

# 297 +/- ACRES PRIME KANSAS CROPLAND SELLING AT ABSOLUTE AUCTION

## No Minimum – No Reserve for the L.R. Comeau Ranch LLC

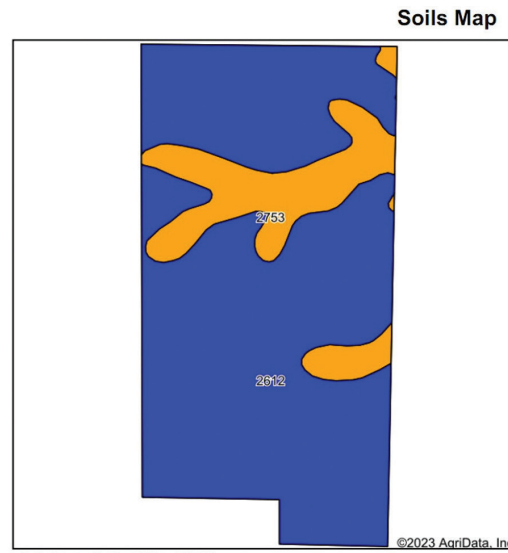
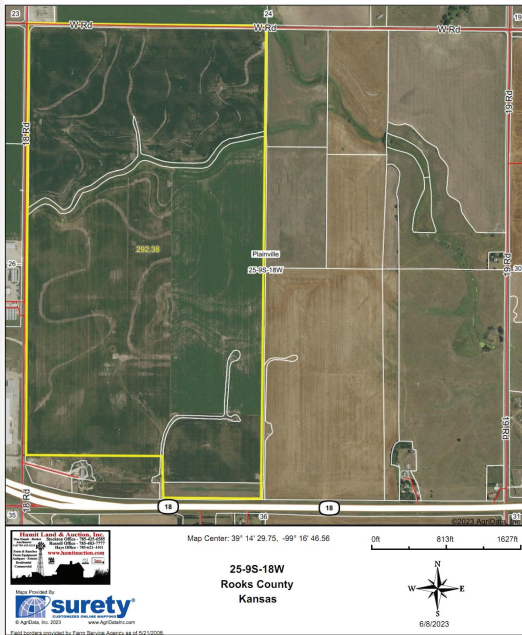
### Thursday, July 6, 2023 – 10:00 A.M.

Auction Location – Knights of Columbus Hall, Plainville, KS (204 N Irving)

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State: Kansas  
County: Rooks  
Location: 25-9S-18W  
Township: Plainville  
Acres: 296.77  
Date: 5/10/2023



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	Corn Bu	Corn Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains
2612	Harney silt loam, 0 to 1 percent slopes	248.23	83.6%	Blue	Ilc	I	2998			70	52	44
2753	Penden loam, 3 to 7 percent slopes	48.54	16.4%	Orange	Ille	Ille	2597	3	9	61	39	32
Weighted Average					2.16	1.33	2932.4	0.5	1.5	*n 68.5	*n 49.9	*n 42

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Legal Description:** SURFACE RIGHTS ONLY IN AND TO; The West Half (W/2) of Section Twenty-five (25), Township Nine (9) Range Eighteen (18) West of the 6th P.M., Rooks County, Kansas LESS an approximate 12–19-acre tract on the Southwest end. Acreages may change subject to completion of survey.

**General Description:** This is an amazing piece of property with approximately 297 acres of prime cropland with approximately 248 acres of the Harney Silt Loam soil type with 0 to 1 percent slope and 48 acres of Penden Loam with 3 to 7 percent slopes. Excellent fencing surrounds said property with the exception of a small stretch on the South end. There is approx. 1 mile of blacktop frontage along the west side and also, rural water and natural gas lines bordering said property providing possible options.

**Growing Crops:** Currently there are 92 acres of planted corn with the purchaser receiving 25% of said crop. The balance will be approx. 200 acres of wheat stubble, waterways and small acreage of grass suitable for haying.

**FSA Information:** Wheat Base 41.15 acres w/31bu PLC Yield, Grain Sorghum Base 74.14 acres W/52 bu. PLC Yield and Soybean Base of 17.67 acres W/22 PLC Yield

**Possession:** Immediate upon closing on all unplanted and grass acres. Possession of the balance will be immediate upon completion of the fall corn harvest.

**Taxes & Title Insurance:** Seller has paid all the 2022 Real Estate Taxes. 2023 taxes will be prorated to date of closing based upon the 2022 rate of \$3,725.36. Seller and Buyer agree share equally the expense of the Owners Title Insurance Policy. The Mortgage Policy, if required, will be the expense of the Buyer.

**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 on the 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.



**SELLER –  
L.R. Comeau  
Ranch LLC,  
Roger Comeau  
Managing  
Partner**

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**Hamit Land & Auction, Inc.**

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