

Tract I sold for: \$140,000 Tract II sold for: \$122,000 Tract III sold for: \$70,000



AUCTION



FOR: THE BOYD FAMILY & THE LATE PAUL KLEIN
THURSDAY, JUNE 21ST, 2018
320 ACRES MORE OR LESS
NESS CO., KS

AUCTION LOCATION: Wertz Street Social Emporium
 222 E Wertz St., Utica, KS **TIME: 10:00 a.m.**

Land Location

From Utica, Ks on D Rd., go 1/2 Mi. North to the SWC of Tract 1 with Tract 2 lying just East. From the intersection of Hwy 4 & Hwy 283, go 14 Mi. West to E Rd., then 1/2 Mi. North to the SEC of Tract 2.

Tract I - Legal Description

Northwest Quarter (NW/4) Section Twenty-Three (23) Township Sixteen (16) South, Range Twenty-Six (26) West of the 6th P.M. Ness County, Ks-Surface Rights Only.

F.S.A. Information

147.51 Acres Cultivation (45.1 Acres planted to Wheat)
 8.01 Acres Grassland/Waterways
 0.49 Acres Lease Road/Tank Battery Site

Tract II - Legal Description

Northeast Quarter (NE/4) Section Twenty-Three (23) Township Sixteen (16) South, Range Twenty-Six (26) West of the 6th P.M. Ness County, Ks-Surface Rights Only.

F.S.A. Information

75.30 Acres Cultivation (42.46 Acres planted to Wheat)
 81.96 Acres Grassland
 0.63 Acres Lease Roads

General Information

These are very productive tracts of land with fertile soils. The properties are terraced, & the access is good with maintained county gravel roads on three sides, and it is only a half a mile to the Utica Elevator. The grassland on Tract 2 has average fences and is watered by a water well. The city of Utica also has a water well on Tract 2. All acreages are approximate due to splitting the property into two Tracts.

Taxes

Sellers to pay the first half of 2018 taxes & prior based on 2017 taxes. Purchaser(s) to pay the second half of 2018 and future taxes. 2017 real estate taxes were \$1,745.70.

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 27th, 2018 or as soon as title requirements, if any, can be corrected. 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 warranty deed and title insurance showing merchantable title in

Seller. In the event a survey is necessary to establish the boundary line between the two tracts being sold, it will be the responsibility and cost of the purchaser and adjoining land owner.

Possession

After the 2018 wheat harvest on the planted wheat acres. Immediate possession on the idle acres with purchaser paying the tenant, Larry Horaceck, \$12.00/acre for tillage costs. Possession on the approx. 54.2 acres to be planted to milo on Tract 1, will be after the 2018 milo harvest with landowners 1/3 share to be delivered to the nearest elevator in purchaser's name. Possession on the grassland will be December 30th, 2018 and all personal property to be reserved by tenant.

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. The following are a total of the base acres on both Tract 1 & Tract 2.

base acres	PLC yield	Program
Wheat- 105.01	33bu.	ARC
Milo- 28.59	43bu.	PLC

For additional photos or aerial views please visit our website.

Café will be open for lunch.

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.

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