

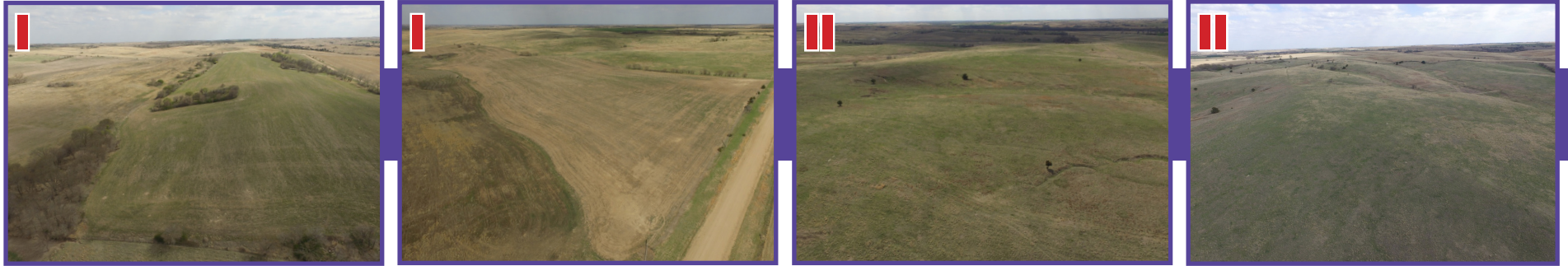
314 +/- ACRES PHILLIPS CO. LAND



AUCTION

WEDNESDAY - MAY 31, 2023 - 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 Southwest Quarter (SW/4) of Section Five (5), Township One (1) South, Range Sixteen (16) West of the Sixth P.M., Phillips County, Kansas being 153.19 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 137.94 acres of cultivation with the balance being wooded area. On the cropland, all acres will be idle, as they have sprayed out the acres that were drilled to wheat. The buyer will be required to pay the current burn down cost. The cropland is primarily class IV, primarily Uly Silt Loam and have proven to be productive over the years. The wooded areas make it ideal for upland bird wildlife habitat.

FSA INFORMATION: It carries a 62.76 acre wheat base W/46 bu PLC yield, 2.03 acre oat base W/37 bu PLC yield, 21.43 acre corn base W/90 bu PLC yield, 25.11 acre grain sorghum base W/ 93 bu. yield and .63 acre soybean base W/32 bu PLC yield.

TRACT II

LEGAL DESCRIPTION: The Southeast Quarter (SE/4) of Section Five (5), Township

One (1) South, Range Sixteen (16) West of the Sixth P.M., Phillips County, Kansas being 160.6 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 160.6 acres of native pasture. Water is provided by a water well that is on an electric pump and the tank has a float. In addition, it has two ponds that are capable of holding water. The property has good fences. It has excellent access.

LAND LOCATION: From Agra, KS - 16 miles North on East 1100 RD to E. Buffalo RD., West 1 mile to the Southeast corner of tract II.

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

POSSESSION: Immediate upon a signed sales contract and earnest money being deposited with the title company on all acres.

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. 2022 taxes were \$1,376.81 on Tract I and \$540.12 on Tract II.

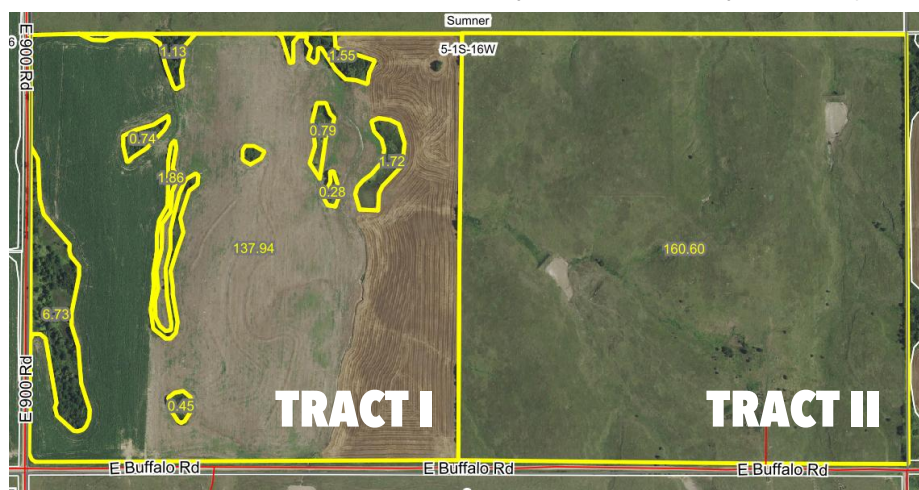
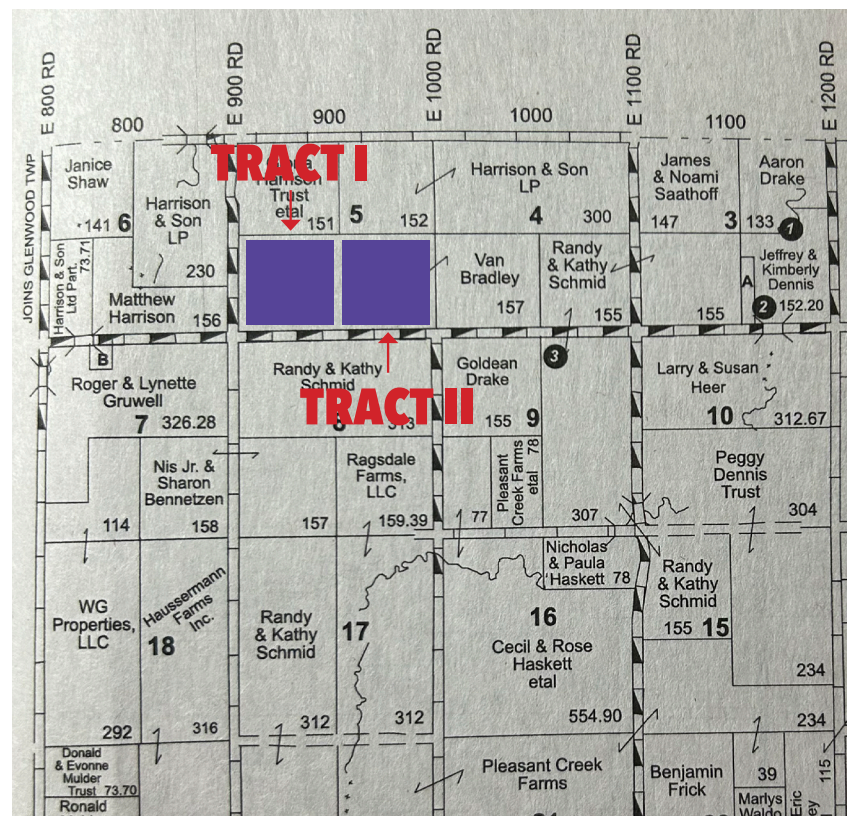
TERMS, TITLE INSURANCE AND CLOSING:

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 June 30, 2023. 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.

SELLERS: Van A. Bradley



Cody Miller - Broker/Auctioneer
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