

320 (+/-) ACRES OF GRAHAM COUNTY LAND!!

# LAND AUCTION

**Seller: Michaelis Heirs**

**\*SALE DATE: Monday, April 2, 2018 \* SALE TIME: 1:30 P.M.**  
**\*AUCTION LOCATION: Cowboy Junction - Hill City, Kansas**

### Aerial Photo



### Land Location:

From Penokee, Kansas — 3.5 miles South on 200th Ave, then West 1 mile on M Road, then South 1.5 miles on 190th Ave.

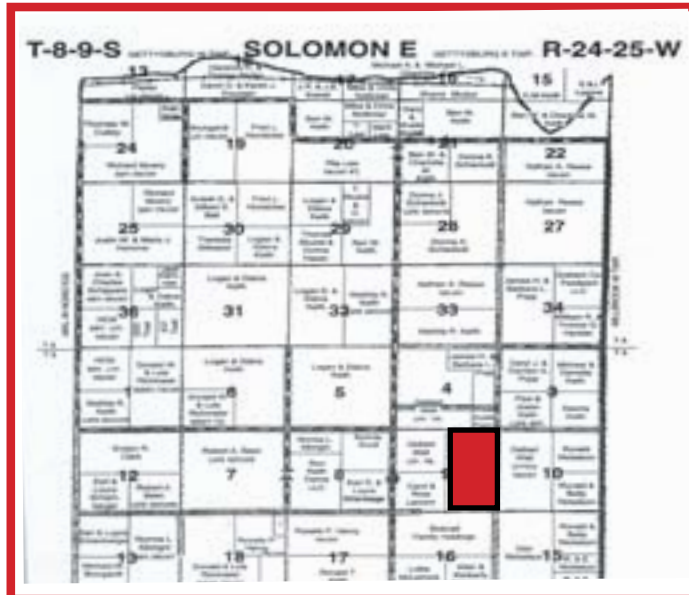
### Legal Description:

The East Half of Section 9; Township 9 South; Range 24 West of the Sixth P.M.; Graham County, Kansas

### Acreage & FSA Info:

Containing 145.25 acres of Cropland, 27.36 of which are enrolled in the Conservation Reserve Program. 161.37 acres Native Grassland. The CRP Contract will be transferred to the Buyer, expiring in 9/30/2021, with an annual Rental Rate of \$36.35 per acre. Cropland is enrolled in the current USDA Farm Program under the ARC County option for Wheat & Grain Sorghum, with a Wheat Base of 56.87 acres, a Grain Sorghum Base of 28.43 acres.

**Excellent Livestock Water!!**



### Minerals:

Seller makes no Reservation. Minerals are believed to be intact and will transfer to the Buyer. There is currently a Saltwater Disposal well on the property from which the Landowner receives \$900.00 per year.

### 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 \$1,776.20.

### Possession:

Buyer will receive possession of all acreage at Closing.

Sale Conducted By:



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*Ethically responsible to client, profession and the public.*

Terms: 10% down day of Auction. Balance on date of Closing, on or before May 2, 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 1/2 Seller, 1/2 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.