

Tract I Sold for: \$150,000

Tract II Sold for: \$72,000



AUCTION

FOR: CARL (COWBOY) & AGNES JOCHEMS TRUST

MONDAY, OCTOBER 1ST, 2018

240 ACRES MORE OR LESS
FORD CO., KS

AUCTION LOCATION: Parish Center—105 South Main St.,
Spearville, KS 67876

TIME: 10:00 a.m.

Land Location

From the intersection of Hwy 94 & Hwy 56 in Spearville, KS, go 9 Mi. East to 135 Rd., 4 Mi. South to Garnett Rd., ½ Mi. E, then 6 ½ Mi. South to the Northeast Corner of Tract 1.

Tract I - Legal Description

Southeast Quarter (SE/4) Section Two (2) Township Twenty-Seven (27) South, Range Twenty-One (21) West of the 6th P.M. Ford Co., Ks

F.S.A. Information

93.1 Acres C.R.P. @ \$26.06/acre through 2020
62.41 Acres Grassland
0.5 Acres Trees

General Information

This property offers outstanding water located in the previously operated sand pit. The close proximity of the Arkansas River, the existing C.R.P., and the water source would provide recreation & excellent hunting potential.

Tract II - Legal Description

West Half of the Northeast Quarter (W/2 of the NE/4) Section Eleven (11) Township Twenty-Seven (27) South, Range Twenty-One (21) West of the 6th P.M. Ford Co., Ks.

F.S.A. Information

79.06 Acres C.R.P. @ \$28.52/acre through 2020
0.49 Acres Trees

General Information

This tract has one water well powered by electricity (currently disconnected) located on the North end of the property. Both tracts are nearly level.

Minerals

All Seller's interest to be conveyed to the purchaser. To sellers knowledge, all mineral rights are intact.

Taxes

Seller to pay 2018 and prior taxes.
Purchaser to pay 2019 and future taxes.
2017 taxes on Tract 1: \$539.28, Tract 2: \$281.52.

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.

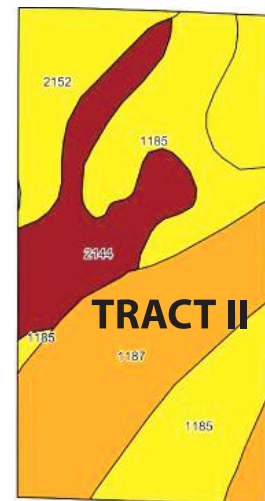
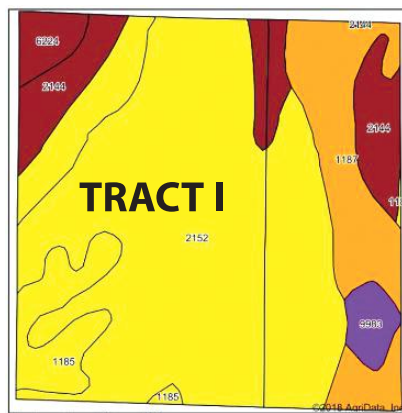
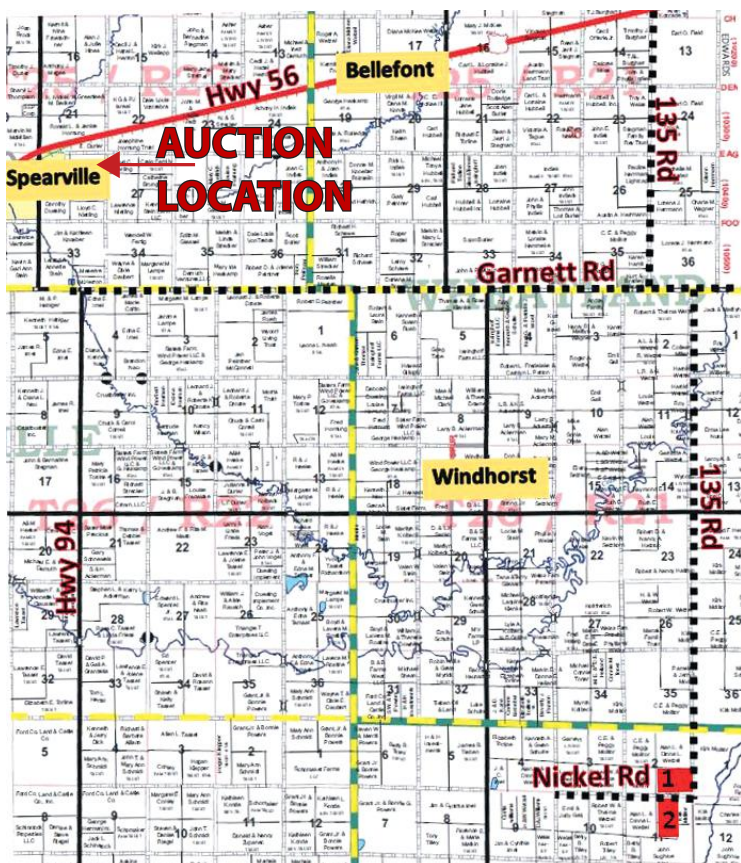
Possession

Upon closing on C.R.P. with the purchaser to receive 100% of the 2019 and future C.R.P. payments. Grassland possession will be on November 1st, 2018.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 1st, 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, reservations and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish sufficient 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.



Farmland Auction & Realty Co., Inc.

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