

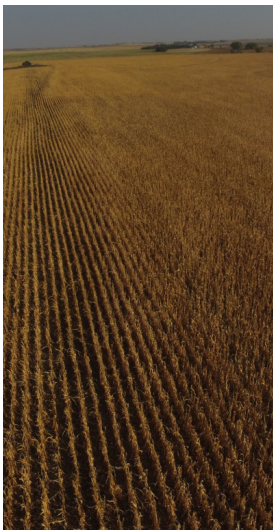
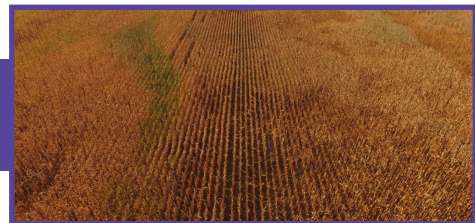
157 ACRES SMITH COUNTY LAND



AUCTION

TUESDAY - NOV. 24, 2020 - 10AM

Auction Location: Kensington American Legion, 114 South Main St. Kensington, KS 66951 · For more information and color pictures visit: www.4Cauction.com



Cody Miller
4C Land & Auction
Broker/Auctioneer



LEGAL DESCRIPTION

The West Half of the Southeast Quarter (W1/2SE1/4) and the East Half of the Southwest Quarter (E1/2SW1/4) Section Thirty-Two (32), Township Two (2) South, Range Fifteen (15) West of the Sixth P.M., Smith County, Kansas. being 157.41 acres more or less.

LAND LOCATION

From Kensington, KS - 4 miles North on C RD to 130 RD., 1/4 of a mile West to the Southeast corner of the property.

GENERAL DESCRIPTION

This tract of land has approximately 157.41 acres. It has 150.38 acres of prime cultivation and 7.03 acres of waste. On the cropland, all acres will be idle. The cropland is primarily class II and IV, Hol-drege and Uly Silt Loam and have proven to be very productive over the years. A prime opportunity awaits a new buyer!!

FSA INFORMATION

This land has approximately 150.38 acres of cropland. It carries a 30.23 acre wheat base W/44 bu. PLC yield, a 15.5 acre grain sor-gum base W/80 bu. PLC Yield, 6.89 acre corn base W/78 bu. PLC yield and 15.36 acre soybean base W/29 bu. PLC yield.

MINERALS

Seller shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact.

POSSESSION: March 1, 2021.

TAXES

Seller shall pay all the 2020 taxes and prior years' taxes, if any. The 2021 and subsequent years taxes shall be the responsibility of the buyer. 2019 taxes were \$2,816.80.

TERMS, TITLE INSURANCE AND CLOSING

Ten Percent (10%) down day of the sale, balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required will be the expense of the buyer. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Consult your loan agency prior to the auction.

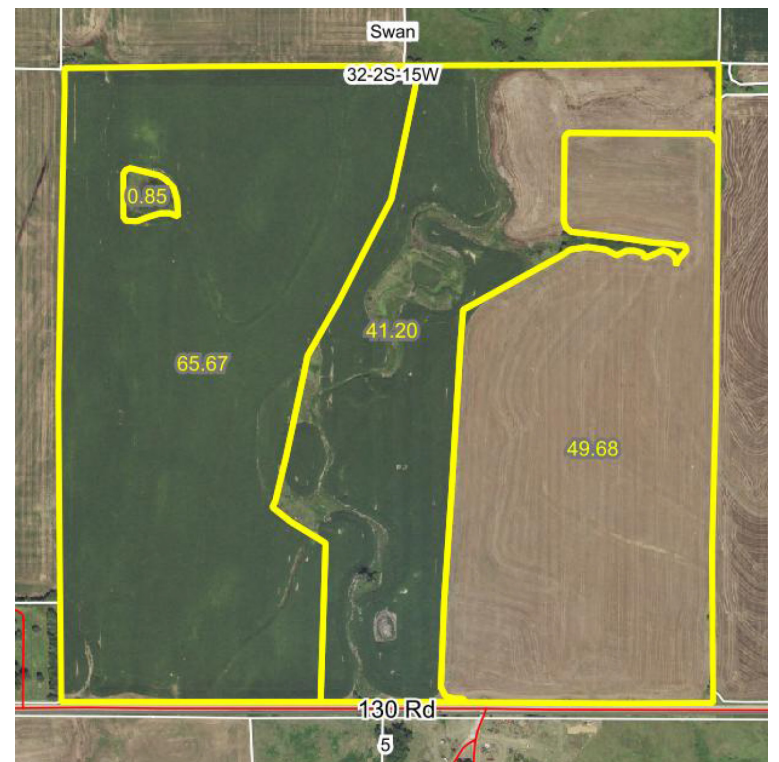
CONDITIONS

All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Bidding increments are solely at the discretion of the auctioneer. The auctioneer will not accept absentee or telephone bids at the auction without prior approval. Announcements made day of sale shall take precedence over printed material.

SELLERS

The Estate of DeLane Schuster, Scott Dettmer Executor and First National Bank and Trust, Phillipsburg, Kansas Trustee of the Jean Dettmer Living Trust and also trustee of The Gordon Dettmer Living Trust

Come Early for Refreshments & to Register for Bidder Number.



1797 W. 100 RD
Phillipsburg, KS 67661
785-533-3300
cody@4Cauction.com
www.4Cauction.com

4C | LAND & AUCTION, LLC