

SOLD: \$132,000.00



Retired C.R.P

Grassland

AUCTION



FOR: DONALD W. MAI TRUST

TUESDAY, JUNE 16TH, 2020

150 ACRES MORE OR LESS

ELLIS CO., KS

AUCTION LOCATION: Knights of Columbus Hall, 1013 Washington St., Ellis, KS.

TIME: 10:00 a.m.

Land Location

From Ellis Ks., I-70 exit 145, go North 10 1/2 miles on Ellis Avenue to the Saline River Road, go 3 miles East to 160th Avenue and 1/2 mile North to SWC of property.

Legal Description

The Northwest Quarter (NW/4) of Section Seven (7), Township Eleven (11) South, Range Nineteen (19) West of the 6th P.M. Ellis County, Kansas.

F.S.A. Information

103.1 Acres Cultivation and retired C.R.P.
48.42 Grassland

General Info

This is a nice tract of land that has good access by maintained county roads on the west and north sides. The grassland is watered by a well in the southwest corner. The cultivated acres are productive with 1 to 3 % slopes, with the balance of the retired C.R.P. that has been hayed. It is clean and provides many future options.

Taxes

Sellers to pay 1st half of 2020 and prior taxes based upon the 2019 taxes. Purchasers to pay the 2nd half of 2020 and subsequent taxes. Taxes for 2019 were \$377.80.

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
Wheat- 51.4	29 bu.

Minerals

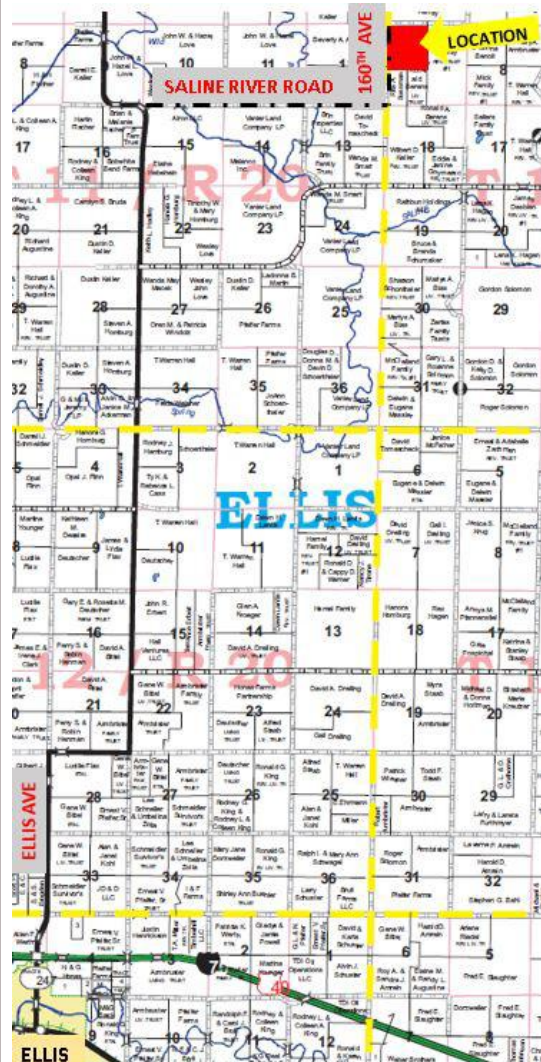
All Sellers interest to be conveyed.

Possession

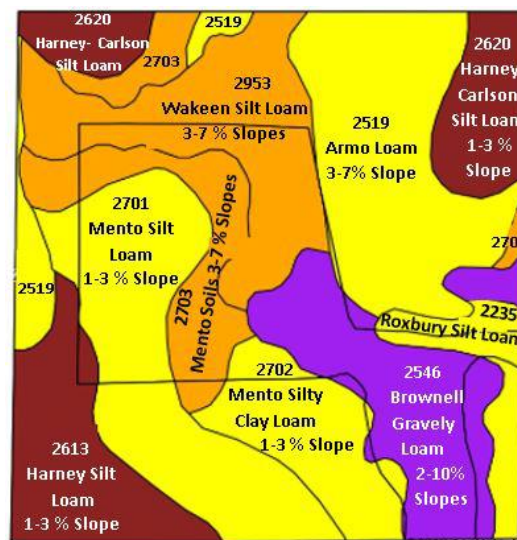
Possession will be after the 2021 wheat harvest with Landowner receiving their 1/3 share of the harvested crop delivered to an elevator in purchaser's name. Possession on the fenced grassland will be December 1st, 2020, with Purchaser receiving the 2020 grass rent. Possession on the retired C.R.P. hayed acres will also be December 1st, 2020 with Purchaser to receive a 1/3 share of the hay bales.

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 16th, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract 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.



**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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