

Thursday, February 9, 2017
Land Auction

Sale location : K OF C HALL – PLAINVILLE, KS

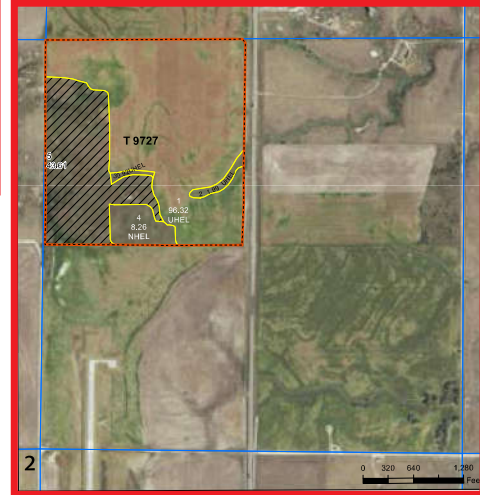
Sale Time: 1:30 P.M.

Seller - Doralynn Amos Heirs

**160 (+-) Acres
of Rooks County
Land**

Excellent Hunting!!
Pheasants, Quail and Deer!

Cropland!!
Great Soil Types!



Land Location:

From Plainville, Kansas – 8 ½ miles North on KS Hwy 183.

Legal Description:

The Northwest Quarter of Section 14; Township 8 South; Range 18 West of the Sixth P.M.; Rooks County, Kansas

Acreage & FSA Info:

Containing approximately 160 acres, consisting of 96.32 acres of Cropland; 8.26 acres of Retired CRP; 2.91 acres of Waterways; 43.61 acres of Grassland; 8.90 acres of Right of Way. Land is enrolled in the current USDA Farm Program and is designated PLC. It carries Base acres of: Wheat - 39.4 acres with a 39 bu. yield, and Milo – 4.7 acres with a 70 bu. Yield. BUYER WILL RECEIVE 1/3 OF THE GROWING WHEAT CROP!!!! And be responsible for 1/3 of the Fertilizer.

Minerals:

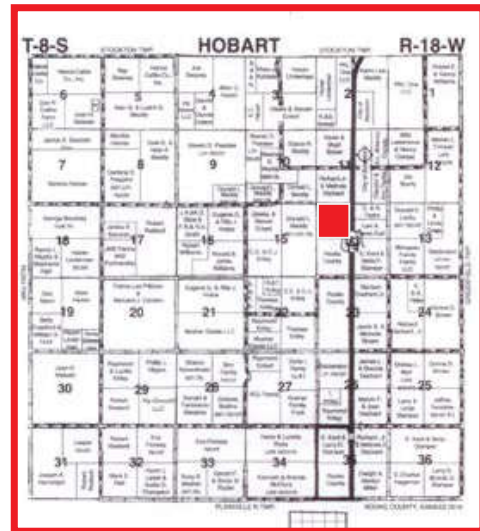
Seller retains the Mineral Interest.

Taxes:

The 2016 tax and all prior years will be paid by the Seller. 2017 and all subsequent years to be paid by the Buyer. The 2016 tax was \$ 999.22.

Possession:

Buyer will receive possession at Closing subject to current tenants rights to harvest the 2017 wheat crop.



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Sale Conducted By:



Terms: 10% down day of Auction. Balance on date of Closing, on or before March 10, 2017. 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. All prospective Buyers are advised to satisfy themselves as to acreage, boundaries, bases, easements, fences, rights-of-way and/or any other information.

Ethically responsible to client, profession, and the public.