

GRASSLAND

CROP LAND

C.R.P.



AUCTION



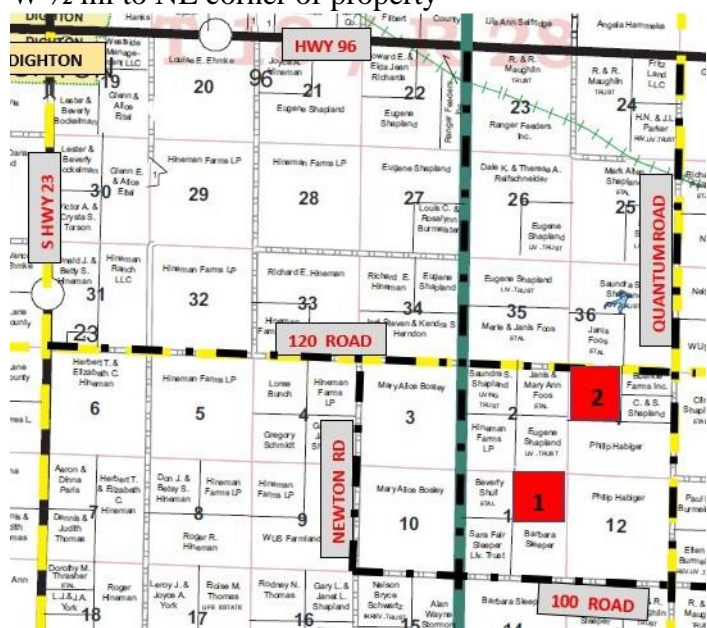
For: Marletta Schwartz Monday, April 24, 2023 320 +/- Acres Lane County, KS

AUCTION LOCATION: St. Theresa Parish Center 335 S. 1 st Street Dighton, KS	TIME: 10:00 am	LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS
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LAND LOCATION:

TRACT 1: From Jct. KS Hwy 96 & KS Hwy 23 Dighton, KS: 3 mi S to 120 Rd, E 3 mi to Newton Rd, S 2 mi to 100 RD, E 1 mi then N 1 mi then E 1/2 mi to NE corner of property

TRACT 2: From Jct. KS Hwy 96 & KS Hwy 23 Dighton, KS: 6 mi E to Quantum Rd, 3 mi S to 120 Rd, W 1/2 mi to NE corner of property



TAXES:

Purchaser to pay 2023 and all future taxes. 2022 taxes on Tract 1 were \$987.64; Tract 2 were \$623.96

MINERALS:

To Sellers knowledge 100% of minerals are intact. Seller is reserving all mineral rights for 10 years or as long as oil, gas and/or other minerals are being produced

POSSESSION:

Upon closing, with Purchaser to receive Sellers share, being 100%, of the 2023 C.R.P. payment.

GOVERNMENT PROGRAMS:

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines.



LEGAL DESCRIPTION

TRACT 1:

The Northeast Quarter (NE/4) of Section Eleven (11), Township Nineteen (19) South, Range Twenty-Eight (28) West of the 6th P.M. Lane County, KS

F.S.A. INFORMATION

157.54 Acres C.R.P.
Contract @ \$31.00/Acre
10/1/2020 - 9/30/2035

GENERAL INFORMATION:

This is a nice, productive tract of land w/ 83% being Richfield silt loam, 17% Harney silt loam both having 0 to 1% slopes. This nearly level tract of land could be taken out of C.R.P. and put back into production by paying back 2 years of payments plus interest.

LEGAL DESCRIPTION

TRACT 2:

The Northwest Quarter (NW/4) of Section One (1), Township Nineteen (19) South, Range Twenty-Eight (28) West of the 6th P.M. Lane County, KS

F.S.A. INFORMATION:

70.30 Acres C.R.P.
Contract @ \$31.00/Acre
10/1/2020 - 9/30/2035
70.40 acres C.R.P.
Contract @ \$30.89/Acre
10/1/2012 - 9/30/2027
18.96 Acres Unfenced Grassland

GENERAL INFORMATION:

This nice tract of land offers an approx. 70.3-acre tract of C.R.P. with Richfield silt loam soils 0 to 1% slopes that could be put back into production by paying back 2 years of payments plus interest.

There is a second tract of C.R.P. being approx. 70.4 acres expires in 2027. The access is good via CR 120 on the north side of the property.

TERMS:

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 1, 2023, or as soon as title requirement, 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, rights-of-way, 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Ness County Abstract & Title Company. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

AGENCY DISCLOSURE: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

Farmland Auction & Realty Co., Inc.



Roger Legleiter
Licensed R/E Sales & Auctioneer
1390 E. 8th, Unit A Hays, KS 67601
E-mail: farmland@farmlandauction.com

Jason Pfeifer
Broker & Auctioneer
(785) 628-2851

Kalli Pfeifer
Licensed R/E Sales
Toll Free: 1-888-671-2851



Web: www.farmlandauction.com

