

Tract I Sold For: \$35,000 Tract II Sold For: \$30,000

Prime Building Site

Rural Water



AUCTION



FOR: THE LATE DUSTIN KARST & TERRA KARST MONDAY, JUNE 11TH, 2018 10 ACRES MORE OR LESS ELLIS CO., KS

AUCTION LOCATION: Holiday Inn Express 4650 Roth Ave,
Hays, KS 67601

TIME: 10:00 a.m.

Land Location

From the Yocemento exit 153 off of Interstate 70, go ¼ mile North to the SEC of Tract 1 with Tract 2 lying just to the North.

From the Junction of Old HWY 40 and Yocemento Ave., go 1 ½ miles North to the SEC of Tract 1 with Tract 2 lying just to the North.

Tract I - Legal Description

A tract of land in the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen (13) South, Range Nineteen (19) West of the 6th P.M., Ellis County, Kansas, described as follows, to-wit: Beginning at the Southeast corner (SE/c) of the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen (13) South, Range Nineteen (19) West of the 6th P.M.; thence North 89 degrees 33 minutes 45 seconds West 565.00 feet to a point; thence North 450.00 feet to a point; thence South 89 degrees 33 minutes 45 seconds East 565.00 feet to a point; thence South 450.00 feet to the point of beginning.

5.1 Acres Currently in Cultivation

Live internet bidding available. Call for details.

Tract II - Legal Description

A tract of land in the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen (13) South, Range Nineteen (19) West of the 6th P.M., Ellis County, Kansas, described as follows, to-wit:

Commencing at the Southeast corner (SE/c) of the Southeast Quarter (SE/4) of Section Nine (9), Township Thirteen (13) South, Range Nineteen (19) West of the 6th P.M., thence North 450.00 feet to the point of beginning; thence North 89 degrees 33 minutes 45 seconds West 565.00 feet to a point; thence North 410.00 feet to a point; thence South 89 degrees 33 minutes 45 seconds East 565.00 feet to a point; thence South 410.00 feet to the point of beginning.

5.0 Acres Currently in Cultivation

General Information

With the properties being within a few miles of Hays and Ellis, they provide the opportunity for a building site and rural living. Tract I would have the ability to have frontage facing either to the East or to the South. This tract also has a water meter with Trego Rural Water District #2. Trego Rural Water District has a main water line that borders the East side of Tract 2. The access to both tracts is provided by well-maintained county roads close to blacktop.

Taxes

Seller to pay 2017 and prior taxes. Purchaser to pay 2018 and subsequent. Tract I 2017 Real Estate taxes were \$33.78 and Tract II Real Estate taxes were \$32.10.

Minerals

All sellers interest to be conveyed to purchaser.

Terms

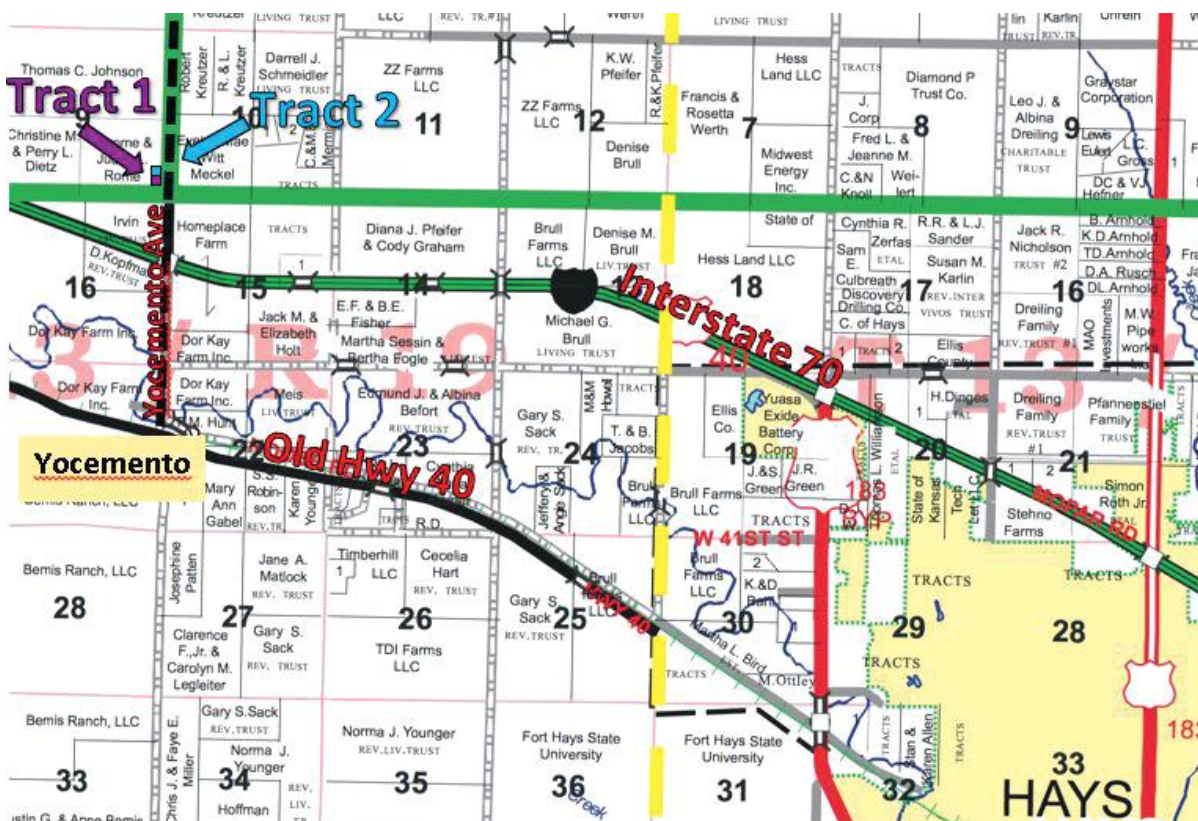
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 11th, 2018 or as soon as title requirements, if any, can be corrected. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to 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, reservation and county zoning regulations of record. Said deed shall be delivered to the purchaser at the same time of settlement. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

Possession

The tenant's intentions are to plant 10.1 Acres to feed. Possession will be after the 2018 harvested crop with 1/3 of the harvested crop going to the purchaser.

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.



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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