

LAND AUCTION 1,235 +/- ACRES KANSAS LAND

Located in PHILLIPS, ROOKS & OSBORNE COUNTIES

**CROPLAND
& PASTURE**

Sells in six Individual Tracts - NO Combinations

TUESDAY, FEBRUARY 27th, 2018 at 10:00 a.m.

**Come Early
to Register for
bid number**

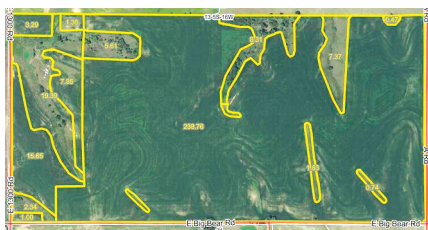
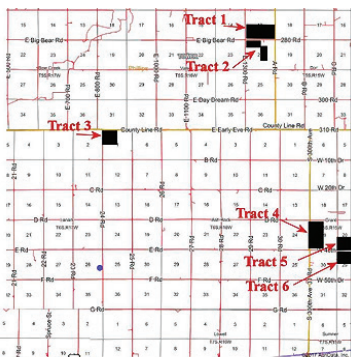
**WOODS that Provide
Great Hunting Habitat!**

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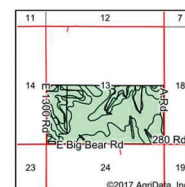
Auction Location: Nova Theater (517 Main) Stockton, KS

LAND LOCATION MAP

SIX INDIVIDUAL TRACTS



TRACT 1



State: Kansas
County: Phillips
Location: 13-5S-16W
Township: Valley
Acres: 314.79
Date: 1/10/2018



TRACT 1 – Legal Description: The South Half (S/2) of Section Thirteen (13), Township Five (5) South, Range Sixteen (16) West of the 6th P.M., Phillips County, Kansas being 314.59 acres more or less. Land Location: The intersection of E 1300 Rd and E Big Bear Rd is the Southwest Corner

FSA & GENERAL INFORMATION: 279.39 of total cropland with the balance is grassed waterways and waste. Wheat Base – 116.28 acres, PLC Yield 37 bu.; Grain Sorghum Base – 30.09 acres, PLC Yield 45 bu.; Sunflower Base - .16 acres, PLC Yield 1069 lbs.; Soybean Base - 63.67 acres, PLC Yield 19 bu. – All cropland is planted to wheat.

Code	Soil Description	Acres	Percent of field	Non-ir Class %	ir Class %	Range Production (lbs/acre/yr)	Winter wheat	Grain sorghum	NCPI Overall	NCPI Corn and Soybeans	NCPI Small Grains
2674	Holtspring silt loam, 1 to 3 percent slopes, plains and breaks	134.61	42.9%	IIIe	IIIe	3468			73	51	49
2820	Uly silt loam, 6 to 11 percent slopes, eroded	65.10	20.7%	IVe	IVe	3410			58	41	31
2817	Uly silt loam, 3 to 6 percent slopes	48.60	15.5%	IIIe	IIIe	3455	1	2	74	50	44
2949	Wakarusa-Hobson complex, 5 to 20 percent slopes	37.61	12.0%	VIe	VIe	2368			34	25	21
2819	Uly silt loam, 6 to 11 percent slopes	15.41	4.9%	IVe	IVe	3410			70	49	40
2613	Harney silt loam, 1 to 3 percent slopes	5.34	1.7%	IIIe	IIIe	3405			67	50	49
2673	Holtspring silt loam, 0 to 1 percent slopes, plains and breaks	4.98	1.6%	IIIc	IIIc	3470			74	51	49
2734	Nuckolls silt loam, 7 to 12 percent slopes	2.14	0.7%	IVe	IVe	3600			74	52	48
		Weighted Average				3320	0.2	0.3	65.1	45.5	40.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

MINERALS: Sellers shall convey 100% of the seller's minerals to the purchaser.

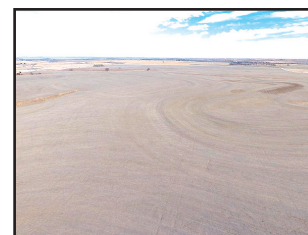
All minerals are believed to be intact.

POSSESSION & GROWING CROPS: March 1, 2018 on all pasture and idle acres.

Possession of all acres planted to wheat will be immediately following the 2018 wheat harvest. Purchasers shall receive the landowners one-third (1/3rd) of 2018 wheat harvest on tracts that have wheat planted. Purchaser WILL NOT be required to reimburse any chemical or fertilizer expenses.

TAXES: Sellers shall pay all the 2017 taxes and prior years' taxes, if any, on all open tracts. The 2018 and subsequent years taxes shall be the responsibility of the buyer. On the tracts with planted wheat (tracts 1, 4 & 6) the sellers agrees to pay 1/2 the 2018 taxes at closing based on the 2017 rate and the purchaser shall pay the balance. The 2017 taxes were: Tract 1 - \$3,429.56; Tract 2 - \$1,714.78; Tract 3 \$1,233.50; Tract 4 - \$3,056.98; Tract 5 - \$1,771.10; Tract 6 - \$976.60.

TERMS, TITLE INSURANCE AND CLOSING: Ten Percent (10%) down day of the sale; balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required, will be the expense of the buyer. Closing shall be on or before March 27th, 2018.



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. Announcements made day of sale shall take precedence over printed material. 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.

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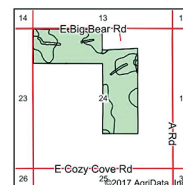
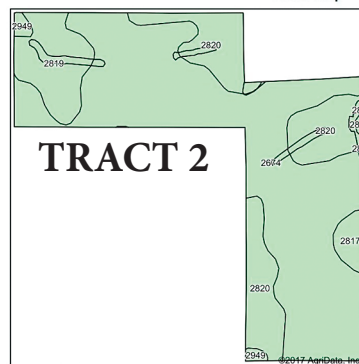
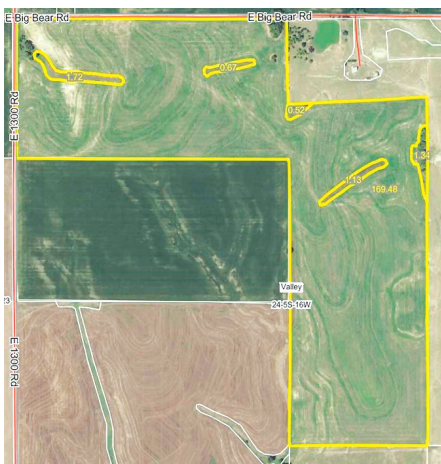
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TRACT 2 –

Legal Description:
The Northwest Quarter of the Southeast Quarter (NW/4SE/4), The Southwest Quarter of the Northeast Quarter (SW/4NE/4), The South Half of the Northwest Quarter of the Northeast Quarter (S/2NW/4NE/4) and The North Half of the Northwest Quarter (N/2NW) of Section



State: Kansas
County: Phillips
Location: 24-5S-16W
Township: Valley
Acres: 174.86
Date: 1/12/2018

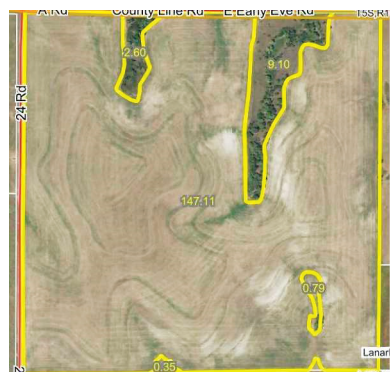


Map Provided By
surety
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Soils data provided by USDA and NRCS.

Area Symbol: KS147, Soil Area Version: 15										
Code	Soil Description	Acres	Percent of field	Non-ir Class %	ir Class %	Range Production (bbl/acre/yr)	Winter wheat	Grain sorghum	NCCPI Overall	NCCPI Corn and Soybeans
2674	Holtspring silt loam, 1 to 3 percent slopes, plains and breaks	113.34	64.6%	IIIe	IIIe	3408			73	51
2820	Uly silt loam, 6 to 11 percent slopes, eroded	36.13	21.8%	IVe	IVe	3410			58	41
2819	Uly silt loam, 6 to 11 percent slopes	17.21	9.8%	IVe	IVe	3410			70	49
2817	Uly silt loam, 3 to 6 percent slopes	4.03	2.3%	IIIe	IIIe	3455	1	2	74	50
2949	Waiken-Nilsen complex, 5 to 20 percent slopes	1.77	1.0%	Vie	Vie	2368			34	25
2829	Uly-Rocky silt loams, 0 to 30 percent slopes	0.38	0.2%	Vie	Vie	3820			66	47
Weighted Average						3436.9	1	2	69	48.3

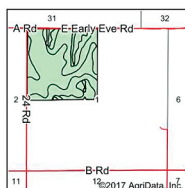
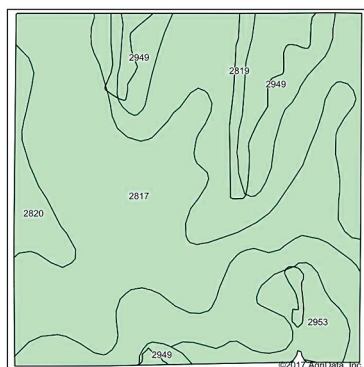
Twenty-four (24) all in Township Five (5) South, Range Sixteen (16) West of the 6th P.M., Phillips County, Kansas being 174.88 acres more or less. Land Location: The intersection of E 1300 Rd and E. Big Bear Rd is the Northwest Corner



TRACT 3 Legal Description: The Northwest Quarter of Section One (1), Township Six (6) South, Range Seventeen (17) West of the 6th P.M., Rooks County, Kansas being 160.07 acres more or less. Land Location: The intersection of A Rd and 24 Rd is the Northwest Corner

FSA & General Information: 149.6 acres of cropland with the balance being mostly wooded areas suitable for wildlife habitat. This property also has a spring in the

woods that provides water to the wildlife. Wheat Base - 62.24 acres, PLC Yield 37 bu.; Grain Sorghum Base - 16.11 acres, PLC Yield 45 bu.; Sunflower Base - .08 acres, PLC Yield 1069 lbs.; Soybean Base - 34.08 acres, PLC Yield 19 bu. – All cropland is open.



State: Kansas
County: Rooks
Location: 1-6S-17W
Township: Lanark
Acres: 159.95
Date: 1/10/2018



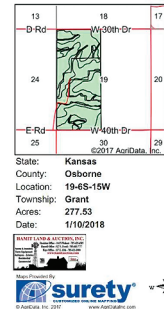
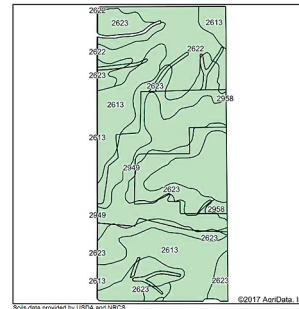
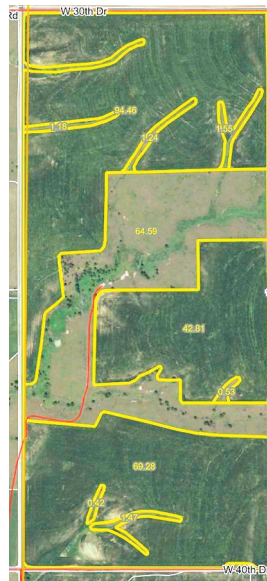
Map Provided By
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Area Symbol: KS163, Soil Area Version: 19										
Code	Soil Description	Acres	Percent of field	Non-ir Class %	ir Class %	Range Production (bbl/acre/yr)	Winter wheat	Grain sorghum	NCCPI Overall	NCCPI Corn and Soybeans
1817	Uly silt loam, 3 to 6 percent slopes	87.76	42.4%	IIIe	IIIe	3405	1	2	74	50
1819	Uly silt loam, 6 to 11 percent slopes	57.46	35.9%	IVe	IVe	3410			70	49
1949	Waiken-Nilsen complex, 5 to 20 percent slopes	18.33	11.5%	Vie	Vie	2368			34	25
1953	Waiken silt loam, 3 to 7 percent slopes	9.85	6.0%	IVe	IVe	2700			41	29
1820	Uly silt loam, 6 to 11 percent slopes, eroded	6.75	4.2%	IVe	IVe	3410			58	41
Weighted Average						3266.8	0.4	0.8	65.3	45.1

**CROPLAND &
GREAT HUNTING
WOODED LAND
WITH A SPRING**

TRACT 4 Legal Description: The West Half (W/2) of Section Nineteen (19), Township Six (6) South, Range Fifteen (15) West of the 6th P.M. Osborne County, Kansas being 278.49 acres more or less. Land Location: The intersection of W 40th Dr. and S 300th Ave is the Southwest Corner

FSA & General Information: 213.44 acres of cropland. There is 64.59 acres of pasture land with lots of habitat for wildlife with the balance being grassed waterways. Wheat Base – 88.72 acres, PLC Yield 37 bu.; Grain Sorghum Base – acres, PLC Yield 45 bu.; Sunflower Base - .08 acres, PLC Yield 1069 lbs.; Soybean Base - 34.08, PLC Yield 19 bu. There is water well on this property although the windmill is not functional. All cropland is planted to wheat.



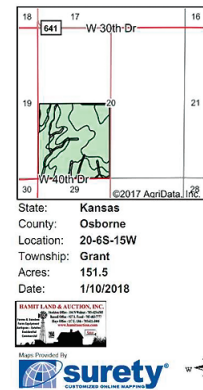
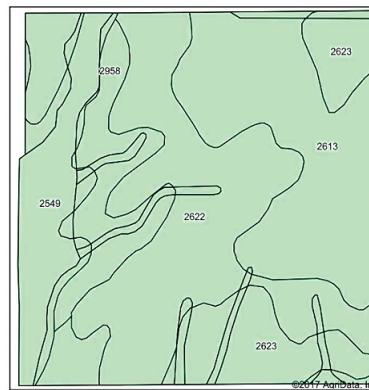
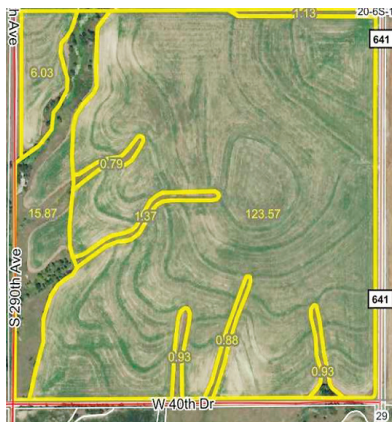
Area Symbol: KS141, Soil Area Version: 15
Area Symbol: KS163, Soil Area Version: 19

Code	Soil Description	Acres	Percent of Field	Non-Irr Class %	Irr Class %	Range Production (bushels/acre)	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
2623	Harney-Mento complex, 3 to 7 percent slopes	88.88	38.0%	Ila	Ila	3240	60	43	40
2613	Harney silt loam, 1 to 3 percent slopes	88.64	37.2%	Ila	Ila	3455	67	50	49
2949	Wakarusa-Nelson complex, 8 to 20 percent slopes	43.83	18.8%	Vla	Vla	2389	34	25	21
2622	Harney-Mento complex, 1 to 3 percent slopes	40.79	14.7%	Ila	Ila	3235	61	44	41
2958	Wakarusa-Mento complex, 3 to 7 percent slopes	2.68	1.0%	Ila	Ila	2870	50	33	29
2949	Brownell-Wakeen complex, 8 to 20 percent slopes	2.57	0.8%	Vla	Vla	2473	32	22	18
2623	Harney-Mento complex, 3 to 7 percent slopes	0.48	0.2%	Ila	Ila	3240	60	43	40
2613	Harney silt loam, 1 to 3 percent slopes	0.48	0.2%	Ila	Ila	3455	67	50	49
2622	Harney-Mento complex, 1 to 3 percent slopes	0.09	0.0%	Ila	Ila	3235	61	44	41
2949	Wakarusa-Nelson complex, 8 to 20 percent slopes	0.07	0.0%	Vla	Vla	2389	34	25	21
Weighted Average						3198.2	57.9	42.2	39.7



TRACT 5 – Legal Description: The Southwest Quarter (SW/4) of Section Twenty (20), Township Six (6) South, Range Fifteen (15) West of the 6th P.M. Osborne County, Kansas being 152.99 acres more or less. Land Location: The intersection of W 40th Dr. and Rd 641 is the Southeast Corner

FSA and General Information: 140.88 acres of cropland with the balance being native grass and waterways. Wheat Base – 58.56 acres, PLC Yield 37 bu.; Grain Sorghum Base – 15.16 acres, PLC Yield 45 bu.; Sunflower Base - .07 acres, PLC Yield 1069 lbs.; Soybean Base - 32.06 acres, PLC Yield 19 bu. – All cropland is open.



Area Symbol: KS141, Soil Area Version: 15

Code	Soil Description	Acres	Percent of Field	Non-Irr Class %	Irr Class %	Range Production (bushels/acre)	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
2622	Harney-Mento complex, 1 to 3 percent slopes	52.88	34.8%	Ila	Ila	3235	61	44	41
2613	Harney silt loam, 1 to 3 percent slopes	39.98	26.4%	Ila	Ila	3455	67	50	49
2623	Harney-Mento complex, 3 to 7 percent slopes	24.08	15.9%	Ila	Ila	3240	60	43	40
2549	Brownell-Wakeen complex, 8 to 20 percent slopes	20.21	13.3%	Vla	Vla	2473	32	22	18
2958	Wakarusa-Mento complex, 3 to 7 percent slopes	14.55	9.6%	Ila	Ila	2870	50	33	29
Weighted Average						3197.1	57.5	41.4	38.1

* - 1:16m Canableness Class Dominant Condition Annotation Method



**CROPLAND
WATERWAYS
& NATIVE
GRASS**

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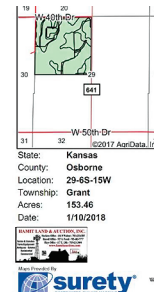
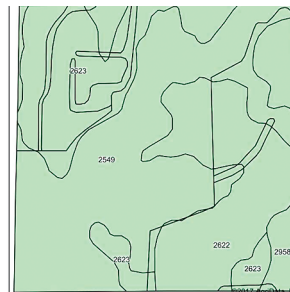
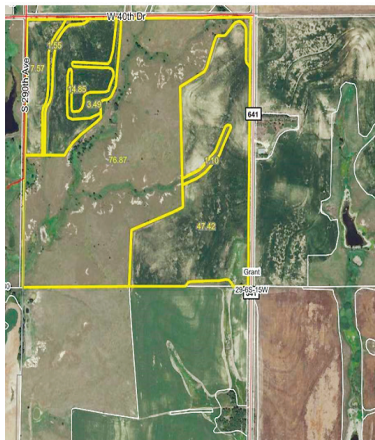
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TRACT 6 – The Northwest Quarter (NW/4) of Section Twenty-nine (29), Township Six (6) South, Range Fifteen (15) West of the 6th P.M., Osborne, Kansas being 153.77 acres more or less. Land Location: The intersection of W 40th Dr. and Rd 641 is the Northeast Corner

FSA AND GENERAL INFORMATION: 72.48 acres of cropland, 76.87 acres of pastureland with the balance of grass waterways. Wheat Base – 30.16 acres, PLC Yield 37 bu.; Grain Sorghum Base – 7.81 acres, PLC Yield 45 bu.; Sunflower Base - .04 acres, PLC Yield 1069 lbs.; Soybean Base - 16.52 acres, PLC Yield 19 bu. – All cropland is planted to wheat.



Soils data provided by USDA and NRCS

Area Symbol: KS141, Soil Area Version: 1S

6/26/2016, 10:41:27 AM

www.nrcs.usda.gov

Code	Soil Description	Acres	Percent of field	Non-ir Class %	Ir Class %	Range Production (bushels/acre)	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains
2548	Brownell-Vanhook complex, 8 to 20 percent slopes	68.52	44.3%	1/6	1/6	3240	51	44	41
2622	Harney-Merito complex, 1 to 3 percent slopes	44.32	28.9%	1/6	1/6	3240	60	43	40
2623	Harney-Merito complex, 3 to 7 percent slopes	36.70	23.9%	1/6	1/6	3870	50	33	39
2696	Vanhook-Merito complex, 3 to 7 percent slopes	4.42	2.9%	1/6	1/6	3870	50	33	39
Weighted Average							47.6	33.7	36.2

*n: Using Capabilities Class Comment Condition Aggregation Method

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**TUESDAY,
FEBRUARY**

27th, 2018

10:00 a.m.

**Nova Theater
Stockton, KS
517 Main**

