

Sold For: \$311,000.00



# AUCTION



FOR: MARGARET BRENNER ESTATE AND ELEANOR M. REIF TRUST

MONDAY, MARCH 28TH, 2016

**160 ACRES MORE OR LESS**  
HODGEMAN CO., KS

**AUCTION LOCATION:** King Center, 1312 Main St., Jetmore, KS 67854 **TIME:** 11:00 a.m.

**Legal Description**

Southwest Quarter (SW/4) of Section Twenty-Seven (27), Township Twenty-three (23) South, Range Twenty-Five (25) West of the 6th PM, Hodgeman County, Kansas

**F.S.A Information**

158.5 Acres Cultivation  
(Approx. 80 Acres Planted Wheat)  
1.79 Acres Grassland  
Wheat Base 106.8, Yield 38 in ARC-CO;  
Grain Sorghum Base 45.5, Yield 41 in PLC;

**Land Location**

From the junction of Highway 283 and Highway 156 in Jetmore, Kansas go 8 1/4 miles west to County Road 210, 4 miles south to H Road, and 1/2 miles west to the Southeast Corner (NEC) of the property.

**General Information**

This property is nearly level with highly productive soil types.

**Possession**

Upon closing on idle cultivation with purchaser paying the tenant \$880.00 for previous tillage costs. Possession on planted wheat acres will be after the 2016 wheat harvest with landowner(s) 1/3 share of the harvested wheat delivered to the nearest elevator in the Purchaser(s) name, with the buyer paying 1/3 of any additional costs associated with the growing wheat crop.

**Mineral Rights**

All Sellers Interest to be Conveyed, to seller's knowledge minerals are intact.

**Taxes**

Seller to pay 2015 and prior taxes, 2015 taxes were 958.80. Purchaser to pay 2016 and future taxes.

**Terms**

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before, April 28th, 2016 or as soon as title requirements, if any, can be corrected.

**Government Program**

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Payments to follow crop interest.

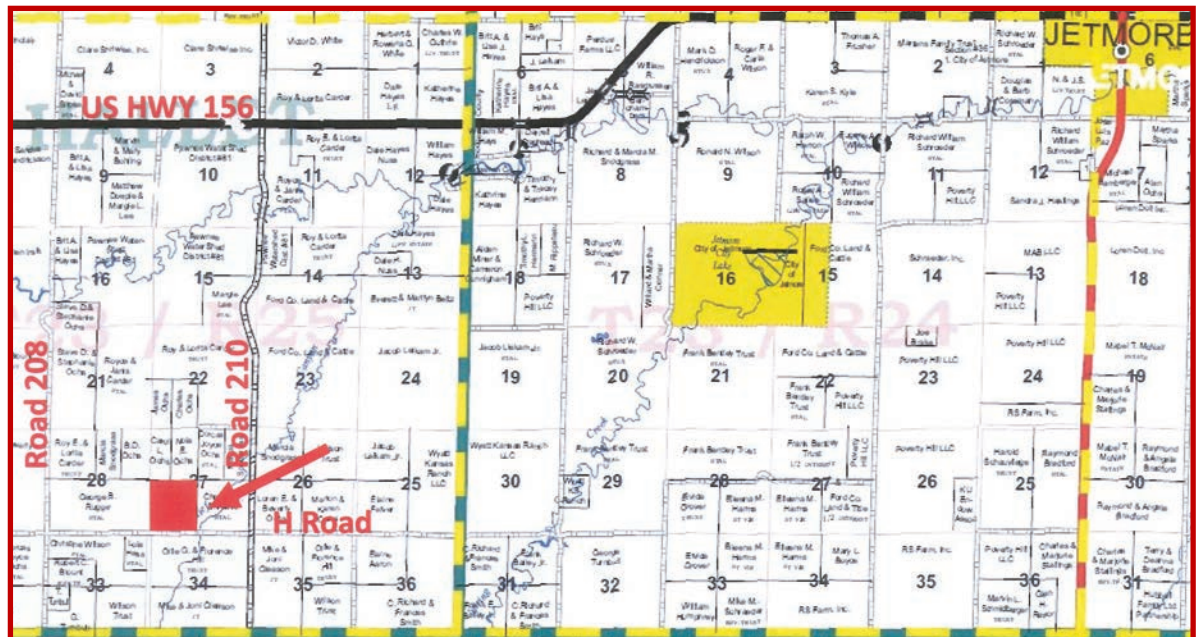
**Federal Crop Insurance**

Purchaser to be responsible for the landowner(s) 1/3 Interest in the 2016 Federal Crop Insurance Premium.

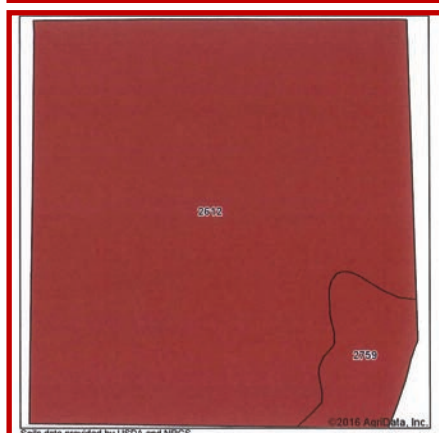
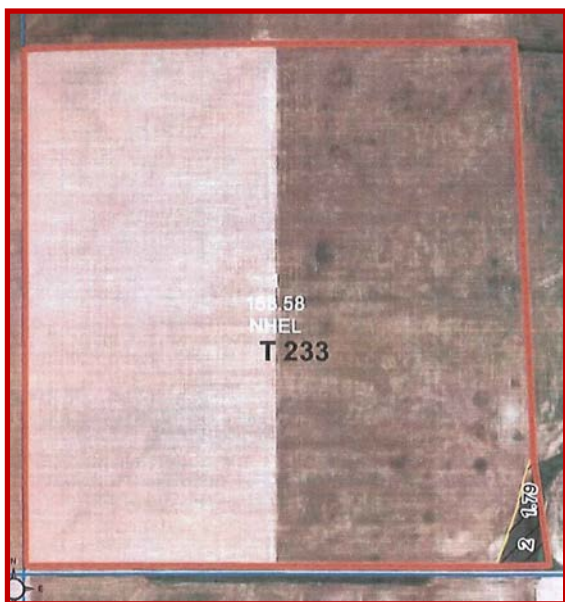
**Note**

Announcements made day of sale shall take precedence over printed material.

**Live internet bidding available. Call for details.**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)
2612	Harney silt loam, 0 to 1 percent slopes	146.08	92.1%	■	Iic	I	3455
2759	Penden-Campus clay loams, 1 to 4 percent slopes	12.50	7.9%	■	Ile	Ile	2340
<b>Weighted Average</b>							<b>3367.1</b>



**Agency Disclosure:** Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.



## Farmland Auction & Realty Co., Inc.

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