161 — /- Acres Ness County LAND AUCTION Tuesday, October 20, 2020, 10:00 a.m.

Auction Location: American Legion Post 392, 220 N. Austin St., Bazine, KS 67516

SELLER: Daniel and Elaine Johnson Trust, Chris Hagelgantz, Trustee

LEGAL DESCRIPTION: The Northwest Quarter (NW/4) of Section Thirty-Five (35), Township Seventeen (17) North, Range Twenty-Two (22) West of the 6th P.M. in Ness County, Kansas.

GENERAL DESCRIPTION: This tract of land contains a total of 161.04 acres and has approximately 128.46 acres of cropland and 32.58 acres of CRP. Of the 128.46 acres of cropland, 54.18 acres are planted to wheat, 34.45 acres are wheat stubble and 39.83 acres are mile stalks. This tract does have a hand dug well located on the south end towards the middle of south end border.

LAND LOCATION: From Bazine, KS on Hwy 96, take DD road north 5.5 miles to 185th Rd, go 1 mile west to CC Rd, then 1/2 mile north to 190th Rd then ½ mile west to NE corner of said property. From Hwy 4 and DD road intersection, go 8.5 miles south to 185th Rd, go 1 mile west to CC Rd, then 1/2 mile north to 190th Rd then ½ mile west to NE corner of said property.

Watch For Signs Posted On Property!

FSA INFORMATION: This farm has a total of 161.20 acres with approximately 128.46 acres of cropland and 32.58 acres of CRP (11.39 acres expire 9/30/2020, rental rate \$40.00 per acre with an annual payment of \$456.00, 18.91 acres expire 9/30/2021, rental rate \$39.00 per acre with an annual payment of \$737.00 and 2.28 acres expire 9/30/2024, rental rate \$58.96 per acre with an annual payment of \$134.00). It carries a 77.20 acre wheat base, 22.70 acre grain sorghum base and 10.00 acre barley base.

MINERALS: All sellers' mineral interest will be conveyed to the purchaser.

POSSESSION: Purchaser shall receive immediate possession of all unplanted acres upon closing. 54.18 acres are planted to wheat and purchaser will be responsible for 1/3 of fertilizer costs and 1/3 of crop insurance. Purchaser will receive 1/3 of wheat harvested and shall take possession after 2021 wheat harvest.

TAXES: Sellers shall pay all the 2020 taxes and prior years' taxes, if any. The 2021 and subsequent years taxes shall be the responsibility of the buyer. The 2019 taxes were \$569.93.

TERMS, TITLE INSURANCE AND CLOSING: Ten Percent (10%) down day of the sale; balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and sellers. Mortgage policy, if required will be the expense of the buyer. Closing shall be on or before November 20, 2020. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.

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 day of sale shall take precedence over printed material.

Be Sure to Check Our Website for More Info & Pictures Come Early for Refreshments & to Register for Bid Number

Hamit Land & Auction, Inc. Don Hamit – Broker – 785-425-8123 Jason W Schneider - Listing Agent – 785-650-2433













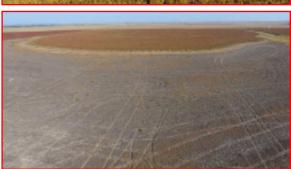




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Visit: www.schneiderauctionservice.com for more color photos.



Schneider Auction Service

Col. Jason Schneider, Auctioneer 785-650-BIDD (2433) Box 114, Schoenchen, KS 67667

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