

Land Auction

February 26, 2015 @ 7:00 p.m.

Golden Wheel Senior Center, 114 S. Concord, Minneapolis, KS
Selling 9 Tracts

Tract 1: Legal Description: E/2NE/4 2-9-3, Ottawa County, KS located East of US Hwy 81 take Windmill Road to 170th Road then North to property (on the West side of 170th RD)
– 79.7 acres +/- all native pasture with pond.
– 79.73 taxable acres, 2014 Taxes: \$162.26.



Tract 2: Legal Description: W/2 10-9-2, Ottawa County, KS located East of US Hwy 81 take Windmill Road to 210th Road on Southeast side of the intersection
– 315 acres +/- all native pasture with pond.
– 315.86 taxable acres, 2014 Taxes: \$812.86



Tract 3: Legal Description: E/2SW/4 24-10-6 & E/2NW/4 & S/2NE/4 & NW/4NE/4 & SE/4 in 25-10-6 Lincoln County, KS located app. 2 miles West of Ada on 310th RD
– 440 acres +/-, 377 acres +/- tillable, balance creek, timber and Improvements – Quonset building, rock barn, rock house (not liveable), well.
FSA base acres: Wheat 321.9 acres with Direct Yield of 33 and 37 and CC Yield of 34 and 37; Grain Sorghum 7.2 acres with Direct Yield of 44 and CC Yield of 48; Soybeans 6.6 acres with Direct Yield of 16 and 25 and CC Yield of 20 and 25.
Soil Types: Class 1 Detroit silty clay loam; Class 2 Roxbury silt loam, New Cambria silty clay loam, Harney silt loam and Hord silt loam; Class 3 Geary silt loam
– Tract 3 has approximately 200 acres planted to wheat that will go to the Buyer and Buyer to reimburse Wilkins Family Farms LLC \$24,401.19 for input costs at closing.
– 443.35 taxable acres, 2014 Taxes: \$5853.62



Tract 4: 1932 N 150th RD, Delphos, Kansas located East of US Hwy 81 take Sunset Road to 150th Road then North to the property
1573 square feet, 3 bedrooms, 2 bathrooms, office and attached garage
Septic system does not meet current county code
60' X 84' Machine shed with shop, 28' X 36' Barn, 28' X 80' hay shed (needs roof)
6.83 acres +/- to be surveyed by Seller
Cattle working facilities and feed pen
2014 Taxes are combined with Tract 5 below

Open House Sunday 2/15/15 from 2-4 p.m.



Tract 5: Legal Description: N/2S/2 27-9-3, Ottawa County, KS less above tract and less tract in NE corner, located adjacent to Tract 4
– 150 acres +/-, 73.49 acres +/- tillable, 57.49 acres +/- pasture, balance timber and creek
FSA base acres: Wheat 34.8 acres with Direct Yield of 31 and CC Yield of 34; Oats 2.7 acres Direct Yield of 42 and CC Yield of 39; Corn 5.4 acres with Direct Yield of 47 and CC Yield of 58; Grain Sorghum 17.4 acres with Direct Yield of 40 and CC Yield of 47.
Soil Types: Class 2 Hord silt loam; Class 3 Geary silty clay loam and Geary silt loam; and Class 4 Lancaster loam
– Tract 5 has approximately 54 acres of double crop wheat that will go to the Buyer and Buyer to reimburse Wilkins Family Farms LLC \$2,438.20 for seed cost (no fertilizer or chemical has been applied)
– 2014 Taxes for Tract 4 and 5 combined are \$3498.62



(Turn Over for additional tracts)

Possession: Possession on all tracts will be at closing.

Mineral and Water Interests: All mineral and water interests owned by the Seller will transfer with the property.

Terms: The highest bidder on each tract will pay 10% down the day of the sale and sign a real estate purchase contract. The balance will be due with certified funds on March 27, 2015, or on such earlier date as the Buyer and Seller mutually agree. This sale is not contingent on the Buyer's financing, inspections, or appraisal. Taxes: The Seller will be responsible for all 2014 taxes and prior years with the Buyer responsible for all 2015 taxes. Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Scheibeler's LLC will be the Escrow Agent. If a Lender's Title Insurance policy is required it is the Buyer's expense. All statements made the day of the sale take precedence over all printed material. Acreages are approximate as given by the U.S. Government survey, the local FSA office, and the Ottawa and Lincoln County Appraiser's Offices. There is no acreage guarantee given by the FSA office, the Ottawa and Lincoln County Appraiser's Offices or Coldwell Banker Antrim Piper Wenger REALTORS or its agents. All information is from sources deemed reliable but is not guaranteed. All property sells "AS-IS" with no guarantees or warranties made by the Seller or Coldwell Banker Antrim Piper Wenger or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections of the property prior to the auction. Chris Rost and Mark Baxa are acting as a Designated Seller's Agents in these transactions with the Supervising Broker acting as a Transaction Broker. The Seller reserves the right to accept or reject the final bid on each tract.

Sellers: Gregory Wilkins Trust, Brenda Wilkins Trust, and Wilkins Family LLC

Auction Conducted by: Coldwell Banker Antrim Piper Wenger REALTORS

For more information call: Chris Rost 785-493-2476
Mark Baxa 785-826-3437

For Pictures and Maps go to: cbsalina.com and click on Land Auction





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Tract 6: Legal Description: NE/4 33-9-3, Ottawa County, KS located East of US Hwy 81 take Sunset Road ½ mile East (South side of the road)
– 160 acres m/l, 116.12 acres tillable, balance native grass, tame grass, timber and windbreak. All tillable acres are soybean stubble.
FSA base acres: Wheat Base 61.2 acres Direct Yield of 31 and CC Yield 34; Oats 4.8 acres Direct Yield 42 and CC Yield 39; Corn 9.5 acres Direct Yield of 47 and CC Yield 58; and Grain Sorghum 30.6 acres Direct Yield 40 and CC Yield 47.
Soil Types: Class 3 Geary silty clay loam, Crete silt loam and Crete silty clay loam; and Class 2 Hobbs silt loam and Geary silt loam.
– 160.14 taxable acres 2014 Taxes: \$1743.44



Tract 7: Legal Description: S/2NW/4 33-9-3, Ottawa County, KS located along US Hwy 81 1/4 mile South of Sunset Road (East side of US Hwy 81)
– 77 acres m/l, 67 acres tillable, balance waterways and timber.
FSA Base Acres: Wheat 62.8 acres Direct Yield 36 and CC Yield 36; Oats 5 acres Direct Yield 42, CC Yield 42; Corn 1.3 acres Direct Yield 48 and CC Yield 48; Grain Sorghum 1.9 acres Direct Yield 43 and CC Yield 43
– Tract 7 has all tillable acres in wheat that will go to the Buyer and Buyer to reimburse Wilkins Family Farms LLC \$7789.47 at closing for the input costs at closing.
– 78.02 taxable acres 2014 Taxes: \$868.80



Tract 8: Legal Description: Part of W/2SE/4 33-9-3, Ottawa County, KS located ½ mile East of US Hwy 81 on Rifle Road (North side of the road)
– 64 acres m/l, 55 acres tillable, balance native grass and windbreak.
– Tract 8 has all the tillable acres in double crop wheat that will go to the Buyer and Buyer to reimburse Wilkins Family Farms LLC \$2035.95 at closing for seed cost (no fertilizer or chemical has been applied).
– 64.02 taxable acres 2014 Taxes: \$724.06



Tract 9: Legal Description: NW/4SE/4 26-10-6, Lincoln County, KS located West of Ada take the Blacktop to 310th Road then South to Teal Drive go West 1 1/4 miles.
– 40 acres m/l all brome and native grass and wildlife habitat.
The Seller is working on an easement for access.
– 40.1 taxable acres 2014 Taxes: \$390.54



Tract 3 Quonset Building



Tract 3 Rock Barn



Tract 4 Shop Building