



# AUCTION



**FOR: BURTON FAMILY TRUST**  
**TUESDAY, JULY 5, 2016**

**480 ACRES MORE OR LESS**  
**Hodgeman CO., KS**

**AUCTION LOCATION:** Parish Center 105 North Main St. Spearville, KS

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

**Manner of Sale:**

Land to sell in individual Tracts

**Tract I - Legal Description**

South Half of the Southeast Quarter (S/2 of the SE/4) of Section Thirty-Four (34) Township Twenty-Four (24) South, Range Twenty-Two (22) West of the 6th P.M. Hodgeman County, Kansas.

**F.S.A. Information**

79.8 Acres Cultivation  
 50.79 Acres Wheat Base, 15.89 Acres Grain Sorghum Base

**General Information**

This tract is 95% Harney Silt Loam 0-1% Slopes.

**Tract II - Legal Description**

Northeast Quarter (NE/4) of Section Thirty-Four (34) Township Twenty-Four (24) South, Range Twenty-Two (22) West of the 6th P.M. Hodgeman County, Kansas.

**F.S.A. Information**

157.95 Acres Cultivation  
 94.99 Acres Wheat Base, 38.21 Acres Grain Sorghum Base

**General Information**

This Tract has 65% Harney Silt Loam 0-3% Slopes.

**Land Location**

From the intersection of 50-56 Highway & 126 Rd. in Spearville go 4 miles North to A Rd., then 1 1/2 miles East to the Southeast Corner of Tract I.

**Tract III - Legal Description**

Northwest Quarter (NW/4) and the North Half of the Southwest Quarter and the (N/2 of the SW/4) of Section Thirty-Five (35) Township Twenty-Four (24) South, Range Twenty-Two (22) West of the 6th P.M. Hodgeman County, Kansas.

**F.S.A. Information**

108.98 Acres Cultivation  
 119.21 Acres Grassland  
 4.17 Acres Old Farmstead  
 89.06 Acres Wheat Base, 27.86 Acres Grain Sorghum Base

**General Information**

The Cultivation has highly productive soil types. The Grassland features two wind-mills. The farmstead has one well on an

electric powered pump jack and also a 34' X 36' Farm Utility building, grain bin and other out buildings. No Inspections to be provided.

**Minerals**

All sellers interest to be conveyed, to seller's knowledge all minerals are intact.

**Taxes**

Sellers to pay 1st half of 2016 and prior taxes based on 2015 taxes. Purchaser to pay 2nd half of 2016 and future taxes. 2015 Taxes on Tract I-\$486.26, Tract II-\$868.12 & Tract III- \$881.50.

**Possession**

November 1st, 2016 on grassland and farmstead, after the 2017 Wheat Harvest with seller's 1/3 share of the harvest wheat delivered to the nearest elevator in the purchaser's name. Purchaser responsible for 1/3 share of the fertilizer cost on the 2017 planted wheat.

**Terms**

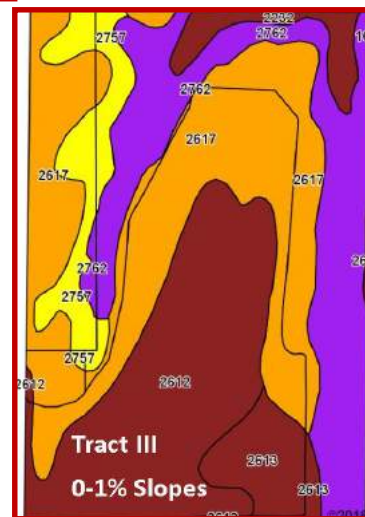
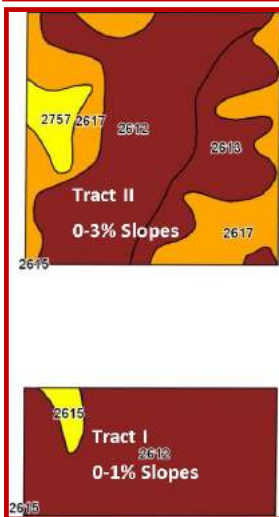
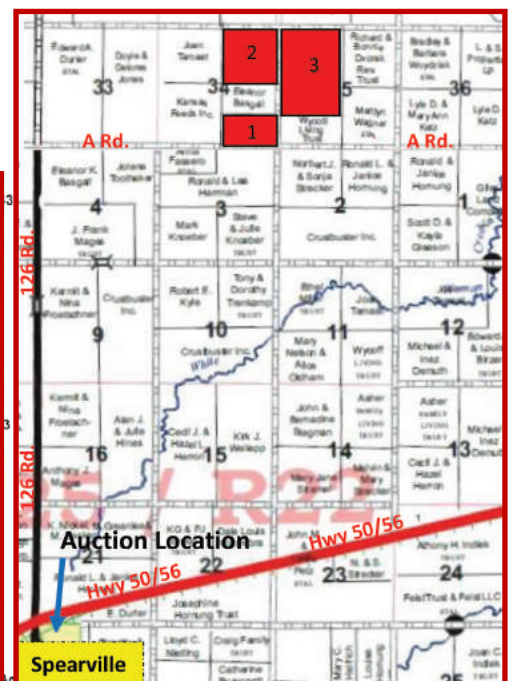
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before August 5th, 2016 or as soon as title requirements, if any, can be corrected. Title insurance cost will be paid by seller.

**Government Programs**

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

Code	Soil Description	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		IIc	I	3455
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded		IVe	IIIe	2975
2613	Harney silt loam, 1 to 3 percent slopes		IIe	IIe	3455
2757	Penden silty clay loam, 3 to 7 percent slopes		IIIe	IIIe	2210
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded		IIIe	IIe	2975
<b>Weighted Average</b>					<b>3306.3</b>

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.



**Farmland Auction & Realty Co., Inc.**

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