

2,565+/- ACRE GRASS RANCH & CROPLAND, RUSSELL COUNTY, KS

# LAND ABSOLUTE AUCTION

TUESDAY, APRIL 7, 2015 @ 10:30 AM, CDT.

## AUCTION LOCATION:

DOLE-SPECTER CONFERENCE CENTER, RUSSELL, KS

## LEGAL DESCRIPTIONS:

TRACT 1: N/2 of Section 19-12-13

TRACT 2: Tract of approximately 140 acres of cropland in the W/2 of Section 20-12-13

TRACT 3: Tract of approximately 1,020 acres in Sections 16, 17 & 20-12-13

TRACT 4: NE/4 & SE/4 West of Road and NE/4NW/4 of Section 30-12-13

TRACT 5: W/2NE/4 of Section 29-12-13

TRACT 6: W/2NE/4 & NW/4SE/4 of Section 32-12-13

TRACT 7: All of Section 20-11-14

**LAND LOCATION:** From I-70 Exit 184 in Russell, Kansas, go 10½ miles North to Beatty Rd, then 3 miles East to the NW corner of Tract 3. **SIGNS WILL BE POSTED!!**

**MANNER OF SALE:** This real estate will be offered in 7 individual tracts. It will be sold in the manner that produces the highest aggregate bid. There will be OPEN BIDDING on all tracts during the auction as determined by the auction company. Auction procedure and increments of bidding are at the discretion of the auction company.

**TERMS:** 10% down day of sale, with the balance to be paid on or before May 7, 2015, or upon such terms as may be acceptable to the Sellers. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by an identified title/escrow company. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. **A 6% Buyer's Premium applies. Announcements made day of sale take precedence over printed material and previously made oral statements.**

**MINERAL RIGHTS:** Mineral Rights are believed to be 100% intact and all of the Sellers' interest will transfer to the Buyer(s) at closing.

**CROPS:** 2015 wheat crop will be retained by the tenant. See chart below for planted wheat acres.

**CRP INFORMATION:** There are 54.0 acres on Tract 7 enrolled in the CRP program through 9/30/20 at \$30.63 per acre for a total annual payment of \$1,654.00. The 2015 CRP payment will be prorated to the date of closing.

**FSA INFORMATION:** Any FSA farm program payments associated with the 2015 crop year under the 2014 Farm Bill will be subject to FSA program elected provisions at the time of signup. Buyer(s) will receive the landlord's share, if any, of any payments associated with the 2015 crop year. See chart below for cropland and base acres.

**POWER LINE EASEMENT:** Tracts 2 & 3 are subject to an easement with Grain Belt Express Clean Line LLC, and all future payments will go to the Buyers of Tracts 2 & 3, including \$48,598 due to be paid on the earlier of (1) the date construction commences or (2) 7/1/2016 "Easement Compensation Deadline." Additional annual payments up to \$1,500 for each structure (estimated 6 structures) with an annual increase of 2%.

**CLOSING:** Date of closing will be on or before May 7, 2015.

**POSSESSION:** Date of closing on the open cropland, grassland acres and farmstead, and after the 2015 wheat harvest on the acres planted to wheat.

**REAL ESTATE TAXES:** Sellers will pay taxes for all of 2014 and prior years. Taxes for 2015 will be prorated to the date of closing. See chart below for 2014 tax amounts.

For a virtual tour visit [www.farmandranchrealty.com](http://www.farmandranchrealty.com)

| TRACT | AUCTION ACRES | CROP LAND ACRES | GRASS LAND ACRES | CRP  | PLANTED WHEAT ACRES | WHEAT BASE/ DIR YLD | GRAIN SORGHUM BASE/DIR YLD | 2014 TAXES              |
|-------|---------------|-----------------|------------------|------|---------------------|---------------------|----------------------------|-------------------------|
| 1     | 320.0         | 159.74*         | 160.26+          |      | 25.1                | 119.46/40*          | 143.38/82*                 | \$ 1,486.96             |
| 2     | 140.0         | 138.75*         | 1.25+            |      | 0.0                 |                     |                            | Combined for \$2,264.42 |
| 3     | 1,020.0       | 99.73*          | 920.27+          |      | 0.0                 |                     |                            |                         |
| 4     | 245.0         | 49.62           | 195.38+          |      | 49.6                | 14.88/40            | 17.86/82                   | \$ 466.92               |
| 5     | 80.0          | 65.69           | 14.31+           |      | 65.7                | 19.7/40             | 23.65/82                   | \$ 443.76               |
| 6     | 120.0         |                 | 118.7+           |      | 0.0                 |                     |                            | \$ 87.98                |
| 7     | 640.0         | 21.05           | 564.95+          | 54.0 | 0.0                 | 19.4/33             | 1.6/42                     | \$ 614.98               |

\*Cropland acres and base acres are currently combined on the Tracts 1, 2 and 3, and final cropland and base acreages will be determined by FSA if the tracts sell separately at the auction.



TRACT 5



TRACT 6

Saline River

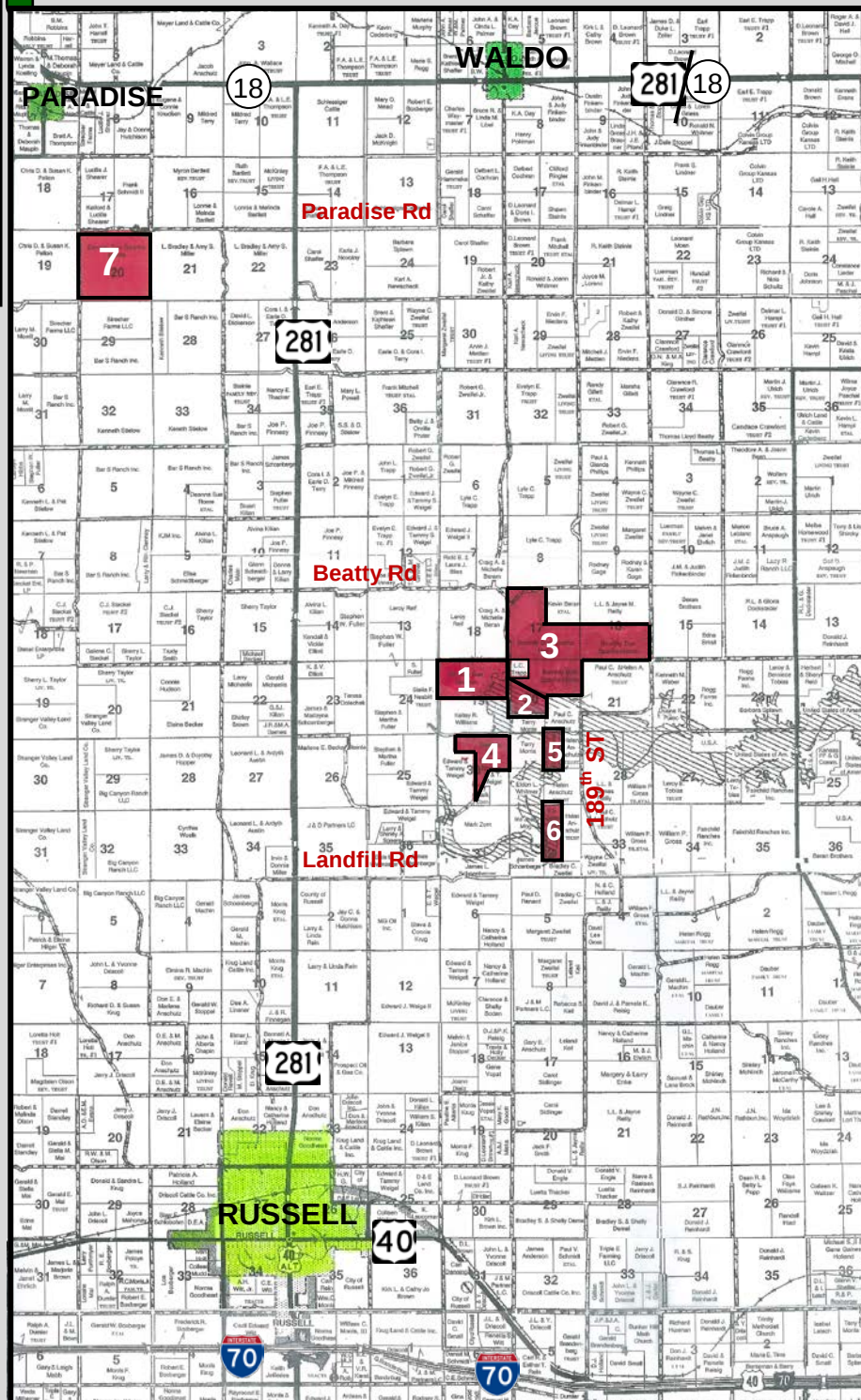
**AUCTIONEER'S NOTE:** This farm was formerly known as and operated by the Fowler Brothers. The current owners, Beverly Harris and Linda Quinn, will offer these assets at ABSOLUTE PUBLIC AUCTION on April 7<sup>th</sup> in Russell, Kansas, at the Dole-Specter Conference Center.

This operation is conducive to raising livestock and crops, and would make a great location for adding to an existing operation, or as a "stand alone" unit with enough acreage to sustain a family enterprise! The SALINE RIVER runs thru Tract 6 and PARADISE CREEK runs thru other tracts. There is EXCELLENT HUNTING on the entire ranch!

The farm has been operated by tenants who have taken excellent care of the property. Access to Tracts 5 and 6 is available via 189<sup>th</sup> Street! Signs are posted for your convenience and any questions should be referred to our LISTING AGENT, NEAL MANN, at 785-635-2102.

## SELLERS:

BEVERLY HARRIS & LINDA QUINN  
"FOWLER BROTHERS FARM"



## TRACT 1



Improvements include a 1 story home with approx. 1,232 sq. ft., 3 bedrooms and 1 bath. The property also includes 70x45' Arch-rib Quonset, and several other outbuildings.



Property is selling "AS-IS", "WHERE-IS" with no warranties, either expressed or implied.

## INTERNET BIDDING AVAILABLE!

Register by MARCH 30<sup>TH</sup> to bid online! Call for details!

## FARM & RANCH REALTY, INC.

NEAL MANN, LISTING AGENT  
(785-635-2102)

1420 W. 4TH • COLBY, KS 67701

TOLL FREE - 1-800-247-7863

DONALD L. HAZLETT  
BROKER/AUCTIONEER

"When you list with Farm & Ranch, it's as good as SOLD!"