

156 +/- ACRES PHILLIPS CO. LAND



AUCTION

FRIDAY - SEPTEMBER 22, 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

LEGAL DESCRIPTION: The East Half of the Southeast Quarter (E/2 SE/4) of Section Twenty One (21) and the South Half of the Southwest Quarter (S/2 SW/4) of Section Twenty Two (22), Township Two (2) South, Range Eighteen (18) West of the Sixth P.M., Phillips County, Kansas being 156.86 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 100.08 acres of cultivation and 56.78 acres of pastureland and wooded area. On the cropland, all acres will be idle. The buyer will be required to pay the current burn down cost in the amount of \$2,540. The cropland is primarily class II, Holdrege and Uly Silt Loam and has proven to be very productive over the years. The wooded areas make it ideal for wildlife habitat.

FSA INFORMATION: It carries a 25.42 acre wheat base W/42 bu PLC yield, 16.08 acre grain sorghum base W/ 80 bu. yield and 23.19 acre soybean base W/35 bu PLC yield.

LAND LOCATION: From Phillipsburg, KS - 6 miles North on HWY 183 to W. Kiowa RD., West 1/2 mile to the Southeast corner of the property.

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

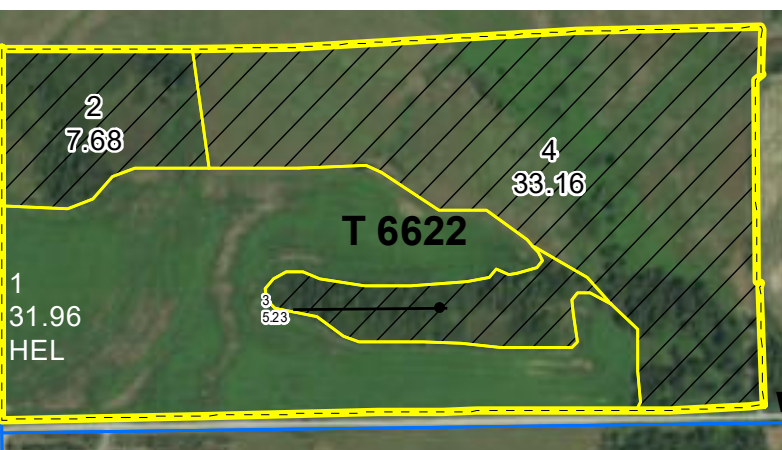
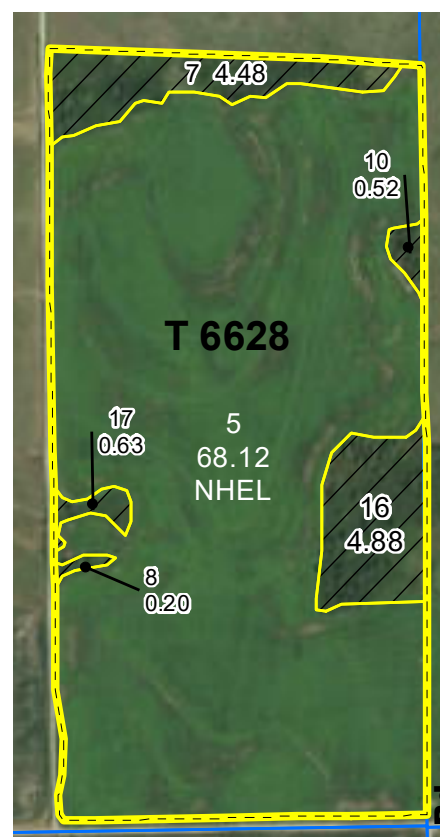
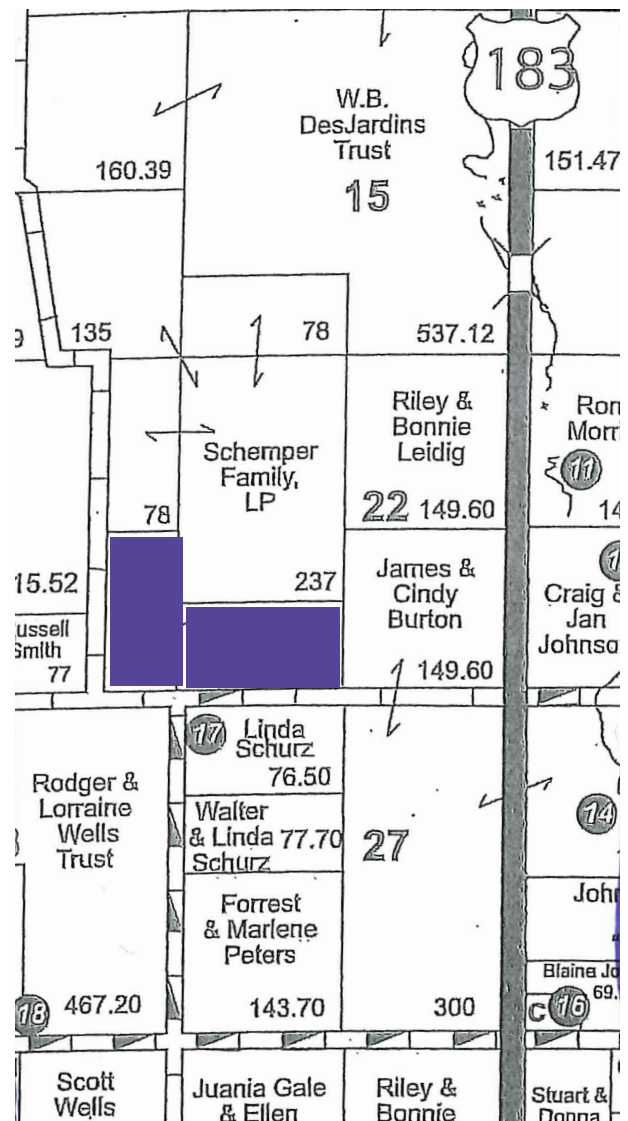
POSSESSION: Immediate upon a signed sales contract and earnest money being deposited with the title company on the cropland acres. November 1, 2023 on the pasture acres.

TAXES: Seller shall pay all the 2023 taxes and prior years' taxes, if any. The subsequent years taxes shall be the responsibility of the buyer. 2022 taxes were \$1,472.24.

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 October 20, 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: Brian P. and Amy L. Weber Revocable Trust, Brian P. and Amy L. Weber Trustees, Michael D. and Ruth M. Godbout, Marvin D. and Neysa L. Thomas



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