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RICE CO. CROPLAND & GRASS (318 ACRES IN 3 TRACTS) | ELLSWORTH CO. GRASSLAND (310.7 ACRES)

TERMS: Earnest money deposit, made payable to Security 1st Title at signing of the contract.

Tract 1: \$16,000.00 **Tract 2:** \$30,000.00
Tract 3: \$16,000.00 **Tract 4:** \$50,000.00

Closing on or before August 11, 2016 at which time appropriate deeds will be given. Title insurance policy shall be split 50/50 with the buyer and seller as well as the title company closing fees.

All tracts are being sold with an ag lease in place. The cropland is a 1/3-2/3 crop share lease. The tract 4 pasture lease is a cash lease. The end date for the pasture lease is November 1, 2016 at which time the buyer shall receive full possession. Full possession

of the cropland shall be after the 2017 wheat harvest. The buyer shall receive 1/3 of any fall crops and also of the 2017 wheat crop. If the cropland is left unplanted for 2017 crops, the buyer with proper legal notification can have full possession as of March 1, 2017. The buyer will also receive any cash lease money from grazing on Tract 2, 3, and 4. The sellers shall retain any crop share from the 2016 wheat crop or brome crop. Sellers shall pay 2016 taxes on Tract 1,2,3. Buyer of tract 4 shall pay the 2016 taxes and receive the 2016 income. Property is being sold as is in its present condition with respect to the ag leases. All financing arrangements need to be made prior to purchase at the auction. All information has been gathered from Rice and Ellsworth Counties sources. It is deemed accurate, but not guaranteed. Tracts will be sold in order 1-2-3-4 and will not be offered in any combination. Statements made afternoon of auction will take precedence over any printed materials.

Property is sold subject to seller's confirmation. Property is being sold as is in its present condition with respect to the ag leases.



TRACT 3: 82.90 Acres

LOCATION: From Lyons, Ks, the property is 2 miles north on Highway 14 to Rd J and 2 miles west to the NE corner of the property.

LEGAL: The E 1/2 of the NE/4 of Sec. 19, Twp. 19, Rge 8, Rice Co. Ks.

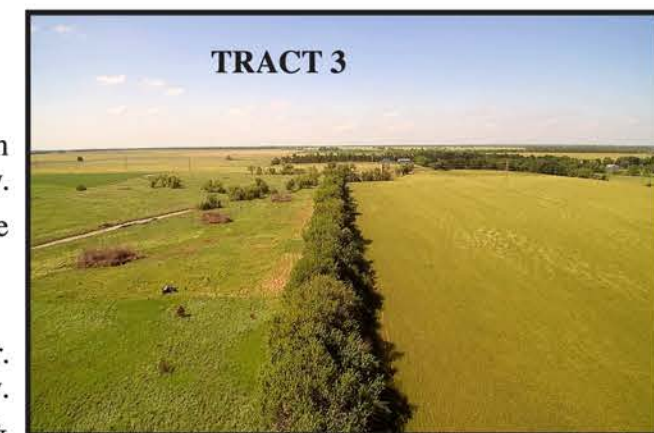
TAXES: \$888.44

MINERALS: Sellers minerals transfer with the deed to the buyer. There is no mineral production or mineral lease on the property.

The Acreage consists of 57 Acres Cropland, 25.80 Acres Native & Tame for total of 82.90.

THE SOILS ARE: 62.2% Geary silt loam 1-3% , 29.3 % Hobbs Silt Loam occasionally flooded, 8.4% Tobin Silt Loam occasionally flooded, and .1% Geary -Clark complex 3-7% slopes eroded.

GENERAL DESCRIPTION: Currently the cropland is planted to 38 Acres of wheat. The county records show 57 total crop acres but some actually are in grass. The grass acres are fenced with electric fence & older barb wire and is being grazed with cattle. The grass acres have recently been cleaned of most trees and brush and is watered by a wet weather draw. The cropland lays fairly level so there are no terraces. There are no improvements to maintain or to pay taxes upon. This is a nice diverse 80 with crop and grass mix , also has utilities close for improvements if desired.



TRACT 4: 310.7 Acres

LOCATION: The property is 15 miles north of Lyons on Hwy 14 to the SW corner of the property & Rd U Ave or approximately 9 miles south of Ellsworth on Hwy 14 to the NW corner of the property & Rd T Ave.

LEGAL: The W/2 of Sec. 10, Twp. 17, Rge. 8 Ellsworth Co, Ks.

TAXES: \$544.06

MINERALS: Sellers minerals transfer with the deed to the buyer, there is no mineral production or mineral lease on the property.



GENERAL DESCRIPTION: This pasture has great access with Hwy 14 on the west, County Rd U Ave on the South and County Road T Ave. on the north. This is a Native Bluestem and mixed grass pasture with rolling hills and great views from atop those hills! The fences are average to below average barb wire, steel & hedge posts. There are no pens or improvements on the property. This pasture is watered by 2 stock ponds, one developed spring tank and one spring draw. With all the spring rains this year the pasture has water throughout every draw. This property is dotted with some hedge & cedar trees, but still a modern brush saw could make short work with all the open country that is clear all ready. You will like this 1/2 section it is just the right size for a pot load of cows or 160 head of yearlings for 90 days!