

SOLD: \$181,000.00

Grassland

Producing Minerals

C.R.P.



# AUCTION



FOR: CHARLIE AND SHERRY DEHAAN

WEDNESDAY, JUNE 17TH, 2020

80 ACRES MORE OR LESS  
ELLIS CO., KS

**AUCTION LOCATION:** Victoria VFW—204 E. Main St., Victoria, Kansas

**TIME: 10:00 a.m.**

### Land Location

From Exit 176 in Victoria Ks. go North 1 1/2 miles to Vineyard Rd then go East 1 mile to the Southwest Corner of the property.  
From Victoria go East 1 mile on Highway 40 to 350th Ave. then go North 3 and 1/8 miles to the Southwest Corner of the property.

### Legal Description

The South Half (S/2) of the Southwest Quarter (SW/4) in Section Twenty (20) Township Thirteen (13) South Range Sixteen (16) West of the 6th P.M. Ellis County Kansas.

### F.S.A. Information

46.57 Acres Fenced Grassland  
29.34 Acres C.R.P. @ \$54.47/acre from 10-01-2013 to 9-30-2023, landowner receiving 100% of payment  
.99 Acres Lease Roads & Tank Battery Site

### General Info

This is a very nice property that has been well managed over the years. This property has very good warm and cool season grasses that are fenced with a newer 5 wire barbed wire fence. The grassland is watered by a spring fed pond as well as a water well powered by an electric pump. This property also has a livestock catch pen constructed of pipe and rods, all in great condition. The C.R.P. and minerals offers excellent potential for additional income opportunities.

### Taxes

Seller to pay the 2019 and prior Real Estate taxes. Purchaser to pay 2020 and future taxes. 2019 taxes were \$340.44. The Seller to pay the 2020 and prior oil royalty taxes. Purchaser to pay 2021 and future that were \$339.00 in 2019.

### 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. Purchaser to receive the 2020 and future C.R.P. payments.

### Minerals

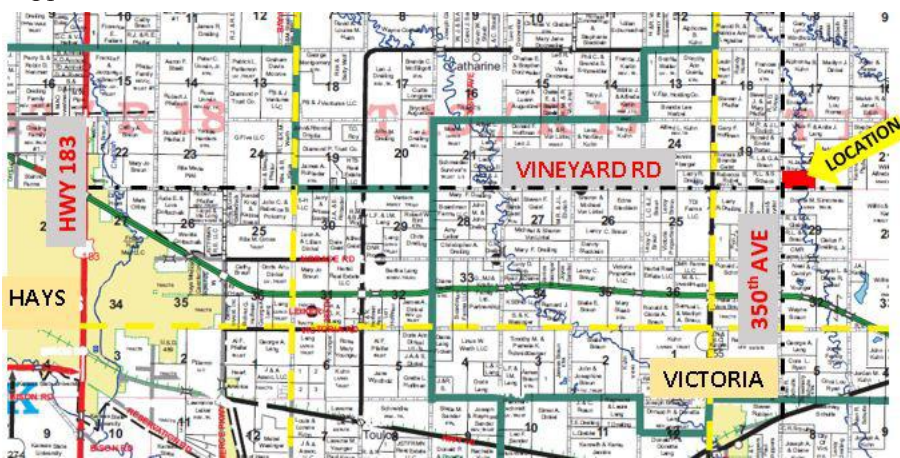
Sellers to convey all minerals and producing royalty interest, decimal interest being .125000. The producing well is from the Arbuckle/Lansing formation completed in January in 2004, with a total yearly production as follows: 2015-715bbl, 2016-681bbl, 2017-637bbl, 2018-611bbl, 2019-560bbl. The effective date of transfer will be August 1st, 2020.

### Possession

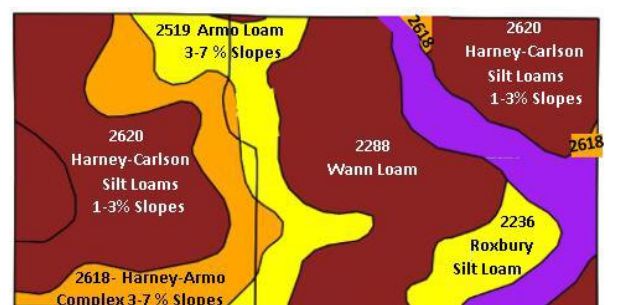
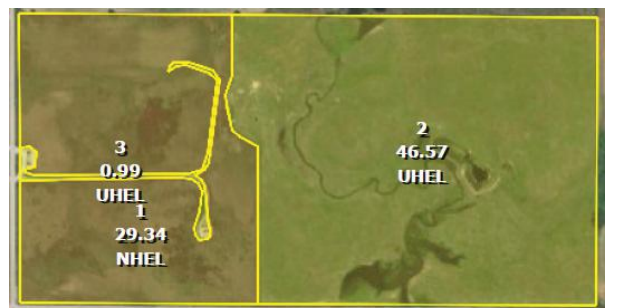
Possession on the grassland and C.R.P. will be immediate upon the signing of contracts by both the Buyer and Seller, and receipt of the down money day of sale.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before July 17th, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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 title insurance showing merchantable title in Seller. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.



Live internet bidding available. Call for details.



**Agency Disclosure:** Farmland Auction & Realty Co., Inc. is the agent of the Seller. The Seller, Sherry Dehaan, is a Kansas Licensed Real Estate Salesperson. 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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