



AUCTION



FOR: BURTON FAMILY TRUST
TUESDAY, JULY 5, 2016

480 ACRES MORE OR LESS
Hodgeman Co., KS

AUCTION LOCATION: Parish Center 105 North Main St. Spearville, KS

TIME: 10:00 a.m.

Manner of Sale:

Land to sell in individual Tracts

Tract I - Legal Description

South Half of the Southeast Quarter (S/2 of the SE/4) of Section Thirty-Four (34) Township Twenty-Four (24) South, Range Twenty-Two (22) West of the 6th P.M. Hodgeman County, Kansas.

F.S.A. Information

79.8 Acres Cultivation
 50.79 Acres Wheat Base, 15.89 Acres Grain Sorghum Base

General Information

This tract is 95% Harney Silt Loam 0-1% Slopes.

Tract II - Legal Description

Northeast Quarter (NE/4) of Section Thirty-Four (34) Township Twenty-Four (24) South, Range Twenty-Two (22) West of the 6th P.M. Hodgeman County, Kansas.

F.S.A. Information

157.95 Acres Cultivation
 94.99 Acres Wheat Base, 38.21 Acres Grain Sorghum Base

General Information

This Tract has 65% Harney Silt Loam 0-3% Slopes.

Land Location

From the intersection of 50-56 Highway & 126 Rd. in Spearville go 4 miles North to A Rd., then 1 1/2 miles East to the Southeast Corner of Tract I.

Tract III - Legal Description

Northwest Quarter (NW/4) and the North Half of the Southwest Quarter and the (N/2 of the SW/4) of Section Thirty-Five (35) Township Twenty-Four (24) South, Range Twenty-Two (22) West of the 6th P.M. Hodgeman County, Kansas.

F.S.A. Information

108.98 Acres Cultivation
 119.21 Acres Grassland
 4.17 Acres Old Farmstead
 89.06 Acres Wheat Base, 27.86 Acres Grain Sorghum Base

General Information

The Cultivation has highly productive soil types. The Grassland features two wind-mills. The farmstead has one well on an

electric powered pump jack and also a 34' X 36' Farm Utility building, grain bin and other out buildings. No Inspections to be provided.

Minerals

All sellers interest to be conveyed, to seller's knowledge all minerals are intact.

Taxes

Sellers to pay 1st half of 2016 and prior taxes based on 2015 taxes. Purchaser to pay 2nd half of 2016 and future taxes. 2015 Taxes on Tract I-\$486.26, Tract II-\$868.12 & Tract III- \$881.50.

Possession

November 1st, 2016 on grassland and farmstead, after the 2017 Wheat Harvest with seller's 1/3 share of the harvest wheat delivered to the nearest elevator in the purchaser's name. Purchaser responsible for 1/3 share of the fertilizer cost on the 2017 planted wheat.

Terms

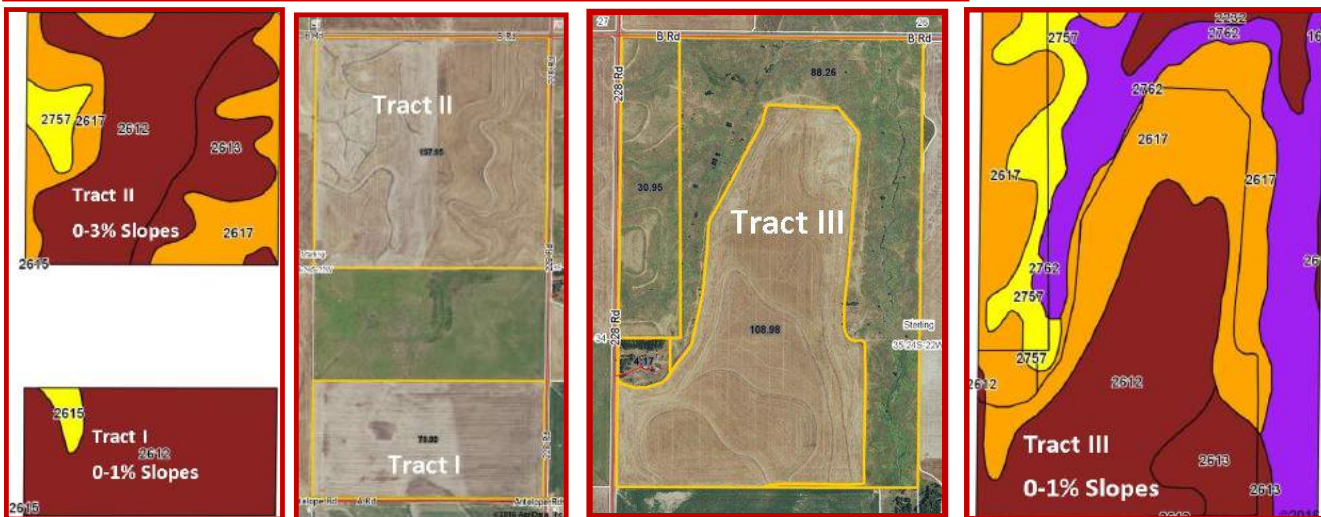
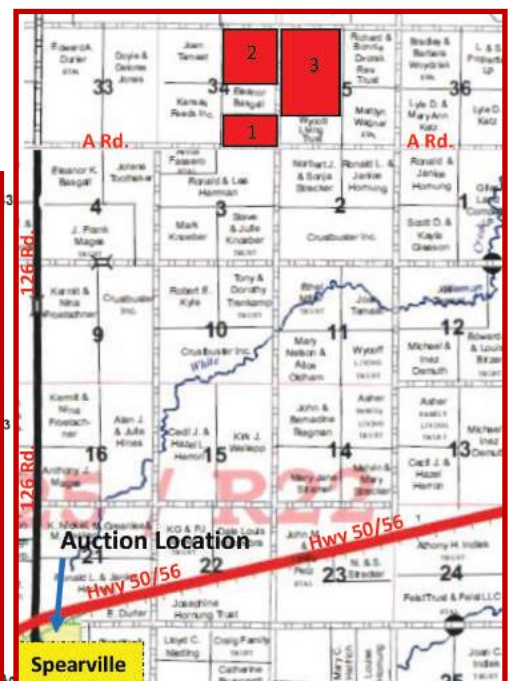
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before August 5th, 2016 or as soon as title requirements, if any, can be corrected. Title insurance cost will be paid by seller.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Payments to follow crop interest.

Code	Soil Description	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)
2612	Harney silt loam, 0 to 1 percent slopes		IIc	I	3455
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded		IVe	IIIe	2975
2613	Harney silt loam, 1 to 3 percent slopes		IIe	IIe	3455
2757	Penden silty clay loam, 3 to 7 percent slopes		IIIe	IIIe	2210
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded		IIIe	IIe	2975
Weighted Average					3306.3

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.



Farmland Auction & Realty Co., Inc.

1390 E. 8th, Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851
 E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com

