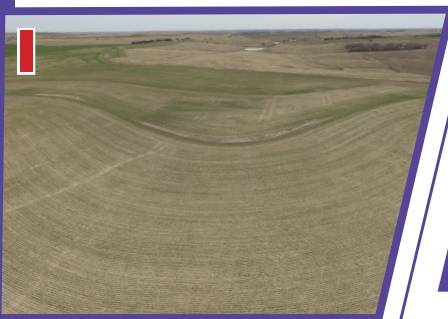


314 +/- ACRES PHILLIPS COUNTY LAND

AUCTION

FRIDAY - APRIL 12, 2024 - 10:00 AM

Auction Location: Long Island Community Center, 350 Washington Ave., Long Island, KS • For live online bidding & more information visit www.4Cauction.com



TRACT I LEGAL DESCRIPTION: The East Half of the Southwest Quarter (E/2 SW/4) of Section Five (5), Township Two (2) South, Range Nineteen (19) West of the Sixth P.M., Phillips County, Kansas being 77.7 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 37.42 acres of cultivation and 40.28 acres of pasture. On the cropland, all acres are currently drilled to wheat. The buyer will not be getting any of the growing wheat crop. The cropland is primarily class II, primarily Holdrege Silt Loam and has proven to be productive over the years. The pasture has good fences and a pond provides water.

FSA INFORMATION: It carries a 15.95 acre wheat base W/36 bu PLC yield, 2.16 acre corn base W/90 bu PLC yield and 10.31 acre grain sorghum base W/ 66 bu. yield.

TRACT II LEGAL DESCRIPTION: The Southeast Quarter (SE/4) and the East Half of the Southwest Quarter (E/2 SW/4) of Section Eleven (11), Township Two (2) South, Range Nineteen (19) West of the Sixth P.M., Phillips County, Kansas being 236.68 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 116.69 acres of cultivation and 114.48 acres of native pasture with the balance being wasteland. On the cropland all acres are currently idle with a portion being soybean and corn residue. The cropland is primarily class III and IV, Uly Silt Loam. The pasture has been well cared for over the years. Water is provided by a water well with a windmill. In addition, it has ponds to provide water resources. The property has good fences.

FSA INFORMATION: It carries a 52.17 acre wheat base W/36 bu PLC yield, 7.05 acre corn base W/90 bu PLC yield and 33.73 acre grain sorghum base W/ 66 bu. yield.

LAND LOCATION FROM LONG ISLAND, KS: **TRACT I** 3 miles South on W. 1100 RD to W. Hunter RD., East 2 1/4 miles to the Southwest corner of the property. **TRACT II** 3 miles South on W. 1100 RD to W. Hunter RD., East 6 miles to W. 500 Road, 1/2 mile South to the Northeast corner of property. Land is located only 7 miles South of the Nebraska Kansas stateline.

FROM PHILLIPSBURG, KS: TRACT I 10 miles North on Highway 183 to W. Hunter RD., West 8 1/2 miles to the Southeast corner of the property.

TRACT II 10 miles North on Highway 183 to W. Hunter RD., West 5 miles to W. 500 Road, 1/2 mile South 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: Immediate upon a signed sales contract and earnest money being deposited with the title company on all acres.

TAXES: Seller shall pay all the 2023 taxes and prior years' taxes, if any. The 2024 and subsequent

years taxes shall be the responsibility of the buyer. 2023 taxes were Tract I \$620.92 and Tract II \$1,519.60.

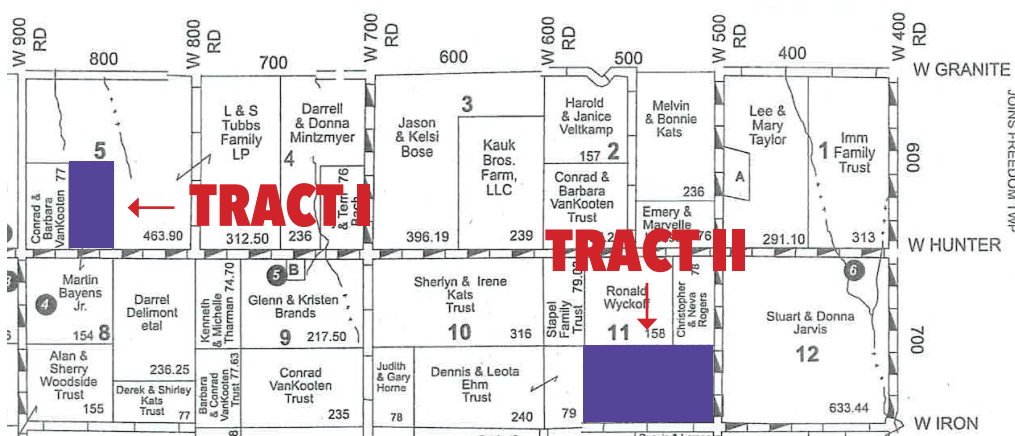
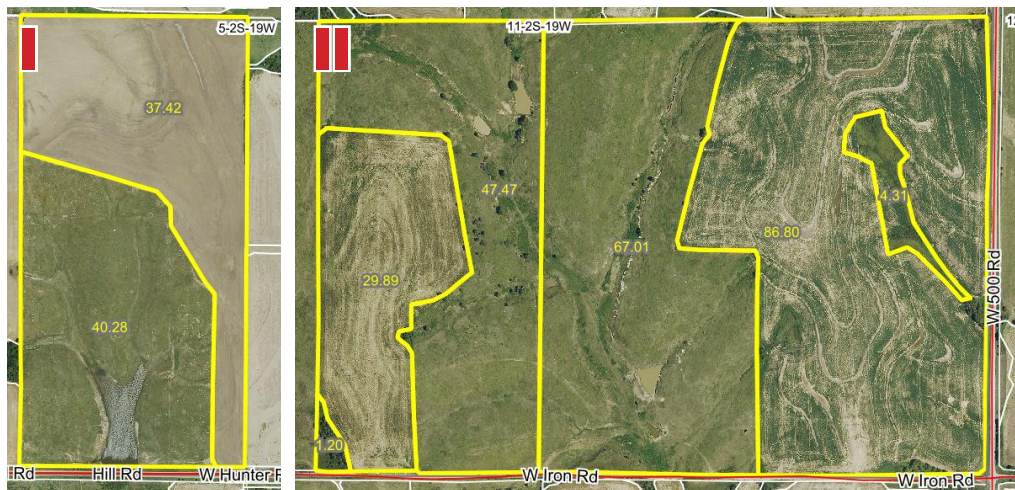
TERMS, TITLE INSURANCE AND CLOSING: Ten Percent (10%) down the day of the sale, with the remaining balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and seller. Mortgage policy, if required, will be the expense of the buyer. Closing shall be on or before May 13, 2024. 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.

SELLER: Larry D. Tien, Executor of the Estate of Martin Junior Bayens

Come Early for Refreshments & to Register for Bid Number



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



4C LAND & AUCTION, LLC
1797 W. 100 RD Phillipsburg, KS 67661

Real Estate Salespersons
Robert Wyatt - Auctioneer (785) 877-7263
Jessica Hindman (785) 533-4189
Trent Gottschalk (785) 567-7113