

783.2 ACRES OF ROOKS COUNTY KS LAND

**Sells In
2 Individual
Tracts**

**Only 1 Mi. SE of Webster Reservoir and
Approx. 1 Mi. of Lost Creek Passing Through It
Hunting, Farming, Ranching, Lots of Shelter Belts!**

Auction Date: Tuesday, April 13th, 2021- 10:00 A.M.

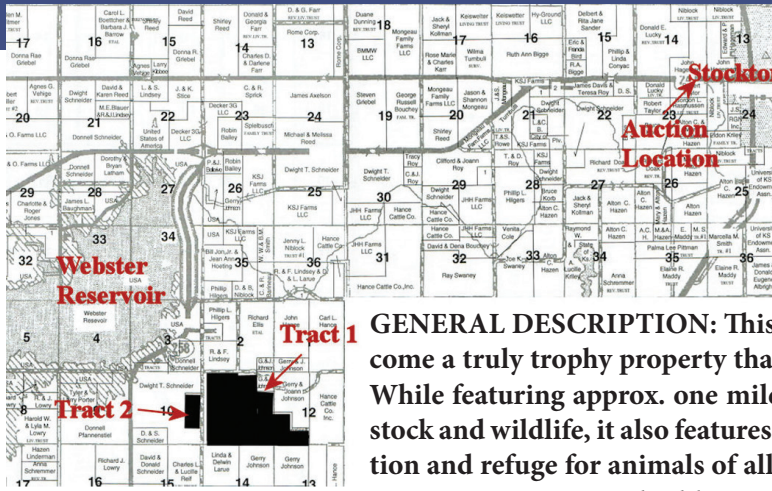
Auction Location: Nova Theater, 517 S. Main, Stockton, Ks

Be Sure to Check Our Website for Pictures & Video



**COME EARLY
for
Refreshments
& to
Register for
Bid Number**

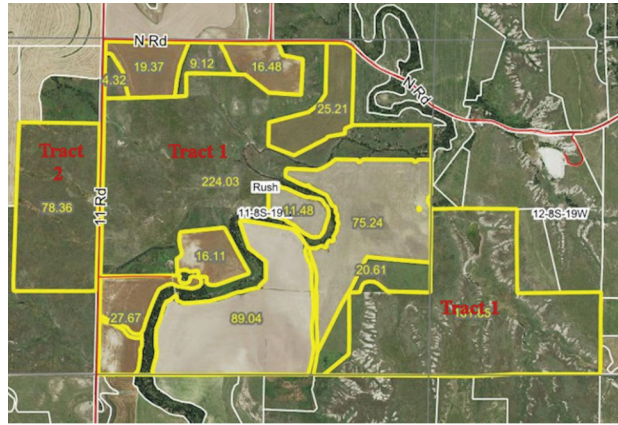
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Tract 1: Legal Description: The West Half (W/2), the Southeast Quarter (SE/4), the West Half (W/2) and the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section Eleven (11); and the West Half (W/2) and the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) in Section Twelve (12), all in Township Eight (8) South, Range Nineteen (19) West of the 6th P.M. Rooks County, Kansas containing approx. 704.84 acres more or less.

GENERAL DESCRIPTION: This incredible tract of land has unbelievable potential to become a truly trophy property that could be the envy of any sportsman, farmer or rancher. While featuring approx. one mile of Lost Creek, which provides abundant water for livestock and wildlife, it also features several, well established shelter belts that provide protection and refuge for animals of all species. There is 31.34 acres of CRP, leaving 286 acres of highly productive bottom and upland cultivated acres. The balance is all pasture, trees and creek.

FSA & CRP INFO: FOR TRACT 1: Wheat Base - 92.93 acres with a 44 bu. PLC Yield, Grain Sorghum Base- 113.57 Acres with a 89 bu. PLC Yield. Sellers will convey to Purchaser all Sellers' interest in the CRP contract being an undivided 2/3rds interest and will provide \$737.93 annual income until expiration.



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Tract 2: Legal Description: The Southeast Quarter of the Northeast Quarter (SE/4NE/4) and the Northeast Quarter of the Southeast Quarter (NE/4SE/4) of Section Ten (10), Township Eight (8) South, Range Nineteen (19) West of the 6th P.M. Rooks County, Kansas containing 78.36 acres.

GENERAL DESCRIPTION: This tract is all grass and does not have a developed reliable water source. There is an under the road passage that the cattle have used to access water from tract 1.



MINERALS: Seller's shall convey 100% of Sellers' mineral rights to the Purchaser. All minerals are believed to be in tact

POSSESSION: Subject to Tenants Rights: Possession of the above-described properties will be March 1, 2022 on all grass and unplanted acres with possession immediately following the 2022 wheat harvest or August 1, 2022, which ever comes first, on acres that have growing wheat.

RENTAL PAYMENTS: These properties are currently under a rental agreement. All 2021 rental payments shall be made to the purchaser. Payments by the tenants will be made as follows: 1st Half Immediately following the closing of the sale/purchase. Balance due Nov 1, 2021. The rental payments annual total for Tract 1 is \$19,066.94 and for Tract 2 is \$1,248.00

TAXES: Seller Shall Pay All The 2020 Taxes and Buyer to Pay All 2021 and Subsequent Years Taxes.

2020 taxes were: Tract 1 - \$3,832.30 Tract 2 - \$159.54

TERMS: 10% down day of sale with the balance to be paid at closing.

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. Consult your loan agency prior to the auction.

SELLERS: The Dorothy Carsten Heirs and The Robert W. Proctor Trust

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 Auctioneer
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