



AUCTION

For: Darryl E. Smika Trust
Monday, November 7th, 2022
330 acres More or Less Graham County, KS

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

LAND LOCATION:

From Hwy 283 & Hwy 24 in Hill City, KS., West 10 miles to 170 Ave. North 10 miles to AA Road, West ½ mile to the Southeast Corner 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 ½ 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 ½ mile to the 2 Tracts.

LEGAL DESCRIPTION TRACT 1:

The Southwest Quarter (SW/4) of Section Nineteen (19), Township Six (6) South, Range Twenty-Four (24) West of the 6th 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 6th 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 an underpass between TR#1 & TR#2.

TAXES:

Seller to pay for the 2022 Real Estate Taxes. Buyer to be responsible for 2023 and all future taxes. R/E taxes for 2021 Taxes on Tract 1 were \$1,759.11 and on Tract 2 were \$1,398.80.

MINERALS:

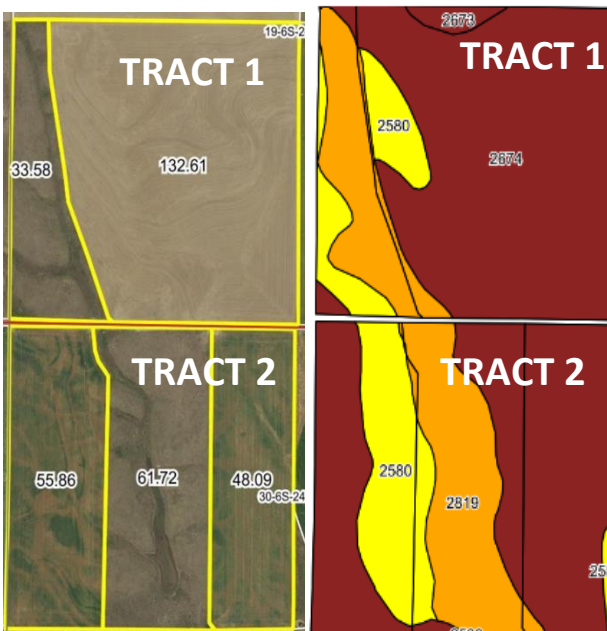
All sellers mineral interest to convey with the property. A more detailed title search in regard to the minerals will be at the expense of the buyer.

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.

FSA Information Combined on Tract 1&2

	Base	PLC Yield
Wheat	104.15	42
Corn	59.06	85
G.S.	11.59	70

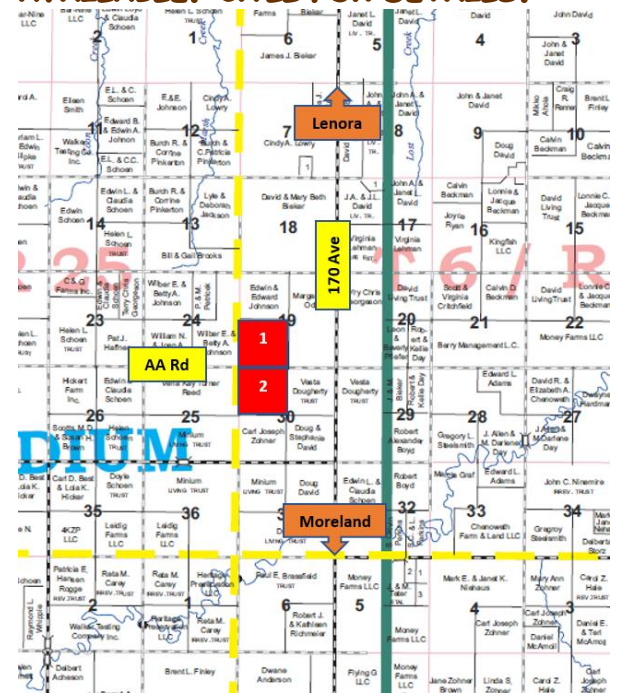


2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	213.26	64.3%	Ile
2819	Uly silt loam, 6 to 11 percent slopes	65.16	19.6%	IVe
2580	Coly silt loam, 3 to 6 percent slopes	50.12	15.1%	IIIe
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	3.32	1.0%	IIc

POSSESSION:

Tenant intentions are to plant wheat on the wheat stubble acres of Tract 1. Possession will be after the 2023 Wheat Harvest with the landowner 1/3 share 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.



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 7th, 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 30th, 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.

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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