

PRODUCTIVE CULTIVATION



AUCTION



For: **Glunt Family Revocable Trust et. al.**

Thursday, November 10th, 2022

160 acres More or Less Ness County, KS

AUCTION LOCATION: Ness County Bank Building, Ness City, KS 67560 **TIME:** 10:00AM

LAND LOCATION:

From the intersection of 281 & K-96 in Ness City, 9 Mi. W to J Rd., South 5 Mi to 80 Rd. then 1 mile West, and 1/2 mile South to the NW Corner of the Property.

LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Twenty-Seven (27), Township Nineteen (19) South, Range Twenty-Five (25) West of the 6th P.M. Ness County, Kansas

F.S.A. INFORMATION:

154.13 Acres Cultivation
5.64 acres Waterways

GENERAL INFORMATION:

This is a very productive tract of cultivation. The soils are Class II, with 0-3% slopes. The property is terraced with water ways, all of which appears to be in good condition. It has had a good tenant that took great pride in their farming practices.

TAXES:

Sellers to pay the 2022 and prior taxes with the purchaser to be responsible for the 2023 and future taxes. Taxes for 2021 were \$1,245.88.

MINERALS:

All sellers interest to transfer with the property. To the seller's knowledge, all minerals are intact.

GOVERNMENT PROGRAMS:

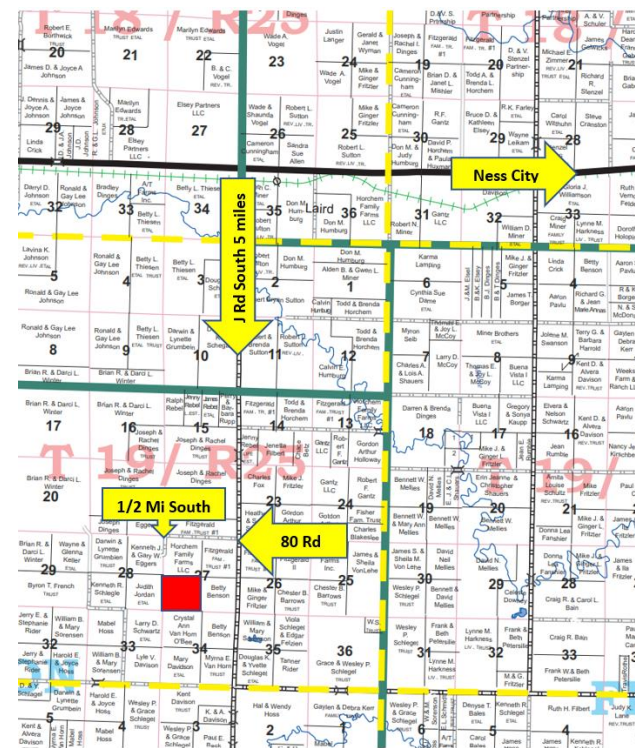
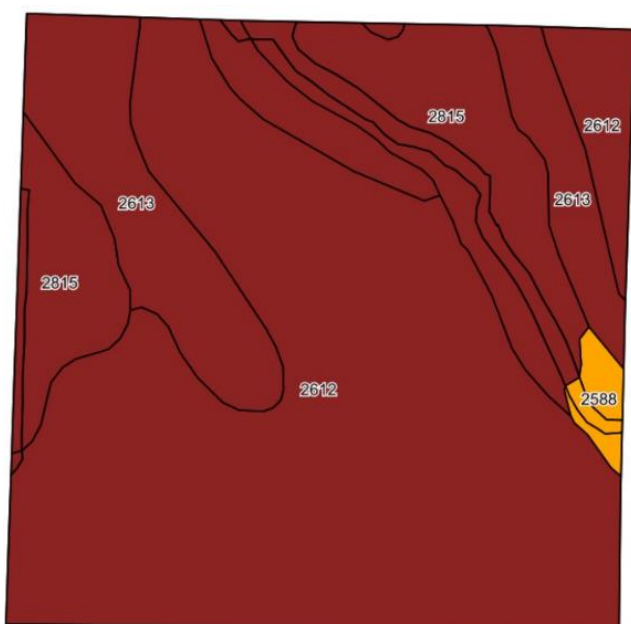
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. The farm is in the PLC program.

POSSESSION:

Possession on approximately 53 acres to be planted to wheat, will be after the 2023 wheat harvest with landowners 1/3 share to be harvested and delivered to an elevator in landowners' name. Landowner/purchaser will be responsible for their 1/3 share of the fertilizer and fungicide if needed, and crop insurance when applicable. Possession on approx. 49 acres of idle acres or wheat stubble will be at closing and purchaser reimbursing tenants for chemical and application completed by Bondurant DE. Grain Co., Ness City in the amount of 883.08. There is also approximately 54 acres planted to milo. These acres have been released by the insurance co. and tenants intend to swath and bale these acres with possession being on or before March 1st, 2023, or sooner if bales can be removed.

	Base Acres	PLC Yield
Wheat	42.59	39
G.S.	44.31	45

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.



2612	Harney silt loam, 0 to 1 percent slopes	99.50	62.3%		IIc
2815	Uly silt loam, 1 to 3 percent slopes	29.82	18.7%		IIe
2613	Harney silt loam, 1 to 3 percent slopes	28.23	17.7%		IIe
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	2.22	1.4%		IVe



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 12th, 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 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 Ness County Abstract & 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.

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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