

SOLD FOR \$208,000.00



Cultivation

# AUCTION



FOR: STIAWALT FAMILY  
**MONDAY, MAY 20TH, 2019**  
**320 ACRES MORE OR LESS**  
**NESS CO., KS**

**AUCTION LOCATION:** Ness County Bank Building—102 W. Main St. Ness City, KS **TIME: 10:00 a.m.**

**Land Location**

From the intersection of 96 HWY and C Rd in Beeler, Ks, go South 8 miles to 50 Rd then West 2 miles to the Southeast Corner of the property.

**Legal Description**

South Half (S/2) of Section Six (6) Township (20) South, Range Twenty-Six (26) West of the 6th P.M. Ness County Kansas.

**F.S.A Information**

- 101.23 Acres Cultivation
- 118.62 Acres Fenced Grassland
- 98.36 Acres C.R.P. @ \$31.42/acre contracted 10-01-10 through 9-30-20 with Sellers receiving 50% share of the payment.
- 5.98 Acres Waterways/Unfenced Grass

**General Info**

This nice half section of land is well balanced with excellent cultivation, grassland, and C.R.P. acres. The terraced cultivation consists of mostly Harney Silt Loams and Uly-Coly Silt Loams with 1-3% slopes. The grassland contains a good 4 wire barbed wire fence and is watered by an earth dam. You can access the property on the East, West, and South sides provided by gravel county roads.

**Taxes**

Seller to pay the 2018 and prior taxes with the purchaser to pay the 2019 and future taxes. 2018 taxes were \$1,157.54.

**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
Wheat— 86.51	35bu.	ARC
G. S.— 17.99	59bu.	PLC

**Minerals**

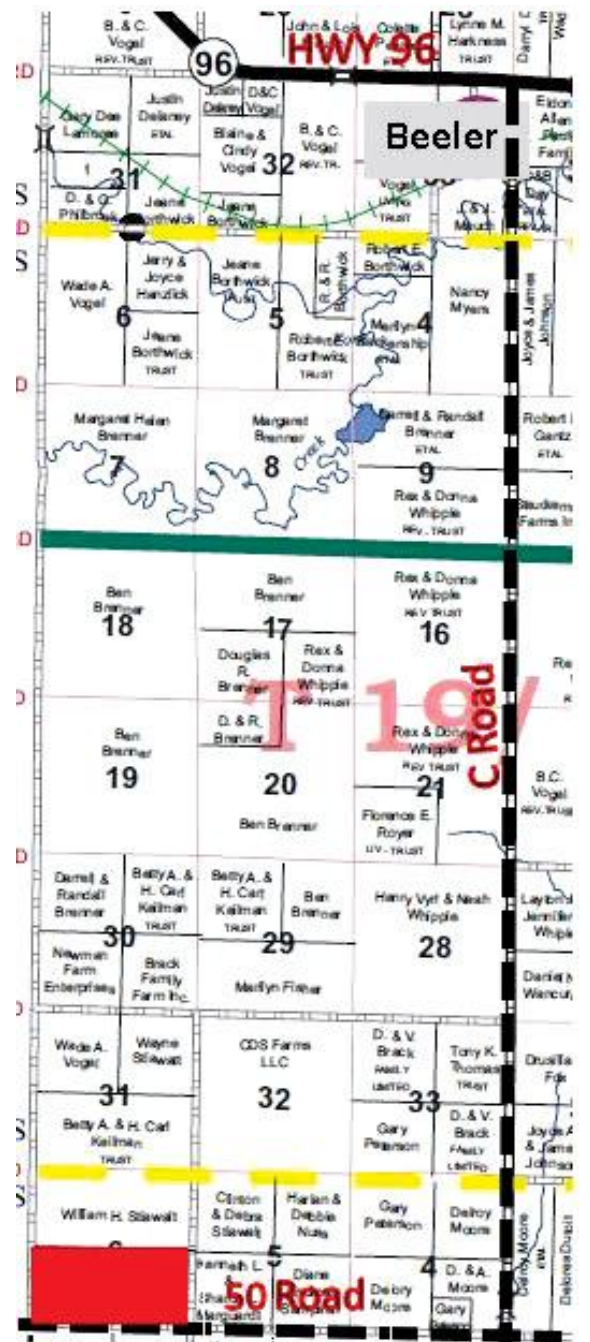
All sellers interest to be conveyed to the purchaser.

**Terms**

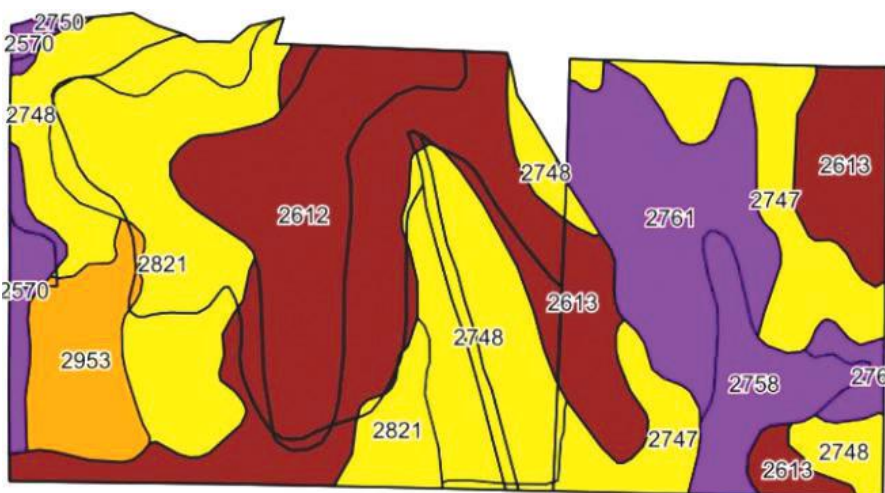
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 20th 2019 or as soon as title requirements, if any, can be corrected. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to 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. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.

**Possession**

Upon closing on the C.R.P. acres with the Purchasers to receive the Sellers 50% share of the 2019 and future payments. Possession of the Grassland will be on October 1st, 2019 with Purchaser to be reimbursed the \$1,440 for the 2019 cash rent payment. Upon completion of the 2019 wheat harvest, 1/3 of the harvested wheat is to be delivered to the nearest elevator in Purchaser's name. Purchaser is to be responsible for their 1/3 share of any additional cost related to the growing wheat crop, including their 1/3 share of the federal crop insurance premium.



**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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