



COLDWELL BANKER
APW REALTORS®

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Cbsalina.com

Absolute Land Auction

May 9, 2022 @ 7:00 p.m.
VFW Post 1432, 1108 W Crawford, St, Salina, Kansas

Selling 6 Tracts Simulcast

- Tract 1: Legal Description: SW/4 34-13-5, Saline County, KS located on the Northeast side of Brookville Road and Stimmel Road and South side of I-70
– 156.04 acres +/-, 114.04 acres native grass pasture w/ 2 ponds, 42 acres brome hay meadow
– 2021 Taxes: \$605.08
- Tract 2: Legal Description: N/2 36-13-2 South of the Railroad, Saline County, KS located on the East side of New Cambria with Cunningham Road on the West and Niles Road on the East.
– 226.82 acres +/-, all crop land with 71% Class 1 Detroit silty clay loam; 10% Class 2 Hord silt loam and 19% Class 3 Sutphen silty clay
– FSA Base acres – Wheat 226.5 acres PLC Yield 36
– 2021 Taxes: \$2801.78
- Tract 3: Legal Description: Part of the S/2 and Part of the NW/4 15-12-5 and the N/2N/2 22-12-5, Ottawa County, KS located on the Southeast side of Tescott with Deer Road on the North, 30th Road on the West and Cherokee Road on the South. Soil Types: Class 1 20.8% McCook silt loam, 3.3% Detroit silty clay loam; Class 2 42% Roxbury silt loam, 25.1% New Cambria silty clay loam, 5.7% Hord silt loam; Class 3 0.7% Geary silt loam, 0.2% Sutphen silty clay
– 449.18 acres +/-, 73.81 acres center pivot irrigated crop land (283 acres authorized for irrigation), 271.05 acres dryland crop land, 104.32 acres timber and river.
– Pivot is Make: Valley Model: 8000 with Select Panel Year: 2008 Length: 1,238 ft, 7 Tower Pump: Gould's 9rclo-1, 6.62 model, 40 hp, date manufactured 08/21/2008 Motor: Driven by vfd variable frequency drive. Power Type: Electricity through Evergy. Serviced by Inman Irrigation 2022.
– FSA base acres: Wheat 212.2 acres PLC Yield 44, Sorghum 56.2 acres PLC Yield 61; Soybeans 69.1 acres PLC Yield 36
– 2021 Taxes (includes tract 4) \$6906.38
- Tract 4: Legal Description: Part of the NE/4 15-12-5, Ottawa County, KS located East of Tescott with Deer Road on the South, 40th Road on the East and K-18 Highway on the North.
– 141.22 acres +/-, 124.44 acres native grass pasture w/pond, 15.34 acres hay meadow, balance habitat. Property includes old farmstead site
– 2021 Taxes are combined with Tract 3 above
- Tract 5: Legal Description: The N/2 less a 4.6 acre tract and the W/2SW/4 26-11-5, Ottawa County, KS located Northeast of Tescott with 40th Road on the West side and 50th Road on the East side.
– 395.1 acres +/- all native grass pasture w/ 2 ponds.
– 2021 Taxes \$1634.02
- Tract 6: Legal Description: All of Section 27-11-5, Ottawa County, KS located Northeast of Tescott with 40th Road on the East side and Granite Road on the South side.
– 637.9 acres +/- all native grass pasture with 3 ponds.
– 2021 Taxes \$2680.76

Possession: Possession on all tracts will be at contract signing and deposit of Earnest Money with the signing of a short term lease.

Mineral and Water Interests: All mineral and water interests owned by the Seller will transfer with the property.

Terms: Online bidding available through Hibid.com. The highest bidder on each tract will pay 10% down the day of the sale and sign a real estate purchase contract. The balance will be due with certified funds on June 23, 2022, or on such earlier date as the Buyer and Seller mutually agree. This sale is not contingent on the Buyer's financing, inspections, or appraisal. Taxes: The Seller will be responsible for all 2021 taxes and prior years with the Buyer responsible for all 2022 taxes. Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Land Title Services will be escrow agent on the Saline County Tracts, and Scheibeler's LLC will be the Escrow Agent on the Ottawa County tracts. If a Lender's Title Insurance policy is required it is the Buyer's expense. All statements made the day of the sale take precedence over all printed material. Acreages are approximate as given by the U.S. Government survey, the local FSA office, and the Saline and Ottawa County Appraiser's Offices. There is no acreage guarantee given by the FSA office, the Saline and Ottawa County Appraiser's Offices or Coldwell Banker APW REALTORS or its agents. All information is from sources deemed reliable but is not guaranteed. All property sells "AS-IS" with no guarantees or warranties made by the Seller or Coldwell Banker APW REALTORS or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections of the property prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in these transactions.

Sellers: The Gretchen Morgenstern Trust, Advantage Trust Company, Trustee

Auction Conducted by: Coldwell Banker APW REALTORS



For more information call:

Chris Rost, Broker 785-493-2476
Mark Baxa, Auctioneer 785-826-3437



For online bidding go to www.apwrealtors.hibid.com

For pictures and downloadable files go to www.landsofamerica.com/listing/13780600

