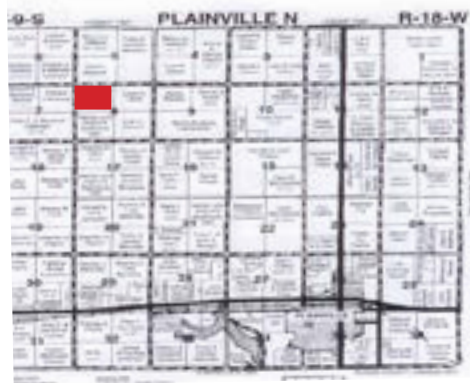


800 (+/-) ACRES OF ROOKS COUNTY LAND!!

Land Auction

***SALE DATE: Monday, March 19, 2018 * SALE TIME: 1:30 P.M.**
Seller: Marston Heirs *AUCTION LOCATION: Plainville Livestock – Plainville, KS

Tract #1



Land Location: From Plainville Ks, 3 miles West on Ks Hwy 18, then 3½ miles North on 14 Rd.

Legal Description: The Northwest Quarter of Section 8; Township 9 South; Range 18 West of the Sixth P.M., Rooks County, Kansas.

Acreage & FSA Info: Containing 160 acres. Consisting of 144.84 acres of Cropland, which is currently idle. 2.72 acres that are currently enrolled in the Conservation Reserve Program. The CRP Contract will be transferred to the Buyer, expiring on 10/1/2021, with an annual Rental Rate of \$64.13 per acre. Tract #3 is enrolled in the current USDA Farm Program under the ARC County option for Wheat and Soybeans, and the PLC option for Grain Sorghum, with a Wheat Base of 105.47 acres, a Grain Sorghum Base of 27.42 acres, and a Soybean Base of 16.88 acres.

Minerals: Selling Surface rights only.

Taxes: The 2017 tax and all prior years will be paid by the Seller. 2018 and all subsequent years to be paid by the Buyer. The 2017 tax was \$1,290.82.

Possessions: Buyer will receive possession at Closing.

Tract #1

Tract #2



Land Location: From Plainville Ks, 3 miles West on Ks Hwy 18, then 4 miles North on 14 Rd, 1 mile East on T Rd., then 1 mile North on 13 Rd.

Legal Description: The Southeast Quarter, and the South Half of the Northeast Quarter of Section 36; Township 8 South; Range 19 West of the Sixth P.M., Rooks County, Kansas.

Acreage & FSA Info: Containing 240 acres. Consisting of 234.27 acres of Cropland, of which is 109.76 acres are currently planted to Wheat. And .91 acres of Waterway. Tract #2 is enrolled in the current USDA Farm Program under the ARC County option for Wheat and Soybeans, and the PLC option for Grain Sorghum, with a Wheat Base of 136.21 acres, a Grain Sorghum Base of 35.42 acres, and a Soybean Base of 21.80 acres.

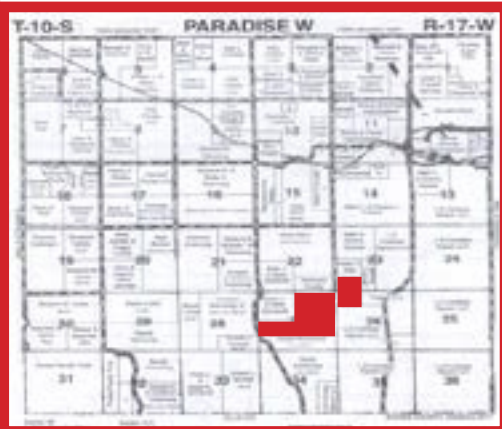
Minerals: Minerals are believed to be intact and sell with the land.

Taxes: The 2017 tax and all prior years will be paid by the Seller. 2018 and all subsequent years to be paid by the Buyer. The 2017 tax was \$1,075.42.

Possessions: Buyer will receive possession at Closing subject to current tenants rights to harvest the 2018 wheat crop.

Tract #2

Tract #3



"Tract #3 Offers Outstanding Hunting!"



Tract #3

Land Location: From Plainville, Kansas – 5 miles East on KS Hwy 18, then 5 miles South on 23 Rd.

Legal Description: The Northeast Quarter, & the North Half of the South Half of Section 27; & the Northwest Quarter of the Northwest Quarter of Section 26; the Southwest Quarter of the Southwest Quarter of Section 23; Township 10 South; Range 17 West of the Sixth P.M.; Rooks County, Kansas

Acreage & FSA Info: Containing approximately 400 acres, consisting of 35.74 acres of Cropland which is currently planted to wheat; 356.62 acres of Grassland; Tract #3 is enrolled in the current USDA Farm Program

under the ARC County option, with a Wheat Base of 13.7 acres, and a Grain Sorghum Base of 22.5 acres.

Minerals: The Seller will convey all minerals owned by Seller, without the minerals being guaranteed.

Some mineral interest have been severed on portions of Tract 3. Buyer will receive the 1/8 Landowner royalty interest of a producing well located on Tract 3 averaging 3.14 bbls per day over the past 3 years.

Taxes: The 2017 tax and all prior years will be paid by the Seller. 2018 and all subsequent years to be paid by the Buyer. The 2017 tax was \$669.60. **Possessions:** Buyer will receive possession at Closing subject to current tenants rights to harvest the 2018 wheat crop.

Terms: 10% down day of Auction. Balance on date of Closing, on or before April 19, 2018. Buyer will receive a good and sufficient Warranty Deed accompanied by Title Insurance Commitment showing Marketable Title in Seller, as per Contract to be signed by Buyer and Seller on sale date. Title Insurance premium to be paid ½ Seller, ½ Buyer. All information in auction bill is believed to be accurate, and current information, however no warranty is given by the Auction firm or the Seller. Announcements Sale Day will take precedence over printed matter. All prospective Buyers are advised to satisfy themselves as to acreage, boundaries, bases, easements, fences, rights-of-way and/or any other information. Auction firm is an agent of the Seller. If Buyer desires representation, legal council is advised. Bidding is not contingent upon financing. If financing is necessary, pre-approval is recommended.

Sale Conducted By:



Jay Casey

Real Estate Broker

Natoma, Kansas 67651

(785)-885-4619

email - jvcasey@ruraltel.net

Visit our website at www.auctiononeinc.com

OR!

Find us on @ Auction One Inc.

Ethically responsible to client, profession and the public.