



Mineral Production

C.R.P.

Grassland

AUCTION



FOR: BOGLEIGH WALLAH WEST LLC "THE BEECHING FARM"
MONDAY, OCTOBER 15TH, 2018
1,120 ACRES MORE OR LESS
ELLIS & RUSH CO., KS

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

Land Location

From the intersection of Old Hwy 40 and Pfeifer Ave. in Victoria, Ks, go South 10 ¼ Mi. to S County Line Rd then East 3 Mi. to the Southwest Corner of Tract III and the Northwest Corner of Tract V. From the intersection of U.S. Hwy 183 and Ave. D in Liebenenthal, Ks, go East 12 ½ Mi. to CR 370, then North 1 Mi. to the Southeast Corner of Tract I.

Tract I - Legal Description

Southeast Quarter (SE/4) Section Nine (9) Township Sixteen (16) South, Range Sixteen (16) West of the 6th P.M. Rush Co., Ks.

F.S.A. Information

Approx. 153.81 Acres Cultivation
 5.34 Acres Waterways

General Information

This tract has excellent soils consisting of mostly Harney Silt Loams with 1-3% slopes. Access is on the South and East sides by well-maintained county roads.

Tract II - Legal Description

Northwest Quarter (NW/4) of Section Nine (9) Township Sixteen (16) South, Range Sixteen (16) West of the 6th P.M. Rush Co., Ks.

F.S.A. Information

Approx. 143.71 Acres Cultivation
 11.09 Acres Unfenced Grassland
 Approx. 2.71 Acres Waterways

General Information

The cultivation on this tract is very productive and consists predominantly of Harney and Wakeen Silt Loams with 1-3% slopes. Property has been well-maintained by the tenant with soil conservation practices being implemented.

Tract III - Legal Description

South Half (S/2) Section Thirty-Four (34) Township Fifteen (15) South, Range Sixteen (16) West of the 6th P.M. Ellis Co., Ks—**surface rights only.**

F.S.A. Information

78.39 Acres Cultivation
 239.92 Acres Fenced Grassland
 0.56 Acres Lease Roads

General Information

This is a very nice half section that is balanced with productive cultivation containing good soils being mostly Harney Silt Loams with 1-3% slopes. The grassland is excellent with good natural water throughout the draws & offers excellent access on the West and South sides provided by well-maintained county roads. This property would offer great hunting potential for upland bird & large game with the Smoky Hill River ½ Mile to the North.

Tract IV Minerals

All of seller's mineral and producing royalty interest in and under the S/2 34-15-16 Ellis Co., Ks (Tract III) with two (2) producing oil wells. The first well is located in the SW/4, producing from the Lansing formation completed in 1945. Decimal interest being 0.03470420. Total production for 2014-2,451bbls, 2015-2,577bbls, 2016-2,431bbls, 2017-1,988bbls. The second well is located in the SE/4, producing from the Conglomerate formation completed in 1975. Decimal interest being 0.125. Total production for 2014-517bbls, 2015-492bbls, 2016-467bbls, 2017-365bbls. Effective date of transfer will be January 1st, 2019.

Tract V - Legal Description

Northeast Quarter (NE/4) Section Nine (9) the Southeast Quarter (SE/4) Section Four (4)—**including all seller's mineral rights, & Northeast Quarter (NE/4) Section Four (4)—surface rights only.** All in Township Sixteen (16) South, Range Sixteen (16) West of the 6th P.M. Rush Co., Ks.

F.S.A. Information

204.14 Acres C.R.P. @ \$30.87/acre contracted 10-01-11 through 9-30-21
 250.83 Acres Fenced Grassland
 Approx. 20.32 Acres Cultivation
 Approx. 0.62 Acres Waterway

General Information

The grassland is currently watered by pond & has productive grasses to provide for livestock. Access to this property is from the North and East sides.

Tract VI Minerals

All of seller's mineral and producing royalty interest in and under the NE/4 4-16-16 Rush Co., Ks (Tract V). Producing in the Arbuckle formation completed in 2011.

Decimal interest being 0.0125. Total production for 2014-4,226bbls, 2015-3,689bbls, 2016-3,425bbls, 2017-2 656bbls. Effective date of transfer will be January 1st, 2019.

Taxes

Seller to pay 2018 and prior taxes. Purchaser to pay 2019 and future taxes. 2017 taxes on the E/2 4-16-16 Rush Co., Ks were \$648.84, on the N/2 & the SE/4 9-16-16 Rush Co., Ks were \$2,595.32, & on the S/2 34-15-16 Ellis Co., Ks were \$897.84.

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.

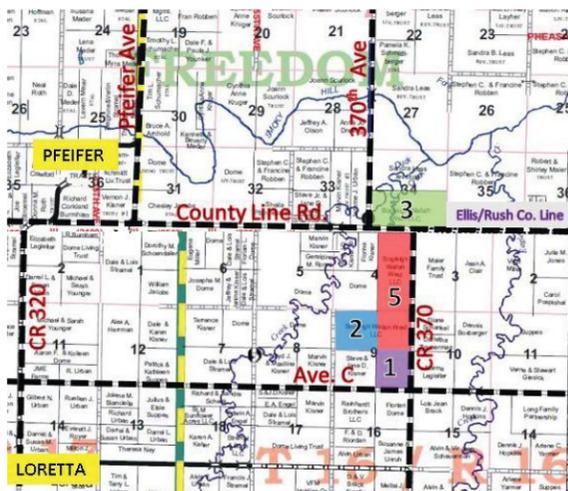
Base Acres	PLC yield	Program
Wheat- 366.2	32bu.	ARC
G. S.- 38.8	44bu.	PLC

Possession

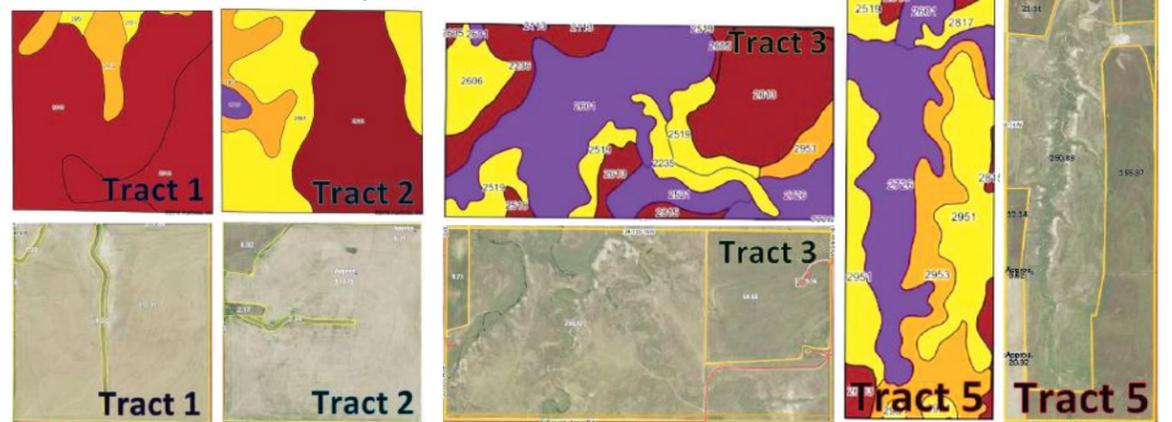
Upon closing on the C.R.P. Purchaser to receive 75% of the 2019 and future C.R.P. payments. March 1st, 2019 on the grassland & after the 2019 wheat harvest on the planted wheat acres with 1/3 of the harvested wheat delivered to the nearest elevator in the purchaser's name.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be after January 1st, 2019 and before January 7th, 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 sufficient deed and title insurance showing merchantable title in Seller. In the event a survey is necessary to establish the boundary line between the tracts being sold, it will be the responsibility and cost of the purchaser and adjoining land owner.



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.

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

