

Sold For: \$166,000



AUCTION

FOR: GARY & DIANE KILIAN

MONDAY, NOVEMBER 5TH, 2018

160 ACRES MORE OR LESS
RUSSELL CO., KS

AUCTION LOCATION: Dole-Specter Conference Center at Fossil Creek
Hotel Inn & Suites • 1430 S Fossil St., Russell, KS

TIME: 10:00 a.m.

Land Location

From the intersection of Hwy 40 & Hwy 281 in Russell, Ks, go North 10 Miles to Saline Rd. then, West 1/2 Mile to the Northeast Corner of the property.
From the intersection of Hwy 18 & Hwy 281, go South 6 Miles then, West 1/2 Mile to the Northeast Corner of the property.

Legal Description

Northwest Quarter (NW/4) Section Ten (10) Township Twelve (12) South, Range Fourteen (14) West of the 6th P.M. Russell County, Ks

F.S.A. Information

79.89 Acres Grassland
73.37 Acres Cultivation
2.94 Acres Waterways

General Information

This tract is located one half mile West of Hwy 281 with well-maintained county gravel roads on the North and West sides of the property providing excellent access. The cultivation is very productive with a high percentage of fertile Harney Silt Loam and Roxbury Silt Loam with 1-3% slopes. The grassland is productive as well with good bottom land grass that is watered by a water well powered by electricity, as well as rural water. The water tank and an automatic waterer are located in an excellent set of pipe corrals and livestock facility. There is an abundance of trees not only providing shade and winter protection for livestock, but also provides an excellent hunting potential for large game hunting.

Minerals

All Seller's interest to be conveyed to the purchaser. To sellers knowledge, all mineral rights are intact.

Taxes

Seller to pay 2018 and prior taxes, based on the 2017 taxes if the 2018 taxes are not yet available at time of closing. Purchaser to pay 2019 and future taxes. 2017 taxes were \$1,108.62.

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.

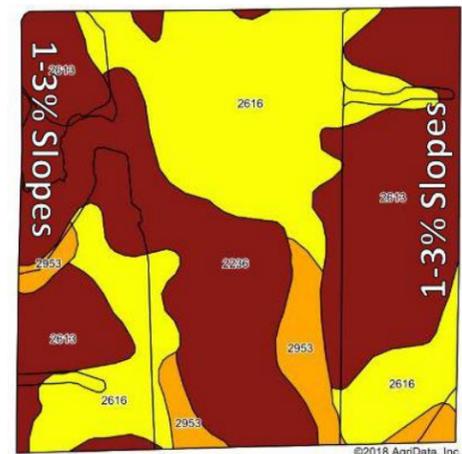
base acres	PLC yield	Program
Wheat- 38.3	39bu.	PLC
G. S.- 7.4	57bu.	PLC

Possession

Possession on the planted wheat acres will be after the 2019 wheat harvest or on August 1st, 2019, whichever comes first. After the 2018 milo harvest on approx. 39.42 acres planted to milo. December 1st, 2018 on grassland. Tenant & sellers reserve all personal property, including but not limited to, a squeeze chute, propane tank, mineral feeder, and pump jack. The metal calf sheds and tire bunks will be left with 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 December 5th, 2018 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 with the cost of the title insurance to be split equally between the Purchaser and the Seller.



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.

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