

Graham Co. Fairgrounds, 2520 US Hwy 283 S, Hill City, KS AUCTION LOCATION: **TIME: 10:00AM** 

## LAND LOCATION:

From Hwy 283 & Hwy 24 in Hill City, KS., Seller to pay for the 2022 Real Estate Taxes. Tenant intentions are to plant wheat on the wheat and Northeast Corner of the 2 tracts.

From Hwy 24 in Moreland, KS, 2 miles East to 170 Ave., Then North 10 miles to AA Road, West  $\frac{1}{2}$  mile to the 2 Tracts.

From Hwy 9 in Lenora, KS. South 8.5 miles on Main St/Rd W6 South of Lenora, following the curve West onto Lenora Rd/170 Ave, South to AA Rd, Then West <sup>1</sup>/<sub>2</sub> mile to the 2 Tracts.

# LEGAL DESCRIPTION TRACT 1:

The Southwest Ouarter (SW/4) of Section Nineteen (19), Township Six (6) South, Range Twenty-Four (24) West of the 6<sup>th</sup> P.M. Graham County, KS

#### F.S.A. INFORMATION:

132.61 Acres Cropland (Wheat Stubble) 33.58 acres Fenced Native Grassland

#### **LEGAL DESCRIPTION TRACT 2:**

The Northwest Quarter (NW/4) of Section Thirty (30), Township Six (6) South, Range Twenty-Four (24) West of the 6<sup>th</sup> P.M. Graham County, KS

# F.S.A. INFORMATION:

103.95 Acres Cropland (Corn) 61.72 acres Fenced Native Grassland

## **GENERAL INFORMATION:**

**TRACT 1:** This nice tract of cultivation is Primarily Productive Class II Holdrege Silt Loam soils with 1-3% slopes. The grass acres are fenced with good 4-wire barb wire, watered by a windmill in the SW Corner.

**TRACT 2:** The cultivated acres are on the East and West side of the tract with good soil types of Holdrege silt loam 0-1% and 1-3% slopes. Fences are average barbwire with a waterway running down the center of the grass acres. Some pond work will need to be done to hold water. Currently, the cattle have been utilizing 2673 percent slopes, plains

# TAXES:

AA Road, West ½ mile to the Southeast Corner taxes. R/E taxes for 2021 Taxes on Tract 1 were \$1,759.11 and on Tract 2 were \$1,398.80.

#### **MINERALS:**

All sellers mineral interest to convey with the property. A more detailed title search in regard to the minerals will be at the expense of the buyer.

#### **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

curre	ent r.s	.A. guidei	mes.			
<b>FS</b>	A Info	rmation (	Comb	oined o	n Tract	1&2
		Base		PL	C Yield	
W	neat	104.15		42		
Co	rn	59.06		85		
<b>G.S</b>	<b>S.</b>	11.59		70		
33.53	TF	18 RACT 1 132.61	65-2	2580	2878 TRA 2374	CT 1
55.8		RACT 2	33-24	2580	<b>TRAC</b> 2319	T 2
2674	Holdrege s percent slo and breaks	rege silt loam, 1 to 3 ent slopes, plains breaks		64.3%		lle
2819	Uly silt loam, 6 to 11 percent slopes		<mark>65.16</mark>	19.6%		IVe
2580	Coly silt log percent slo	pes	50. <b>1</b> 2	15.1%		llle
2673		ilt loam, 0 to 1 pes, plains	3.32	1.0%		llc

# POSSESSION:

West 10 miles to 170 Ave. North 10 miles to Buyer to be responsible for 2023 and all future stubble acres of Tract 1. Possession will be after the 2023 Wheat Harvest with the landowner 1/3share being delivered to an elevator in the landowner's name. Landowner to be responsible for their 1/3 share of the fertilizer, fungicide, and crop insurance premiums. Possession on the corn acres to be at closing or at the completion of the 2022 corn harvest. Possession on the grass acres will be at closing.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.

LC LLC	Schoen	Head L Songen	Farms Biolear James J. Biolear	Janet L David LV - 18.	Creek	5 David 4	John David John & 3 Janet David
IA. Eleen Smith	EL.&C. Schoon	ESE Chorn. Johnson Lowry	14	ora	John A. & Janet L. David	John & Janet David	Craig R Brent Remer Fride
am L. dwin pka par pka inc.		Burch R. & Burch & Control Philerion Philerion	CindyA. Lowry	Divis	8 nor	9 Doug Devid	CaMin Bedeman CaMi Becker
in & dia cenEdwin Schoen	Edwin L. & Gaudia Schoen	Burch R. & Corrise Pinkerton	Devid & Mary Beth Biolar	JA SJL David LV. TR.	Janat L. David	Calvin Backman Joyce Ryan 16	David Lonnie C Living Jacqu Trug Bedem 15
0	Helen L Schoen THURT	Bil & Gall Brooks			Virginia Lehmon	Kingfah	R
Fatting the	School Street	Wiber E. & Si Si Betty A. Johnson	Edwin & Marga	ny Chris Longeson	Devid Eving Trust	Scat & Calvin D Virginia Critotheid 21	David UvingTrust 22
nL. Schoen L Schoen TRUST	Hafner	Algen A. Bety		Verza	& ert & Bevorty Kalla Mater Day	Barry Management L.C.	Money Farms LLC
Fam Inc.	Clauda Schoen 26	Read 25	Z Dougherty TRUST	Dougherty TRUST	Eleverta Katia Day	2/8	Elzabeth A Chenoweth Hardin JAteps
Bran	H. Schoon TRuit	Minum Hone Texat	Carl Joseph Zohner David		Robert Alexander Boyd	Gregory L. J. Alien & Steels mith M. Darlene Day Marcia Graf Edward L.	Day
aK. & Lola K Hicker	Schoen TRUST	UVNG TRUST	Minium Doug uvivo TRUST David	Edvin L. & Claudia Schoen	Boyd	Adams	John C. Ninemire REEV. 19451
N 4KZP LLC	Leidig Farms LLC	Leidg Fams LLC	LINING TRUST	eland	A Part	Chanowath Farm & Land LLC	Grapoy Na Stealambh Daibar Stool
Patricia E Hanson Roppe Rev 28:457	Rata M. Caray seav	Rata M. Carny HIST THUST	Red E, Brassfield THUST	Money Farms LLC	2 1 Table 3 Totor 3	Mark E. & Janet K. Nichaces	Many Ann Zohner Hale Rev 3ku Carl Joseph
a g	Testing party Inc.	Retage Retage LLC Reta M. Carey Retv.19057	& Kableen Richmeier		Money Ramia LLC	Carl Joseph Zohner	Zohne Daniel E Daniel & Terl McAmol
n Delbert Acheson		BrentL. Finkey	Anderson	Flying G LLC	Fams LLC	lane Zohner Linda S, Brown Zotmar	Card Z. Joseph Hale Zome



an underpass between TR#1 & TR#2.

**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 7<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 with said extension not to exceed December 30<sup>th</sup>, 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 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 Eland Title Company, 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. Statements made day of sale take precedence over printed material.

and breaks

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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