

GARY KEMPT'S

153 ACRES PHILLIPS CO. LAND



AUCTION

THURSDAY - NOV. 19, 2020 - 10AM

Auction Location: Huck Boyd Community Center, 860 Park Street, Phillipsburg, KS 67661 · For more information and color pictures visit: www.4Cauction.com



LEGAL DESCRIPTION

-The Southeast Quarter (SE1/4) of Section Thirty-Six (36), Township One (1) South, Range Seventeen (17) West of the Sixth P.M., Phillips County, Kansas being 153.26 acres more or less.

LAND LOCATION

From Agra, KS - 10 miles North on East 1100 RD to East Hunter RD., 3 miles West to East 800 RD, then 1 mile North to the Southeast corner of the property.

GENERAL DESCRIPTION

This tract of land has approximately 83.71 acres of cultivation and 65.11 acres of pastureland with the balance being wooded area. On the cropland, all acres will be idle. The cropland is primarily class II and IV, Holdrege and Uly Silt Loam and have proven to be very productive over the years. The pasture has excellent native grasses and the property has good fences. It has a pond to service the property.

FSA INFORMATION

This land has approximately 83.71 acres of cropland. It carries a 35.45 acre wheat base W/34 bu. PLC yield, a 15.57 acre grain sorghum base W/75 bu. PLC Yield and .92 acre corn base W/48 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 \$1,197.28.

TERMS, TITLE INSURANCE AND CLOSING

Ten Percent (10%) down day of the sale, (15%) due on or before December 30th, 2020. Seller will finance the balance. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers.

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.

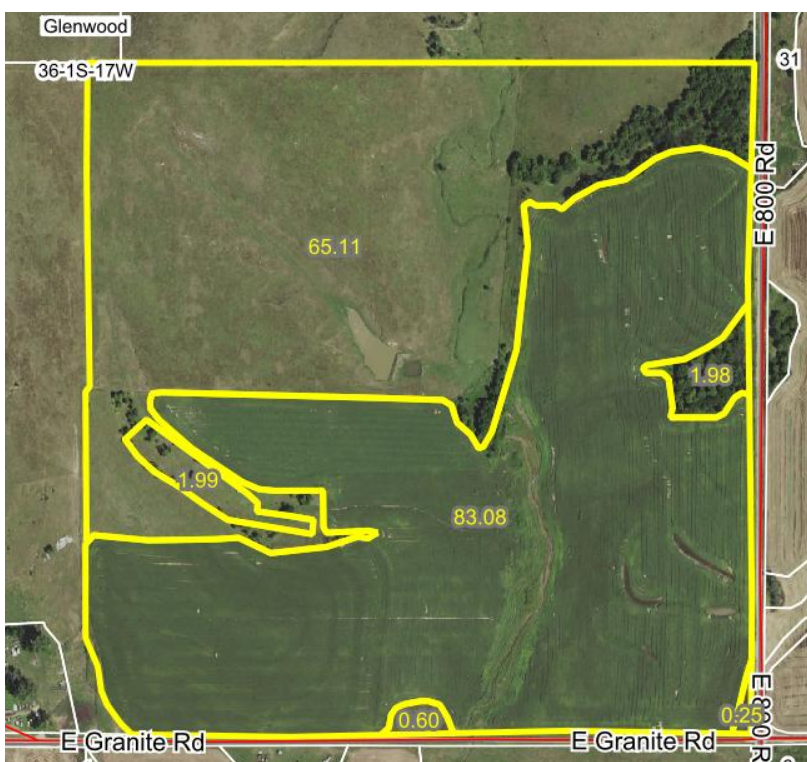
SELLER: GARY KEMPT

The buyer of this property has the first option to rent an additional 22.7 acres of cropland from the seller adjoining to the South.

Come Early for Refreshments & to Register for Bidder Number



Cody Miller
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Broker/Auctioneer



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