

TRACT 6

6 Individual Tracts Being Offered

Location: The NE/c of South Grace Hill Road and SE 60th Street

PRODUCTIVE FARMLAND - OIL PRODUCTION- GOOD SOILS - POTENTIAL HOMESITE

Saturday, Oct. 24th @ 11 a.m. | 1551 N. Waterfront Pkwy, Wichita (Commerce Bank Bldg)



Legal Description: The W/2 of Section 11, Township 24 South, Range 2 East, Harvey, County, KS

Total Acres: 311.6

Cropland: 313.71 acres

2019 Real Estate Taxes: \$2,888.10

Oil Production and Mineral Rights: The seller's interest along with the mineral interest of C&C Farms will be transferred from the sellers to the buyer at closing. The 2018 oil and gas revenue checks for 2018 were \$10,097.00.

Possession: Contact agent for possession details.

Soil Associations:

- Irwin Silty Clay Loam
- Goessel Silty Clay
- Rosehill Silty Clay

FSA Information:

<u>Crop Name</u>	<u>Base Acres</u>	<u>PLC Yield</u>
Wheat	146.51	35
Corn	60.96	119
Grain Sorghum	42.21	51
Soybeans	55.32	32
Total Base Acres:	305.00	



Terms: Where is as is sale with 10% down as earnest money the day of the sale. Sale is subject to seller confirmation with closing within 30 days. Broker will offer to a participating broker 1% of the final bid price at closing provided their client is the successful bidder. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.