



LAND AUCTION



Harper Co., KS - 148 acres

Thursday, April 19, 2018 at 10:00 AM

Auction Location: Harper American Legion, Harper, KS

Legal Description: Lots 1 and 2 and the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 31, Township 31 South, Range 7 West of Harper Co., KS.

Location: 1 mile north, 5 miles west, $\frac{1}{2}$ mile north of Harper, KS.

Description: 148 acres of cultivation, 148.2 acres of wheat base with a 44 bu. wheat yield. Soils are Class 2 and include Nalim loam and Shellabarger fine sandy loam.

Taxes: \$1,370.21 Taxes will be prorated to the day of closing.

Minerals: All minerals will go to Buyer.

Possession: Buyer shall receive possession after wheat harvest. Buyer is to receive $\frac{1}{3}$ of the wheat crop and shall be responsible for $\frac{1}{3}$ of the fertilizer, chemical, and crop insurance.



Sumner Co., KS - 154 acres

Thursday, April 19, 2018 at 1:30 PM

Auction Location: Raymond Frye Complex, 320 N. Jefferson, Wellington, KS

Legal Description: Lots 3 and 4 and S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 1, Township 33 South, Range 3 West of Sumner Co., KS.

Location: 5 miles east and 3 miles south of Milan, KS or from the junction off Hwy 160 & Hwy 49, 4 miles south and $\frac{1}{2}$ mile west.

Description: 154.42 acres of cultivation. 115.79 acres of wheat base with a 33 bu wheat yield, 20.15 grain sorghum base with 42 bu. Yield, 18.45 acres of soybean base with an 18 bu. Yield. Soils are Class 1 and 2 and include Farnum silt loam and Milan silt loam. 87% Class 1 soils.

Taxes: 1,616. 94 Taxes will be prorated to the day of closing.

Minerals: All minerals will go to Buyer.

Possession: Buyer shall receive possession after wheat harvest. Buyer is to receive $\frac{1}{3}$ of the wheat crop and shall be responsible for $\frac{1}{3}$ of the fertilizer, chemical, and crop insurance.

Terms: \$20,000 down as earnest money deposit due day of auction on each quarter with balance due on or before May 12, 2018. The Buyer and Seller shall split equally the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is an agent of the Seller.



Here's your opportunity to buy choice quarters of land!



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