

\$150,000.00

Cultivation

Grassland



AUCTION



FOR: REX & KATHY BORTHWICK

TUESDAY, OCTOBER 1ST, 2019

223 ACRES MORE OR LESS

NESS CO., KS

AUCTION LOCATION: Ness County Bank Building, 102 W. Main, Ness City, Kansas | **TIME: 10:00 a.m.**

Land Location

From the intersection of K-96 Highway and C Road at Beeler, Kansas go 1/2 mile South and 2 miles Southwest through Beeler on 120 Road to the Southeast corner of the property. Signs will be posted.

Legal Description

Southeast Quarter SE/4 of Section Thirty-one (31) and the South Half of Southwest Quarter (S/2 of SW/4) of Section Thirty-two (32) all in Township Eighteen(18) South, Range Twenty-six (26) West of the 6th P.M., Ness County Kansas.

F.S.A Information

108.12 Acres Cultivation
114.82 Acres Grassland

General Info

This tract has good access by a well maintained county road on the south side. The cultivation has very productive class II soils. The grassland also is very productive and there has been a new water well professionally drilled, cased, and capped with no further development.

Taxes

Seller to pay first half of 2019 and prior taxes. Purchaser to pay second half of 2019 and future taxes. Taxes to be based upon 2018 taxes if 2019 taxes are not available on closing.

Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. The wheat base acres are 114 and the PLC yield is 29 bu. with program to be determined. Government payments to follow current F.S.A. guidelines.

Terms

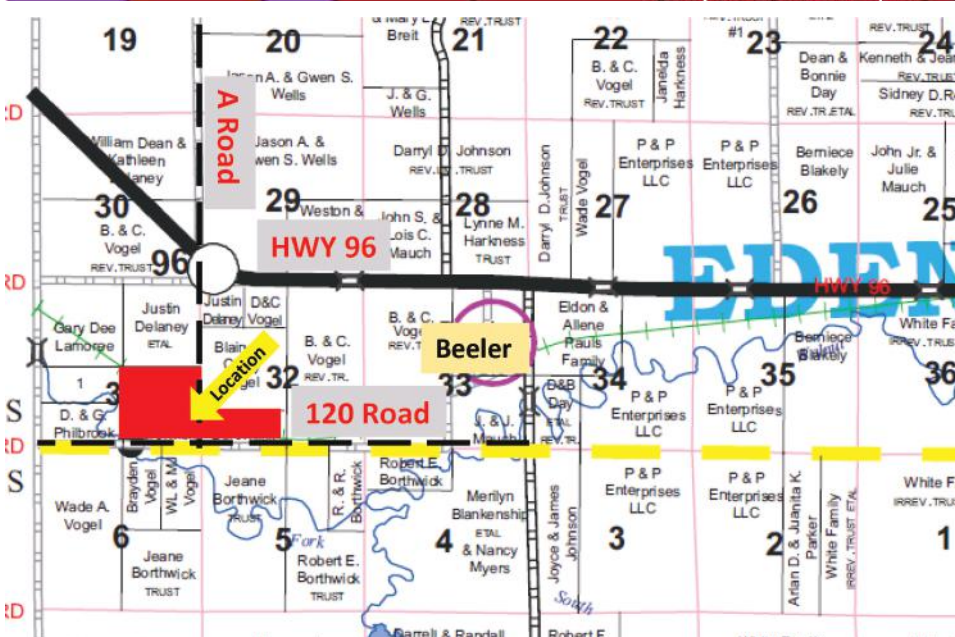
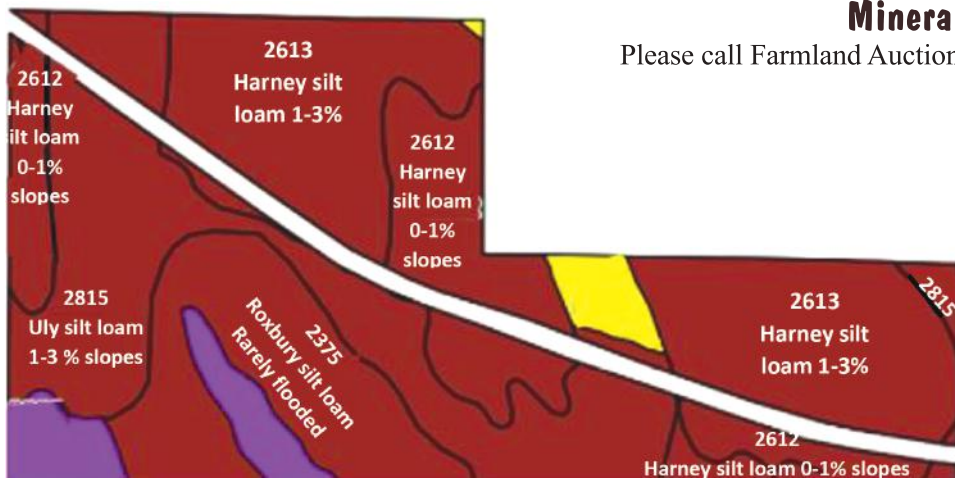
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 4th, 2019 or as soon as title requirements, if any, can be corrected. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior 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. This tract is being sold by U.S. Government survey. If the PURCHASER feels an additional survey is needed, the cost shall be the responsibility of the PURCHASER(S).

Possession

The cultivation has been prepared to plant wheat, at no cost to the Purchaser. The grassland has not been used this season. Possession of the Cultivation and Grassland will be immediate upon both Seller and Purchaser signing the Agreement for Deed, and the Purchaser paying the 10% down as spelled out in the terms of the sale.

Minerals

Please call Farmland Auction for details.



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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