



LAND AUCTION



146 +/- ACRES SUMNER CO. & 226 +/- ACRES KINGMAN CO.

Thursday, July 26, 2018 7:00 PM

**Auction Location: Gene Francis & Associates Auction Facility
12140 W. K-42 Hwy, Wichita, KS**

146+/- Acres Sumner Co., KS – Ninnescah River Frontage

Legal Description: The NW ¼ of 1-30S-2W except a tract located in Sumner Co., KS. (See Title Report for full legal)

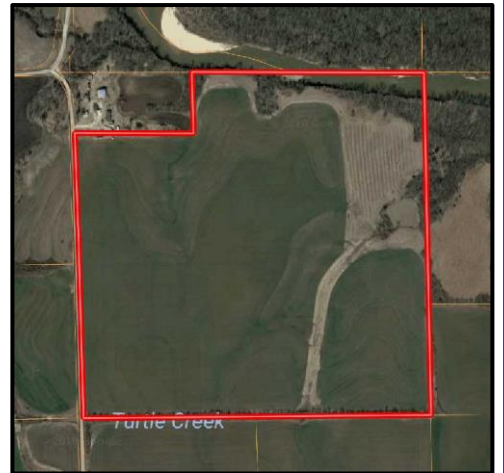
Location: From Clearwater, KS go south on Tracy Ave (151st St W) to 119th St N. Go east on 119th St N for 1 mile to N Perth Rd and turn south. Property is located to the east.

Description: 146+/- acres with 119 acres cropland and balance to hay meadow, pond, and Ninnescah River. There are approximately 38 acres currently planted to cotton, 80 acres planted to wheat, and 24 acres of hay meadow and heavy trees. There is a 2 acre pond on the east side of the property. Soils are mainly Class 2 and 3 including Bethany silt loam and Milan loam. Here is your opportunity to purchase Ninnescah River frontage with deer and waterfowl hunting within 20 minutes of Wichita!

Taxes: \$1,256.38 Taxes will be prorated to the day of closing.

Minerals: Seller's mineral interest will transfer to Buyer.

Possession: Buyer will receive 1/3rd of the cotton and be responsible for 1/3rd share of fertilizer, chemicals, and crop insurance. Buyer will receive 1/3rd of the 2019 wheat crop and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance. Possession will be after 2019 wheat harvest.



226+/- Acres Kingman Co., KS – Quality Crop Land

Legal Description: The W ½ NW ¼ & NW ¼ of 23-29S-5W except a tract located in Kingman Co., KS. (See Title Report for full legal)

Location: From Norwich, KS off Hwy 42 go north on SE 150 Ave for 4 miles. Property is located in the southeast corner of SE 150 Ave & SE 90 St.

Description: 226+/- acres with approximately 204 acres of cultivation and 22 acres pasture. Class 2 soils mainly Nalim loam.

Taxes: \$2,792.78 Taxes will be prorated to the day of closing.

Minerals: Seller's mineral interest will transfer to Buyer.

Possession: Buyer will receive possession of the pasture in October of 2018.

Buyer will receive 1/3rd of the 2019 wheat crop and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance. Possession of the cultivation will be after 2019 wheat harvest.

Terms: 10% down as earnest money deposit due day of auction on each property with balance due on or before August 27, 2018. The Buyer and Seller shall split equally in 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.



**GENE
FRANCIS
& ASSOCIATES**

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