

The Lois A. Runion Revocable Living Trust, Lois A. Runion Trustee

228+/- ACRES PHILLIPS CO. LAND

AUCTION

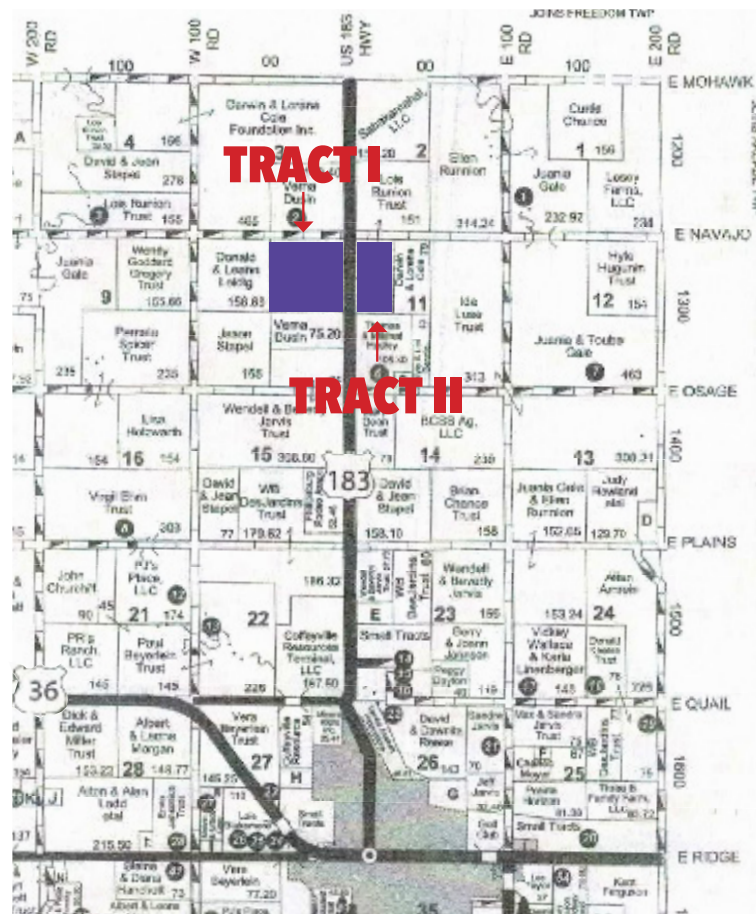
TUESDAY - MARCH 15, 2022 - 10AM

Auction Location: Huck Boyd Community Center, 860 Park Street, Phillipsburg, KS 67661 · For live online bidding & more information visit www.4Cauction.com



MUST HAVE DRIVERS LICENSE OR POSITIVE PHOTO ID TO REGISTER FOR BIDDER NUMBER

Come Early for Refreshments & to Register for Bidder Number



TRACT I

LEGAL DESCRIPTION: The Northeast Quarter (NE/4) of Section Ten (10), Township Three (3) South, Range Eighteen (18) West, of the Sixth P.M., Phillips County, Kansas being 151.52 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 150.07 acres of cultivation with the balance being wooded area. On the cropland, all acres will be idle with the breakdown being as follow; approximately 96.83 acres of clean wheat stubble that was treated with atrazine and glyphosate at the beginning of November and approximately 53.24 acres of cornstalks. The cropland is primarily class II and III, Holdrege and Uly Silt Loam and have proven to be extremely productive over the years.

FSA INFORMATION: It carries a 57.5 acre wheat base W/39 bu PLC yield, 11.29 acre corn base W/90 bu PLC yield and a 18.01 acre grain sorghum base W/ 72 bu. yield.

TRACT II

LEGAL DESCRIPTION: The West Half of the Northwest Quarter (W/2 NW/4) of Section Eleven (11), Township Three (3) South, Range Eighteen (18) West, of the Sixth P.M., Phillips County, Kansas being 76.01 acres more or less.

GENERAL DESCRIPTION:

This tract of land has approximately 72.61 acres of cultivation and approximately 3.4 acres being wooded area and grassed waterways. On the cropland, all acres are idle with it previously planted to milo and forage feed. The cropland is primarily class II and IV, Holdrege and Uly Silt Loam and have proven to be very productive. The wooded areas make it ideal for upland bird wildlife habitat.

FSA INFORMATION: It carries a 7.49 acre wheat base W/43 bu PLC yield and a 46.31 acre grain sorghum base W/ 57 bu. yield.

LAND LOCATION: From Phillipsburg, KS - 3 miles North on HWY 183 to E. Navajo RD., to the Northeast and Northwest corners of the properties.

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

POSSESSION: Immediate upon closing on all acres.

TAXES: Seller shall pay all the 2021 taxes and prior years' taxes, if any. The 2022 and subsequent years taxes shall be the responsibility of the buyer. 2021 taxes were \$2,101.68 on Tract I and \$835.18 on Tract II.

TERMS, TITLE INSURANCE AND CLOSING:

Ten Percent (10%) down the day of the sale, with the remaining balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and seller. Mortgage policy, if required, will be the expense of the buyer. Closing shall be on or before April 15, 2022. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, 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. Announcements made day of sale shall take precedence over printed material.



Cody Miller - Broker/Auctioneer
785-533-3300
cody@4Cauction.com
www.4Cauction.com



4C | LAND & AUCTION, LLC

1797 W. 100 RD Phillipsburg, KS 67661