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# Land Auction

Fowler, Kansas

Friday, June 8th • 10 a.m.

**Land Location:** 4 miles south of Fowler, KS on County Road 26  
**Auction Location:** City Park Building, 612 Walnut, Fowler, KS

Selling  
**753<sup>±</sup>**  
Acres of  
Irrigated  
Land!



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For more information  
contact Ira Smith  
580-334-6001

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**580-254-3975**

Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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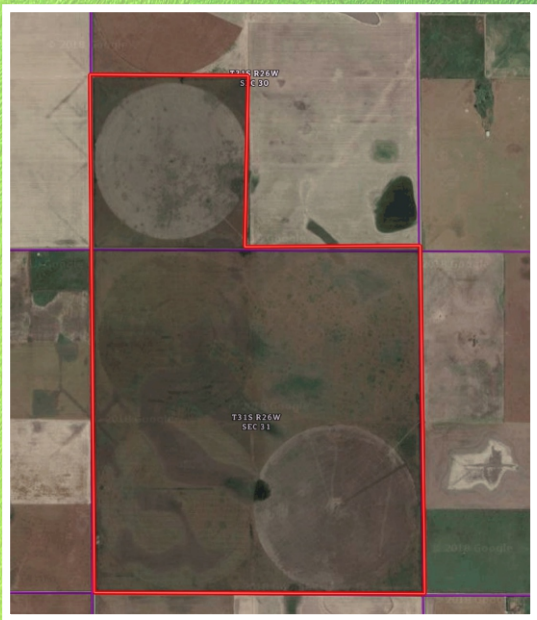
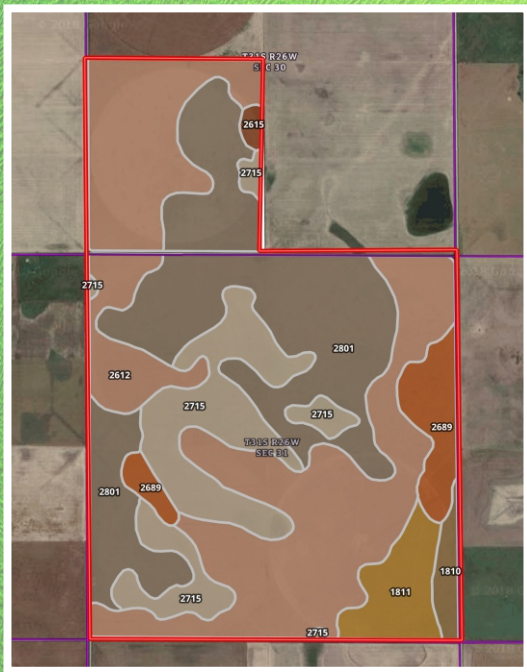
# A Very Good Farm of 753.49± Acres with 5 Circle Irrigation Systems and 2 Irrigation Wells!

The FSA office of Meade, Kansas shows bases of 230 ac. wheat, 385 grain Sorgham, and 129.9 soybeans. The farms are separated by a county road. The SW of Section 30 and section 31-31-26. The irrigation systems on the west feed from the irrigation well on the north end of SW section 30. The irrigation systems on the east side of section 31 are fed by an irrigation well on the east side of the section. Section 31 has two stock water wells also, making this farm with good fences and stock and irrigation water very functional. Access is by county road with the west side being blacktop. Because the irrigation water runs under the county road and feeds all three systems on the west, both farms will sell together as one working unit. The opportunity to buy good working farms with 5 irrigation systems is rare. Please don't miss this one. Additional pictures and FSA information will be on our website under pictures and documents. Possession upon closing on or after June 30, 2018.



## Legal Description:

Lots 1 and 2 and the E/2 NW/4 also described as the NW/4; Lots 3 and 4 and the E/2 SW/4 also described as the SW/4; and the E/2, all in Section 31, Township 31 South, Range 26 West of the 6th P.M.; also described as all of Section 31, Township 31, Range 26 West of the 6th P.M. Meade County, Kansas. **AND** Lots 3 and 4 and the E/2 SW/4 also described as the SW/4 of Section 30, Township 31 South, Range 26 West of the 6th P.M., Meade County, Kansas.



| SOIL CODE | SOIL DESCRIPTION                                      | ACRES | %     | CAP |
|-----------|-------------------------------------------------------|-------|-------|-----|
| 1810      | Satanta loam, 0 to 1 percent slopes                   | 12.2  | 1.61  | 6w  |
| 2689      | Mansic clay loam, 1 to 3 percent slopes               | 39.1  | 5.17  | 2e  |
| 2715      | Ness silty clay                                       | 118.2 | 15.66 | 6w  |
| 1811      | Satanta loam, 1 to 3 percent slopes                   | 35.9  | 4.76  | 2e  |
| 2615      | Harney silty clay loam, 1 to 3 percent slopes, eroded | 3.8   | 0.5   | 3e  |
| 2801      | Spearville silty clay loam, 0 to 1 percent slopes     | 234.0 | 30.98 | 2s  |
| 2612      | Harney silt loam, 0 to 1 percent slopes               | 312.1 | 41.33 | 2c  |
| TOTALS    |                                                       | 755.2 | 100%  | 2.7 |

**For more information  
contact Ira Smith  
580-334-6001**

For Additional Photos and a Complete FSA Report  
Please Visit Our Website at [smithcoauctions.com](http://smithcoauctions.com)

## AUCTION TERMS AND CONDITIONS:

**REAL ESTATE Terms:** 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Buyer and Seller will split title insurance fees. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supercede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

**ONLINE BIDDING Terms:** **REGISTRATION MUST BE COMPLETE AT LEAST 24 HOURS PRIOR TO SALE DAY.** Smith & Company Auction & Realty, Inc. is not responsible for any errors in bids, omissions of bids, or failure to execute bids and shall have no liability to any bidder for any technical or other failure associated with the internet. Announcements made sale day supersede all prior advertising. Final responsibility rests with the buyer to assess the condition of the property. It is not possible to adequately describe in text or photos all aspects of a property. We recommend you personally inspect the property, or enlist a trusted professional to do so on your behalf. Escrow must be made sale day and may be wired.

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