

SOLD: 270,000.00

Cultivation



AUCTION

Cultivation



FOR: MARILYN A. CARLSON TRUST, EARL V. CARLSON TRUSTEE

MONDAY, NOVEMBER 18TH, 2019

160 ACRES MORE OR LESS

ELLIS CO., KS

AUCTION LOCATION: Rose Garden Banquet Hall, 2350 E. 8th St., Hays, KS 67601 **TIME: 10:00 a.m.**

Land Location

From the junction of HWY 183 and Old HWY 40 bypass, at the south edge of Hays, Ks. go 5 miles South to the Antonino Road, then West 5 miles to 200th Avenue, then 1 mile North to the SEC of the property.

Legal Description

The Southeast Quarter (SE/4) of Section Twenty-seven (27), Township Fourteen (14) South, Range Nineteen (19) West of the 6th P.M., Ellis County, Kansas

F.S.A Information

142.79 Acres Cultivation
5.69 Acres Waterways
9.27 Acres Unfenced Grass

General Info

This is a very nice productive tract of land consisting of approximately 75% class II soils. The location is excellent being one half mile off of the black top and having well-maintained county gravel roads on the South and East sides.

Taxes

Seller to pay 2019 and prior taxes. Purchaser to pay 2020 and future taxes.

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- 62.86	33 bu.
Corn- 31.45	65 bu.
Soybeans- 30.09	16 bu.

Minerals

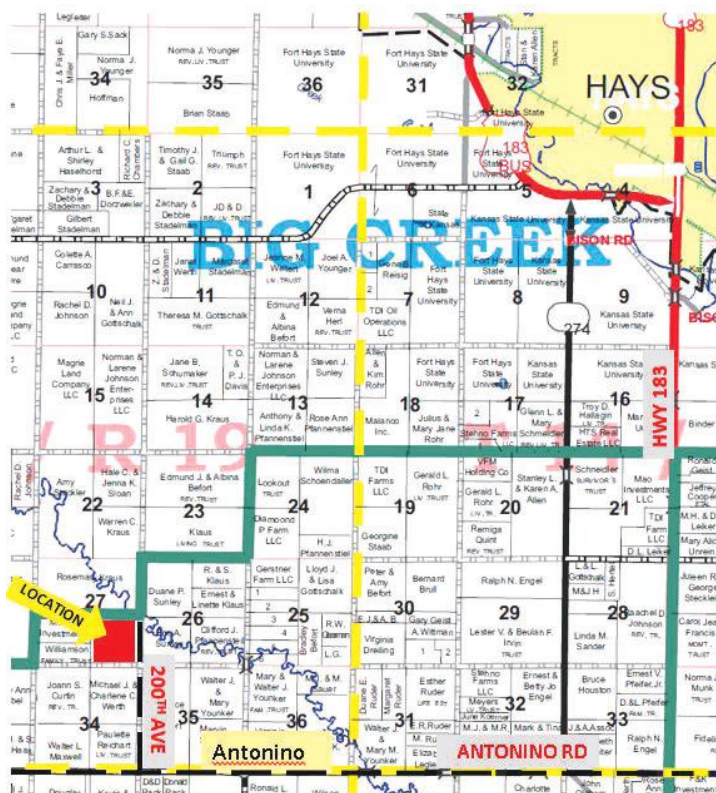
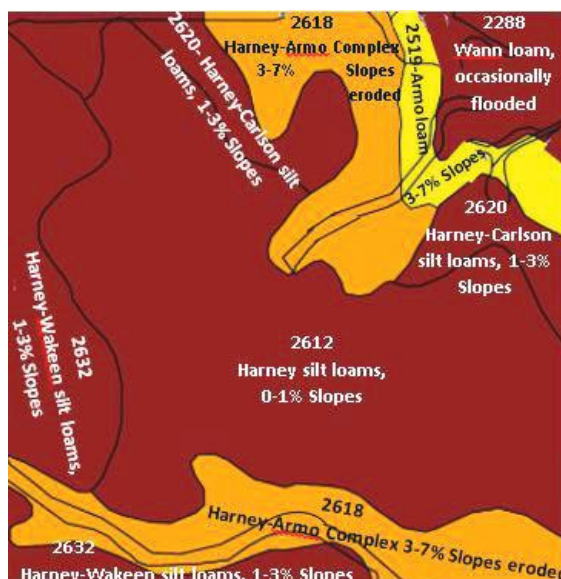
To Sellers knowledge all the minerals are intact, and will be conveyed to Purchaser.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 20, 2019 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 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(S).

Possession

Possession will be at closing on the grassland, waterways, and planted milo acres. In the event the milo acres are not harvested at closing, possession on those acres will be after the completion of said harvest.



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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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