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PROPERTY DETAILS - Brown West

Common Name: Brown West 160 - 60th and Nighthawk Rd.

Legal Description: The West Half of the North Half of Section 12, Township 26, Range 15 East of the 6th P.M. of Woodson County, Kansas.

Property Size: 160 acres more or less.

Location: 60th and Nighthawk Rd., Yates Center, Kansas.

Directions: From Yates Center - Go south on Highway 75 for 3.5 miles to 70th Rd. and turn east. Proceed 3/4 mile to Nighthawk Rd. and turn south. Go 1 mile following road east. Property is on the south side.

Property Description: This Quarter has been used primarily for hay meadow and the native grass is of the highest quality. The Southeast portion of this tract features 35.28 acres of tillable comprised of Dennis and Kenoma soils currently planted to soybeans. A pond is located at the north end of the property providing water if the buyer decides to convert to a grazing operation. This property is being offered individually as well as in combination with the adjoining east Quarter. Seller to retain lease proceeds for 2018 crop lease. Possession of tillable portion will take place at closing or after harvest of current growing 2018 soybean crop, whichever is last. Seller's mineral interests transfer to the Buyer. There is no current production.

This property is being offered via private bid sale with bids being due on October 9th, 2018 by 2:00 PM. Contact Charly Cummings at 620.496.7108 for terms and conditions or to order an informational packet on the sale. Please keep in mind that Vaughn-Roth Land Brokers has a 100% success rate in closing of sales offered via the private bid method. The sellers have reasonable expectations and we aren't just testing the market. Come prepared to buy!

Possession and Tenancy: Possession will take place at closing or after harvest of currently growing 2018 soybean crop, whichever is last.

Taxes: TBD

Bidder Signature

Date

Bidder Name (print)

