

Wendy Jo Goddard Gregory

192 +/- ACRES PHILLIPS CO. LAND



AUCTION

TUESDAY - OCTOBER 25, 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

SELLERS: Wendy Jo Goddard Gregory

TRACT I

LEGAL DESCRIPTION: The North Half of the Southeast Quarter (N1/2SE1/4) of Section Four (4), Township Four (4) South, Range Eighteen (18) West, of the Sixth P.M., Phillips County, Kansas being 73.65 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 66.22 acres of cultivation with the balance being waterways, wooded and grassed area. On the cropland, all acres will be drilled to wheat with the buyer receiving the landowners 1/3 of the wheat crop. The buyer will be required to reimburse the tenant 1/3 of the expense of the fertilizer and top dress herbicide if applied. The cropland is primarily class II and IV, Holdrege and Uly Silt Loam and have proven to be extremely productive over the years. The wooded areas make it ideal for wildlife habitat.

FSA INFORMATION: It carries a 25.81 acre wheat base W/44 bu PLC yield, 14.09 acre corn base W/100 bu PLC yield, 2.38 acre grain sorghum base W/ 80 bu. PLC Yield and a 2.72 acre soybean base W/48 bu. PLC Yield.



TRACT I



TRACT II

LEGAL DESCRIPTION: The South Half of the Southeast Quarter (S1/2SE1/4) and the South Half of the North Half of the Southeast Quarter (S1/2N1/2SE1/4) of Section Three (3), Township Four (4) South, Range Seventeen (17) West of the Sixth P.M., Phillips County, Kansas being 118.05 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 116.56 acres of cultivation with the balance being a waterway. On the cropland, all acres will be drilled to wheat with the buyer receiving the landowners 1/3 of the wheat crop. The buyer will be required to reimburse the tenant 1/3 of the expense of the fertilizer and top dress herbicide if applied. The cropland is primarily class II and IV, Holdrege, Uly and Roxbury Silt Loam and have proven to be very productive.

FSA INFORMATION: It carries a 55.13 acre wheat base W/51 bu PLC yield, 4.47 acre corn base W/105 bu PLC yield, 13.11 acre grain sorghum base W/ 86 bu. Yield and a 3.79 acre wheat base W/26 bu PLC yield.



TRACT II



LAND LOCATION: From Phillipsburg, KS - Tract I, 1 mile West on W. Ridge RD., South 1.5 miles on W. 100 Road to the Northeast corner of the property. Tract II, 5 miles East on Hwy 36, 1 3/4 miles South on E. 600 RD to the Northeast corner of the property.

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

POSSESSION: After the 2023 wheat harvest or August 1, 2023 which ever is earlier, on acres that will be planted to wheat.

TAXES: Seller shall pay all the 2022 taxes and prior years' taxes, if any. The 2023 and subsequent years taxes shall be the responsibility of the buyer. 2021 taxes were \$833.70 on Tract I and \$1,498.44 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 November 28, 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.

Come Early for Refreshments & to Register for Bidder Number



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