

Monday, April 10, 2023

# Land Auction

Sale Location: Natoma Community Center

Seller: Paul Strokey Trust

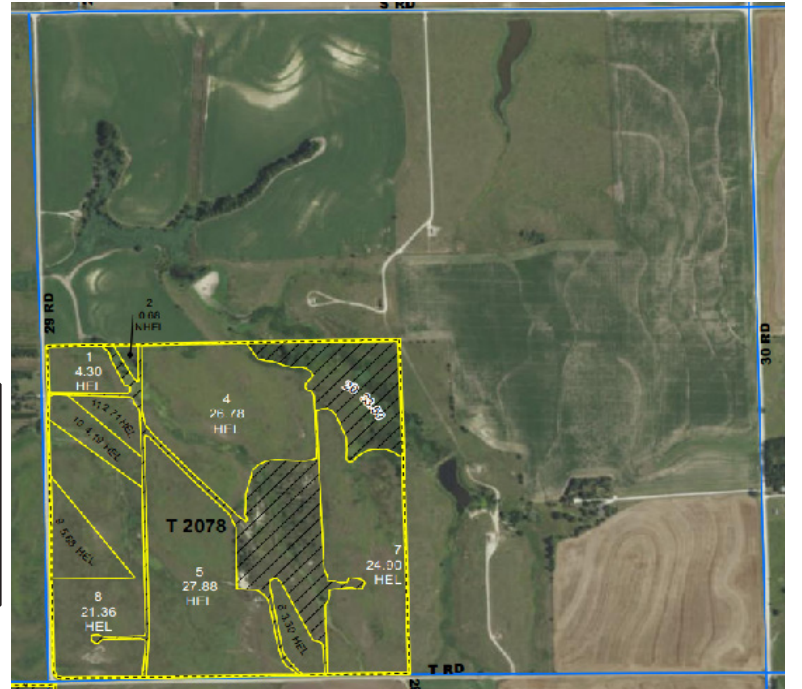
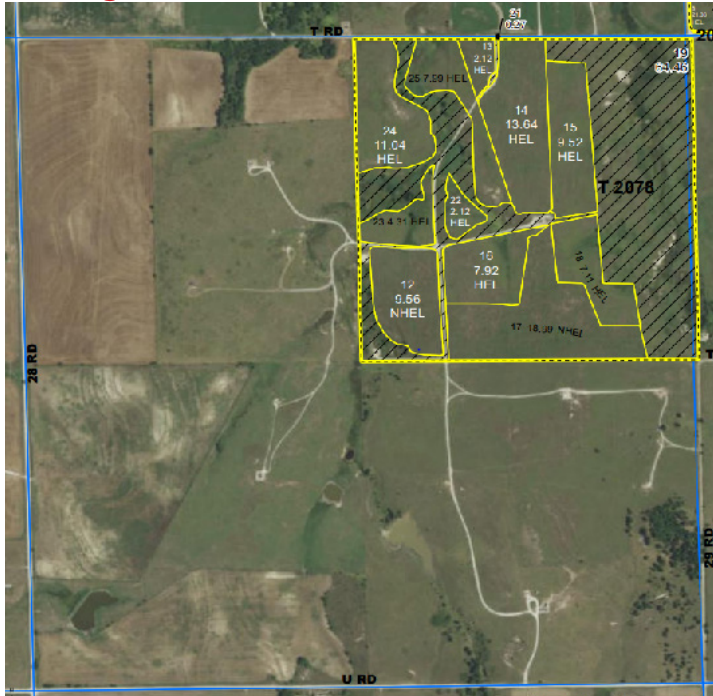
Sale Time: 1:30 p.m.



**Grassland!!**

**Producing Minerals Included!!**

**Hunting!!**



## Tract #1

**Land Location:** From Natoma, KS; 4 Miles West on KS Hwy 18, then 6 1/2 miles North on 28 Rd., then 1/2 miles East on T Road.

**Legal Description:** The Northeast Quarter of Section 10; Township 9 South; Range 16 West of the Sixth Principle Meridian; Rooks County, Kansas.

**Acreage & FSA Info:** Containing 160 acres. Consisting of 94.32 acres of Cropland, all of which is retired CRP and 64.46 acres of Grassland.

**Minerals:** Landowners 0.03645860 share of Producing Minerals sell with the land. NO reservations. Tract #1 has a producing Well averaging 2.27 bbls. per day. There is also one salt water disposal well.

**Taxes:** 2022 Tax and all prior years shall be paid by the Seller. 2023 and all subsequent years taxes shall be paid by the Buyer. The 2022 Tax for Tract #1 was \$746.48

**Possession:** Land is idle and Buyer will receive Possession at Closing.

## Tract #2

**Land Location:** From Natoma, KS; 4 Miles West on KS Hwy 18, then 6 1/2 miles North on 28 Rd., then 1 mile East on T Road.

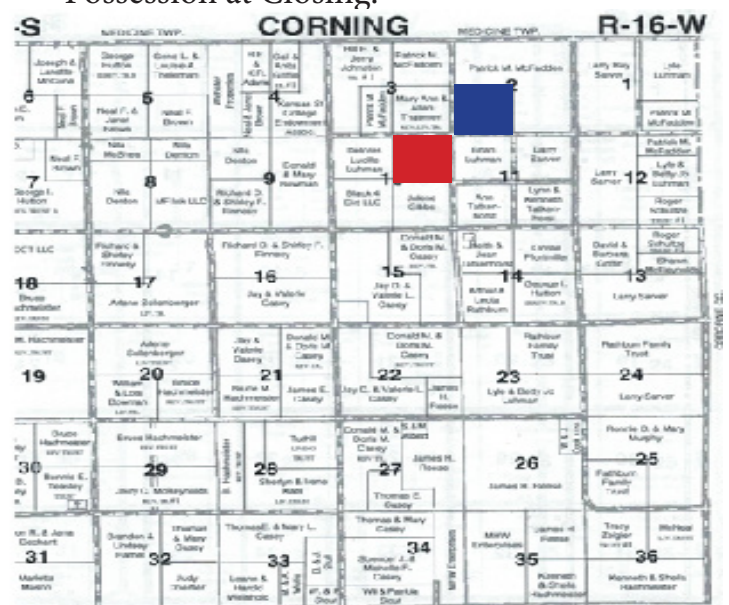
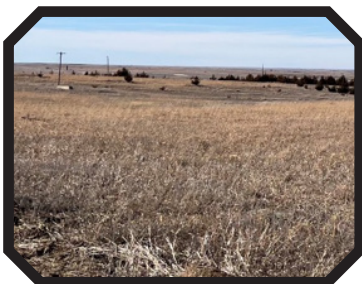
**Legal Description:** The Southwest Quarter of Section 2; Township 9 South; Range 16 West of the Sixth Principle Meridian; Rooks County, Kansas.

**Acreage & FSA Info:** Containing 160 acres. Consisting of acres of 121.78 acres of Cropland, all of which is retired CRP and 33.59 acres of Grassland.

**Minerals:** Landowners share of Producing Minerals sell with the land. NO reservations.

**Taxes:** 2022 Tax and all prior years shall be paid by the Seller. 2023 and all subsequent years to be paid by the Buyer. The 2022 Tax for Tract #2 was \$958.64

**Possession:** Land is idle and Buyer will receive Possession at Closing.



Sale Conducted By:

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# AUCTION ONE

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

Term: 10% down day of Auction. Balance on date of Closing, on or before May 10, 2023. Buyer will receive a good and sufficient Executors Deed and a Trustees 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 Buyer 1/2 Seller. 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. Auction firm is an agent to the seller. If Buyer desires representation, legal council is advised. Bidding is not contingent upon financing. If financing is necessary, pre-approval is recommended.