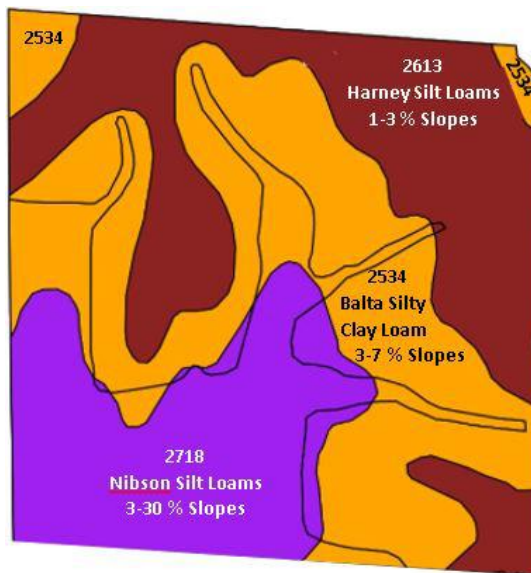
Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 8th, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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(s) to furnish title insurance showing merchantable title in Seller. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.

Possession

Possession will be after the 2020 Fall Harvest, if planted, with the Purchaser receiving the landowner's cash rent for the growing crop.

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. Announcements made day of sale shall take precedence over printed material.



Farmland Auction & Realty Co., Inc.

1390 E. 8th, Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851
E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com

