

Sold For: \$170,000.00



Cultivation

AUCTION



FOR: THE WRIGHT FAMILY

MONDAY, AUGUST 15TH, 2016

160 ACRES MORE OR LESS
Hodgeman CO., KS

AUCTION LOCATION: King Center 1312 Main St.,
Jetmore, KS 67854

TIME: 10:00 a.m.

Land Location

From the intersection of Hwys 283/156 in Jetmore go 6 1/2 miles East on 156- 5 1/2 Miles South on Rd 225- 1 1/2 Miles East on Rd H to the Southwest Corner of the property.
From the intersection of Hwys 50/56 and 126 Rd in Spearville go 11 Miles North on 126 Rd/ Rd 226 then 1/2 Mile East on Rd H to the Southwest Corner of the property.

Legal Description

Southeast Quarter (SE/4) of Section Twenty-Eight (28) Township Twenty-Three (23) South, Range Twenty-Two (22) West of the 6th P.M. Hodgeman County, Kansas

F.S.A. Information

42.92 Acres Cultivation
17 Acres Grassland
26.4 Acres C.R.P @ \$49.10/acre per year contract dated 10-1-13 through 9-30-23
25.5 Acres C.R.P. @ \$37.82/acre per year contract dated 5-1-11 through 9-30-25
42.8 Acres C.R.P. @ \$34.40/acre per year contract dated 10-1-11 through 9-30-21

Possession

Possession will be at closing on the C.R.P. with Purchaser receiving 100% of the 2016 C.R.P. payment and all future payments. Possession on the Grassland will be November 1, 2016. Possession on Cultivation, which is all wheat stubble, will be immediate.

General Information

This is a nice, well balanced tract of land with excellent cultivation and excellent soil types on the C.R.P. The windmill on the grassland will enhance the grazing on the C.R.P. acres.

Government Programs

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

Taxes

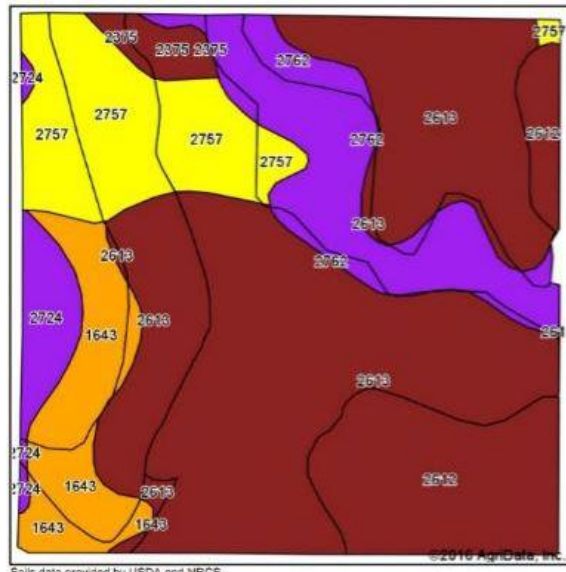
The seller will pay 2015 taxes and prior, purchaser to pay 2016 taxes and future. 2015 taxes were \$601.20.

Minerals

All seller's interest to be conveyed to purchaser.

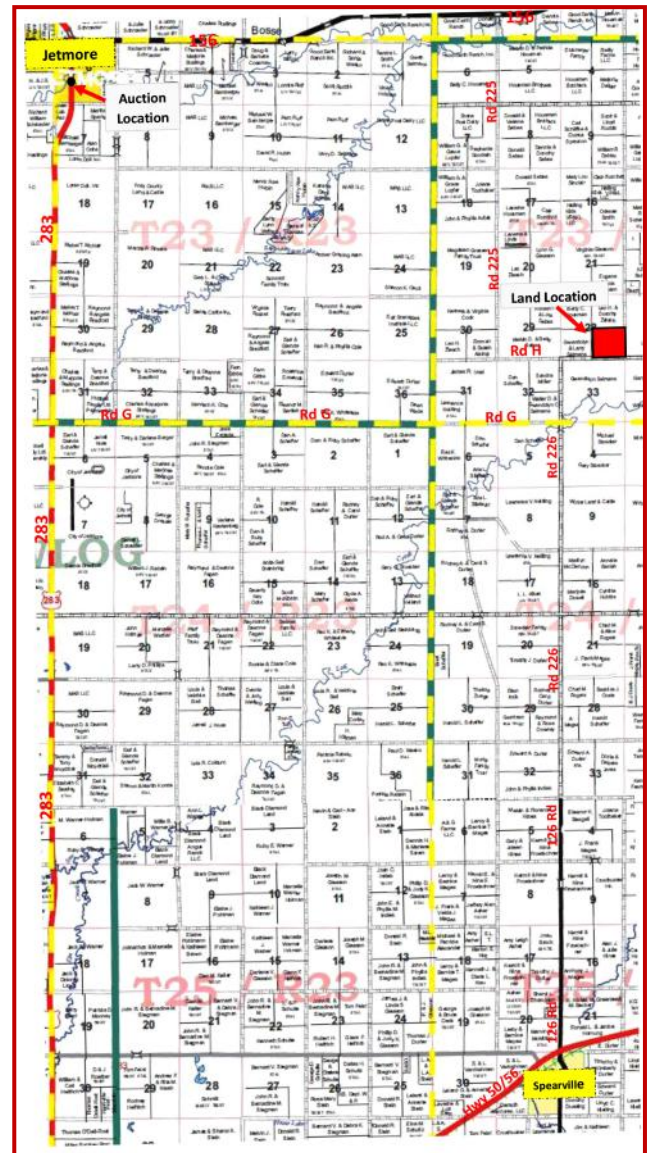
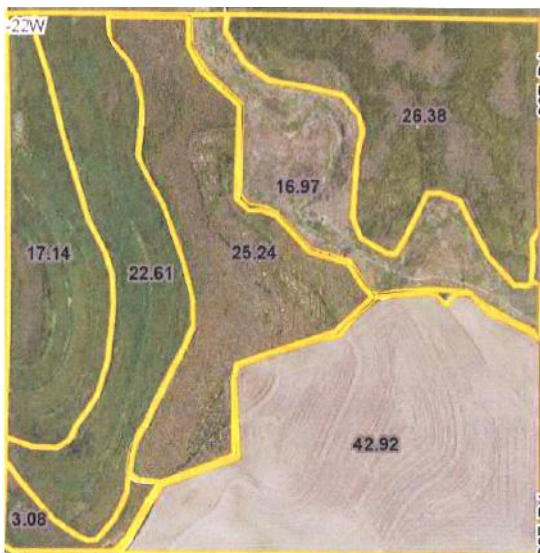
Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before September 8th, 2016 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.



Soils data provided by USDA and NRCS. ©2016 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %	Ir Class %	Range Production (lbs/acre/yr)	Alfalfa Hay Irrigated	Cl
2813	Harney silt loam, 1 to 3 percent slopes	72.29	46.8%		ile	ile	3455		
2812	Harney silt loam, 0 to 1 percent slopes	21.89	14.0%		ilc	l	3455		
2757	Penden silty clay loam, 3 to 7 percent slopes	19.99	12.9%		ille	ille	2210		
2762	Penden-Humbarger complex, 0 to 12 percent slopes	19.56	12.7%		Vie	Vie	2045		
1843	Kim-Penden silty clay loams, 3 to 6 percent slopes, eroded	12.80	8.3%		Ive	ille	2080		2
2724	Nilson-Wakeen complex, 2 to 40 percent slopes	5.39	3.5%		Vie		2500		
2375	Roxbury silt loam, rarely flooded	2.88	1.9%		ile	l	3000		
Weighted Average									3073.9 0.2



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.

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