

Sold for: \$86,000.00



HUNTING



# AUCTION

FOR: SEARIGHT HEIRS

**MONDAY, NOVEMBER 20TH, 2017**  
**80 ACRES MORE OR LESS**  
**PHILLIPS CO., KS**

**AUCTION LOCATION:** Huck Boyd Community Center- 860 Park St.,  
Phillipsburg, KS

**TIME: 10:00 a.m.**

## Land Location

From the intersection of Hwy 183 and Hwy 36 in Phillipsburg, Ks. Go 13 Miles South to East Cozy Cove Rd, then ½ Mile West to the NEC of the property.

The property is 2 Miles North of the Phillips/Rooks County Line.

## Legal Description

North Half of the Northeast Quarter (N/2 of NE/4) of Section Twenty-Six (26) Township Five (5) South, Range Eighteen (18) West of the 6th P.M. Phillips Co., Ks.

## F.S.A Information

41.31 Acres C.R.P. @ \$45/acre  
contracted 10/01/10 through 09/30/25  
25.5 Acres Cultivation (planted to corn)  
10.11 Acres Trees

## General Info

This 80 acre tract contains excellent soil types on the cultivation as well as portions of the C.R.P. The C.R.P. and heavy tree cover, with the proximity of Bow Creek, provide excellent hunting potential.

## Taxes

Seller to pay 2017 and prior taxes.  
Purchaser to pay 2018 and future taxes.  
2016 taxes were \$645.84.

## Minerals

All sellers interest to be conveyed to purchaser. To seller's knowledge all minerals are intact and will be conveyed to the purchaser.

## Possession

Upon closing on C.R.P. and trees with purchaser receiving 100% of the 2018 and future C.R.P. payments. Possession on the cultivated acres, planted to corn, will be after the 2017 corn harvest.

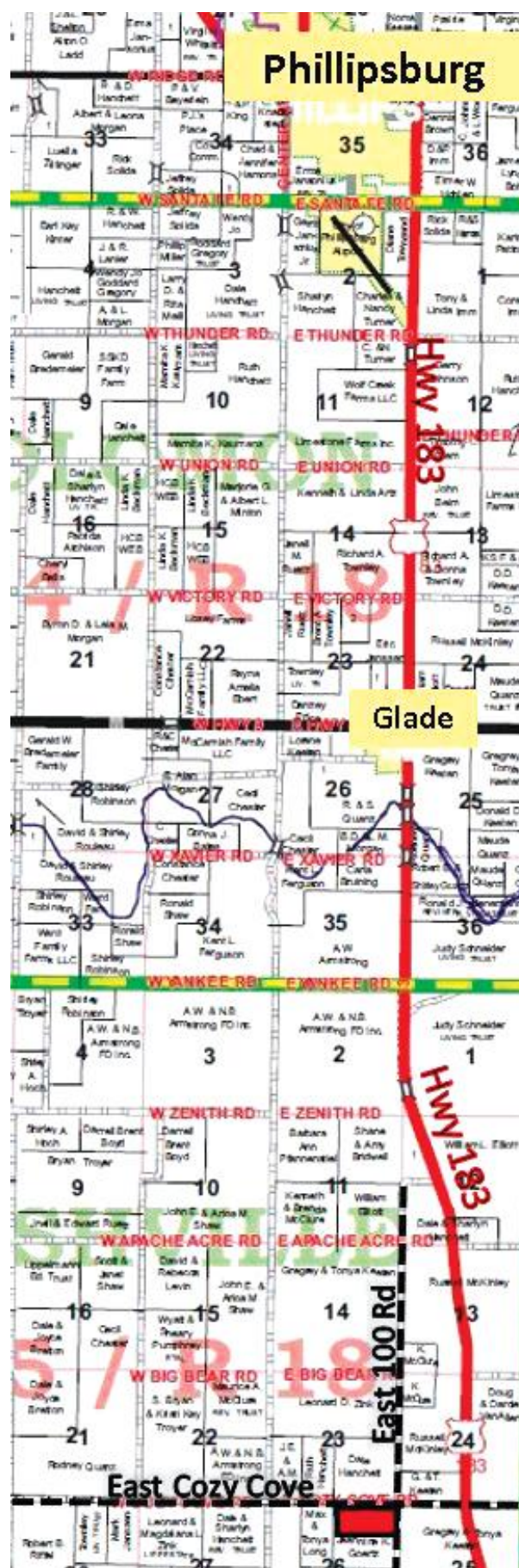
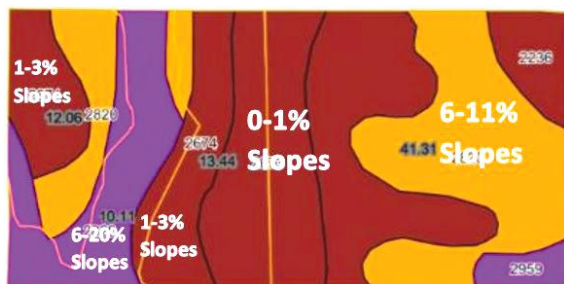
## Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow the current FSA payment guidelines. The property is currently in the PLC program with the base acreages & yields being: Wheat Base: 10.81 Acres Yield 41 Bu., Corn Base: 14.69 Acres Yield 90 Bu.

## 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 20, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

**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.



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