



COLDWELL BANKER
APW REALTORS®

631 E. Crawford St.
Salina, KS 67401
785-827-3641
Cbsalina.com

Land Auction

Simulcast

Thursday, January 19 @ 7:00 p.m.

Glen Elder Community Room/Library

120 S Market, Glen Elder, KS

Selling 157.8 Acres

Land Description: 157.8 acres more or less with 141.79 acres crop land, and 16.01 acres timber, creek and waterways. Wheat base acres 104.21 Base yield 39 Grain Sorghum base acres 21.79 Base yield 71

Land Location: The property is located just 1/4 mile North of the Mitchell/Jewell County line on the East side of 110th Road.

Legal Description: The South Half of the Northwest Quarter (S/2NW/4) and the North Half of the Southwest Quarter (N/2SW/4) of Section 35, Township 5 South, Range 9 West of the 6th P.M., Jewell County, Kansas

Possession: Possession of the open ground will be at closing and Possession the wheat ground will be the day immediately following wheat harvest or August 1, 2023 whichever is sooner. The buyer will receive 1/3 share of the wheat crop and pay 1/3 share of chemical and fertilizer expense.

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

Real Estate Taxes: 2022 Real Estate Taxes \$1,921.88

Terms: Online bidding available through apwrealtors.hibid.com. The highest bidder 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 February 21, 2023, 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 2022 real estate taxes and prior years. All 2023 taxes will be the responsibility of the Buyer. Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. Darrell E. Miller Law Office will be the Escrow Agent. 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. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS®. All information is from sources deemed reliable but is not guaranteed. The 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 this transaction. Selling subject to Seller acceptance of the high bid.

Seller: The Revocable Trust of Charles Keith Lilly and Bernice Lilly.

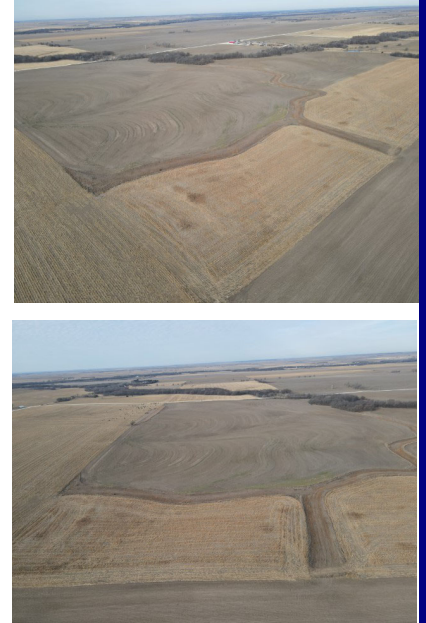
Auction Conducted by: Coldwell Banker APW REALTORS®

Chris Rost 785-493-2476
Mark Baxa 785-826-3437

crost@cbsalina.com
mbaxa@cbsalina.com



Go to apwrealtors.hibid.com to register and bid online

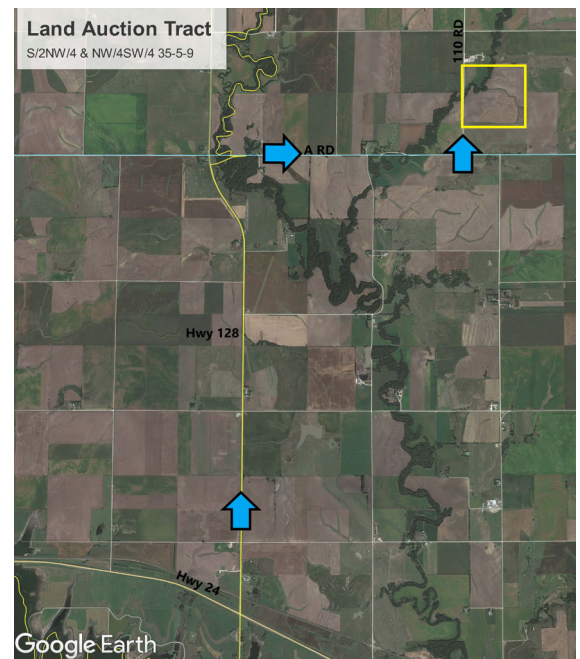




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Land Auction





Abbreviated 156 Farm Record

Operator Name : TED EBERLE
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
157.80	147.36	147.36	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	147.36	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	104.21	0.00	39	
Grain Sorghum	21.79	0.00	71	
TOTAL	126.00	0.00		

NOTES

Tract Number : 2397

Description : S2NW; N2SW 35-5-9
FSA Physical Location : KANSAS/JEWELL
ANSI Physical Location : KANSAS/JEWELL
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CHARLES KEITH LILLY&BERNICE I LILLY REV TR DTD 7-12-12
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
157.80	147.36	147.36	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	147.36	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	104.21	0.00	39

KANSAS
JEWELL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 504
Prepared : 11/23/22 4:15 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 2397 Continued ...

Grain Sorghum	21.79	0.00	71
TOTAL	126.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

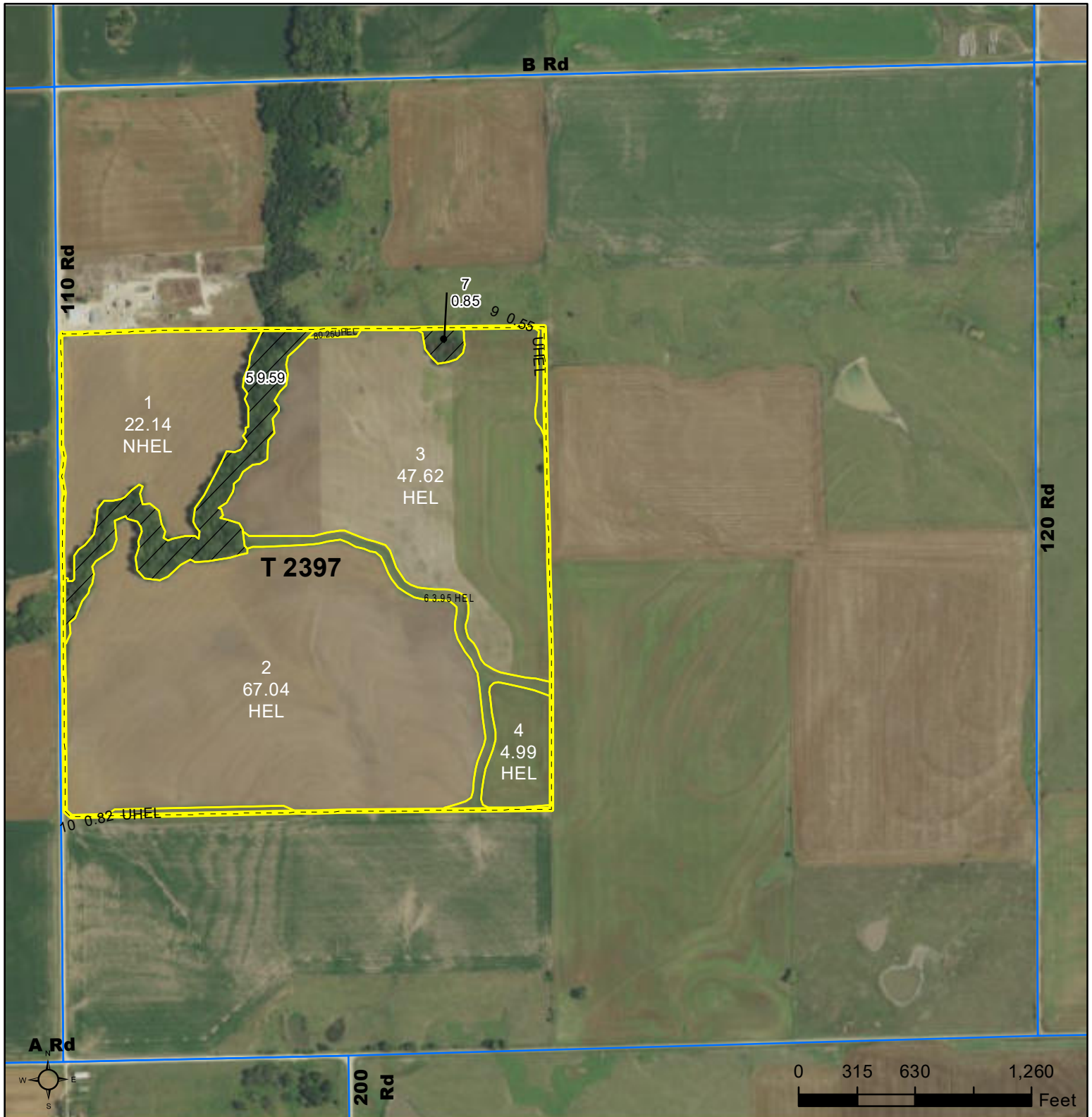
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



United States
Department of
Agriculture

Jewell County, Kansas



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

- Tract Boundary
- PLSS

All fields NI unless noted on field:

- | | |
|-----------------------------|----------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass NAG, NI, LS |
| 2/ All Sorghum GRS, NI, GR | 7/ Grass SMO, NI, FG |
| 3/ All Corn YEL, NI, GR | 8/ Grass SMO, NI, LS |
| 4/ All Soybeans COM, NI, GR | 9/ Grass NAG, NI, GZ |
| 5/ Grass NAG, NI, FG | 10/ Alfalfa NI, FG |

Tract Cropland Total: 147.36 acres

2023 Program Year

Map Created September 30, 2022

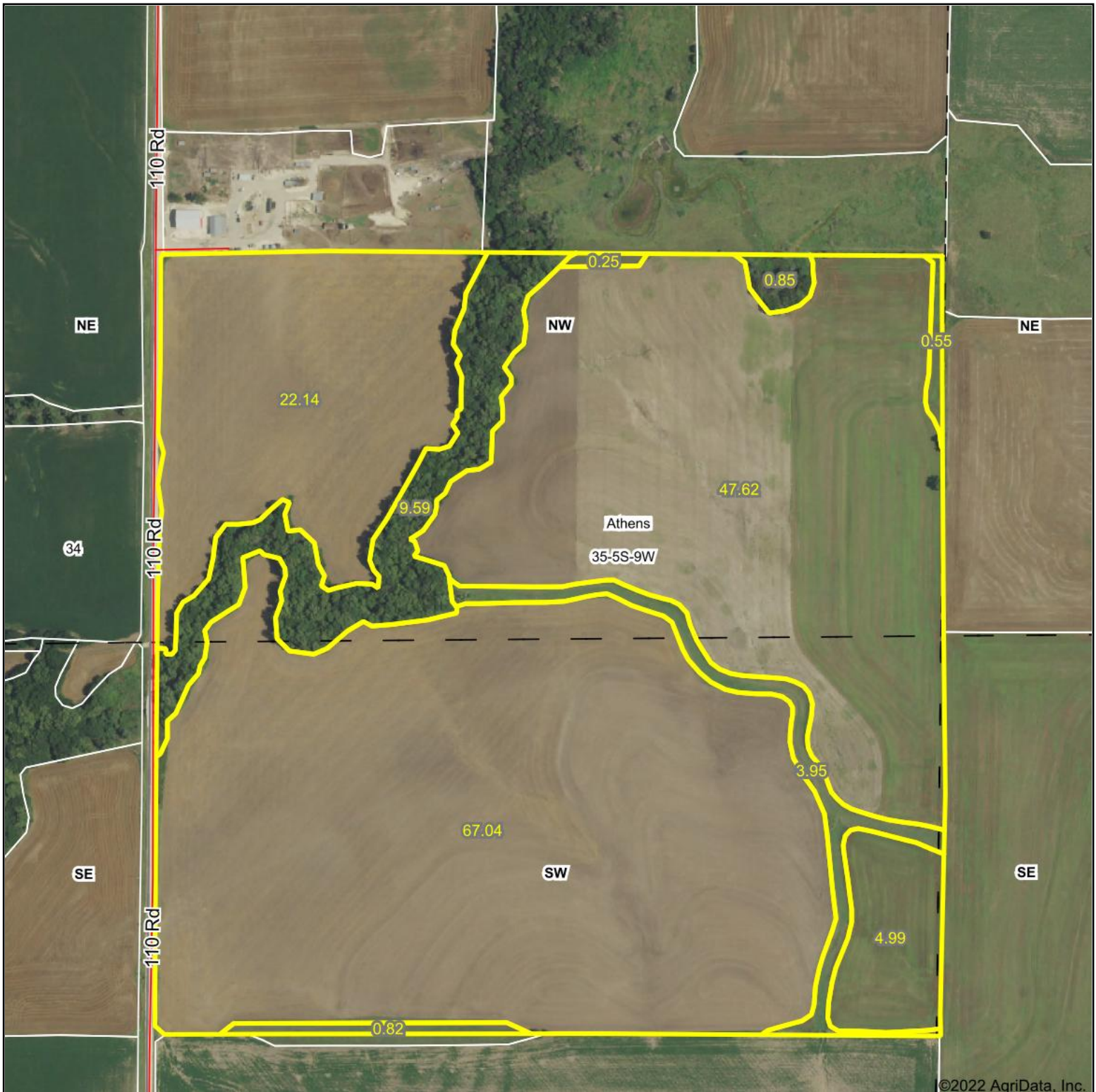
Farm 504
Tract 2397

35-5-9

Displayed over 2021 NAIP

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Aerial Map



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Map Center: 39° 34' 31.7, -98° 18' 8.12

0ft 521ft 1042ft

35-5S-9W
Jewell County
Kansas



12/20/2022

Maps Provided By:



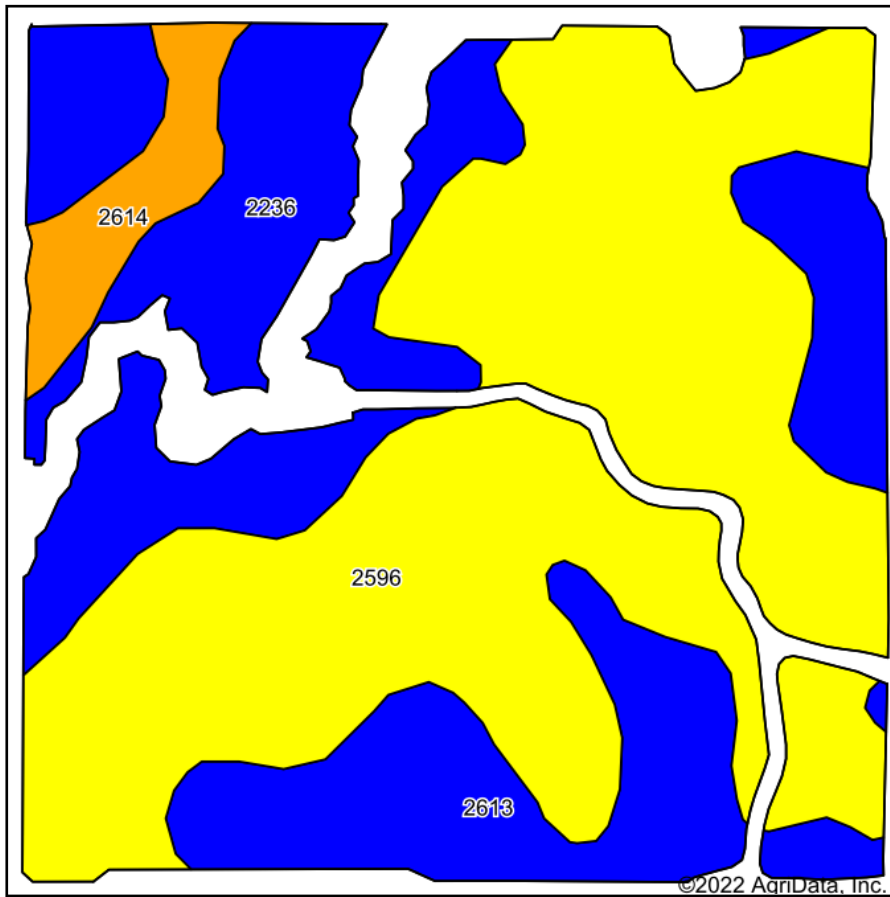
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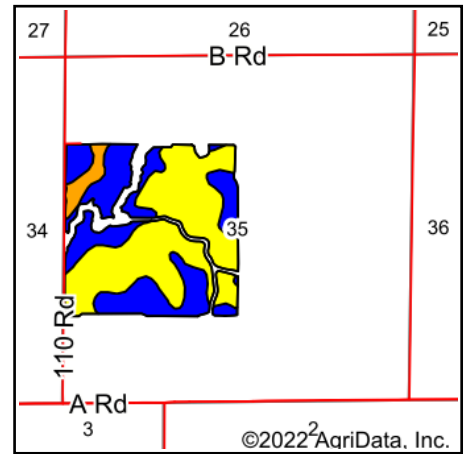
www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Jewell**
 Location: **35-5S-9W**
 Township: **Athens**
 Acres: **141.79**
 Date: **12/20/2022**



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Maps Provided By:

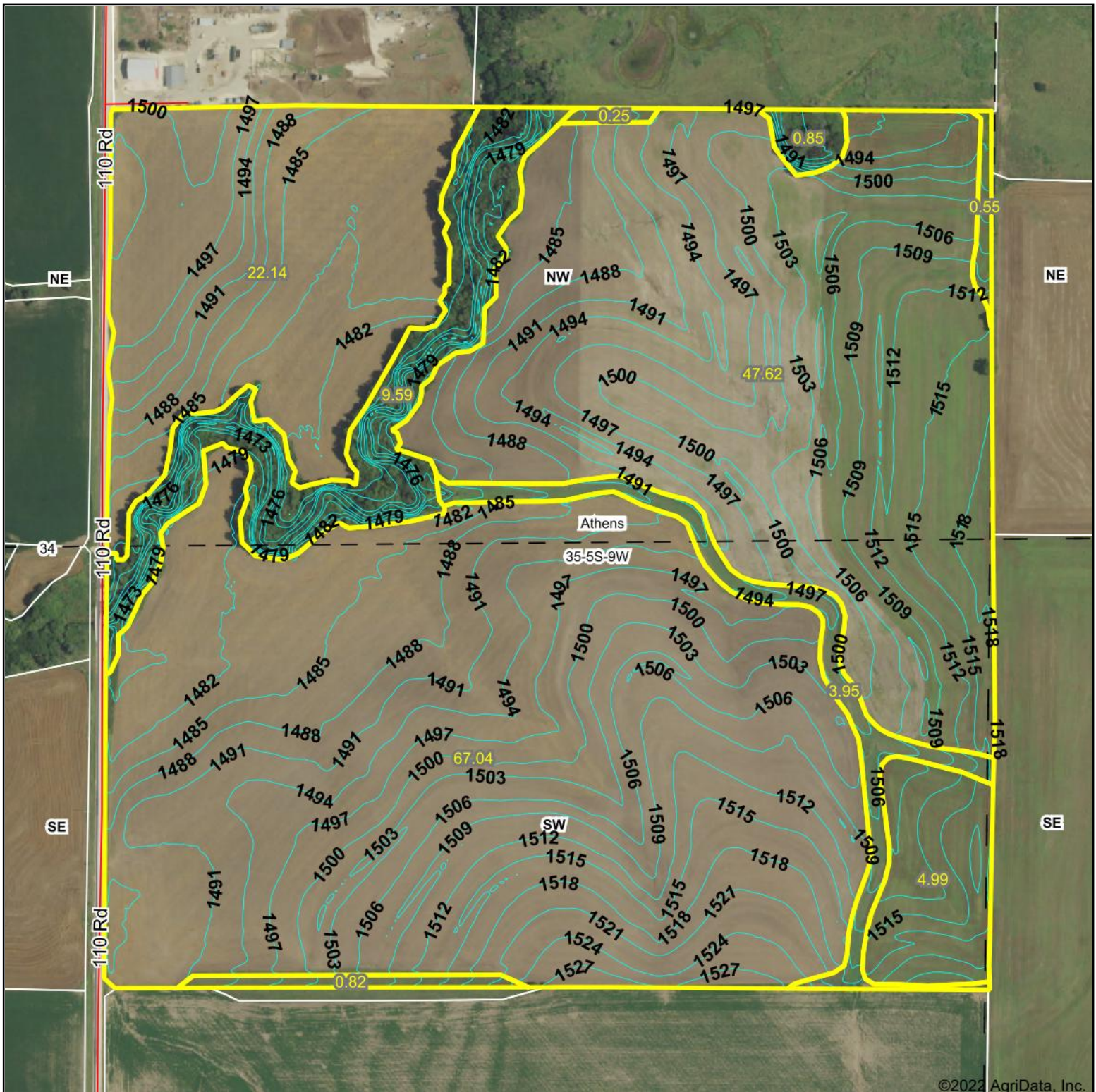


Area Symbol: KS089, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	*n NCCPI Soybeans
2596	Corinth-Harney silty clay loams, 3 to 7 percent slopes, eroded	78.97	55.7%		IVe	IVe	44
2613	Harney silt loam, 1 to 3 percent slopes	30.95	21.8%		Ile	Ile	69
2236	Roxbury silt loam, occasionally flooded	25.78	18.2%		IIw	IIw	76
2614	Harney silt loam, 3 to 7 percent slopes	6.09	4.3%		IIIe	IIIe	69
Weighted Average					3.16	3.16	*n 56.3

*n: The aggregation method is "Weighted Average using all components"
 Soils data provided by USDA and NRCS.

Topography Contours



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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,468.5

Max: 1,529.0

Range: 60.5

Average: 1,497.4

Standard Deviation: 12.47 ft

0ft 462ft 924ft



35-5S-9W
Jewell County
Kansas

12/20/2022

Map Center: 39° 34' 31.7, -98° 18' 8.12

Maps Provided By:



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