

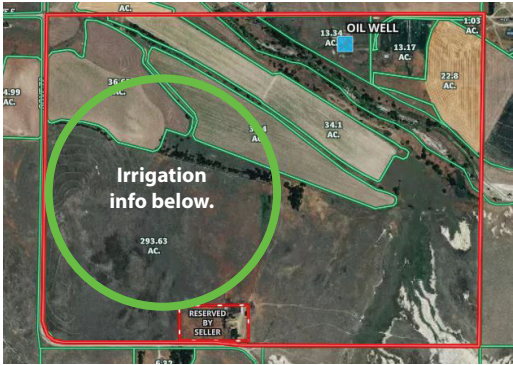


**Friday, December 4, 2020 @ 11:00 am**  
**467 Acres +/- Gove County Land & Minerals**

**Listing Agent: Mark Ottley**

**Seller: Delaine & Loris Jacka Trust**

**nationsauction.com**



**Auction will be held at 700 W 48th St, Hays, Kansas**

**Land Location:** From Quinter, KS – 19 Miles S to the NW Corner. SIGNS WILL BE POSTED!

**Manner of Sale:** Offered in 2 Tracts, Tract 1: all real estate except minerals; Tract 2: All minerals under Tract 1, both Tracts will be sold to highest bidder. **This sale is absolute!**

**Terms:** 2% Buyer's Premium on Sale, 10% down on day of sale, balance to be paid in full at Closing on or before January 3, 2021 or upon such terms as may be acceptable to the Seller. Personal and Corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by an identified title/escrow company. Acceptable bids will not be contingent upon financing. Parties that have not arranged financing, if necessary, prior to the auction should not bid. Financing if necessary, needs to be arranged and approved prior to the auction. A prequalification form will be required for Online bidders. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

**Acceptance of Bids:** The successful bidders will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

**Evidence of Title:** Seller will provide title insurance to the buyer in the amount of purchase price and the premium will be paid 50/50 by buyer/seller. Title evidence will be provided on sale day

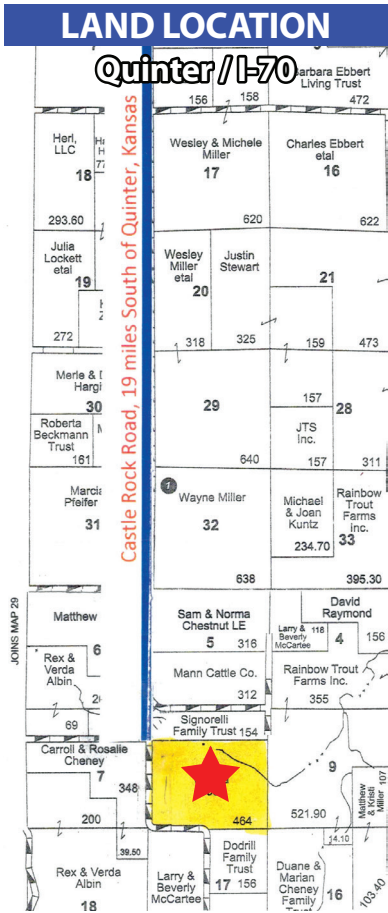
**Inspections:** Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller nor Nations Auction Elite Realty, its agents or representatives, are making any warranties about the property, either expressed or implied.

**Easements:** The sale is subject to all right-of-ways and easements, whether recorded or not, and to oil and gas leases of record if any. There will be a water-right easement that will be filed for the owner of the homestead property (legal description provided). This easement will include ingress and egress for all maintenance and service work needed. This agreement extends to any/all electrical and new well drilling needed to service water supply to the property described. This easement has no limits with regards to service and maintenance work regarding water supply.

**Agency:** Nations Auction Elite Realty, its agents and representatives, are Exclusive Agents of the Seller.

This property is eligible for an additional 136 irrigation acres and can be placed anywhere on the property. The file is currently certified for 161 AF at 675 GPM per year and may be approved to supply up to 136 acres center pivot. Questions and Application can be directed to: Division of Water Resources-Stockton, KS, Jodie, 785-425-6787, File: #11950.

**AUCTIONEER'S NOTES:** Irrigation Well has been maintained and \$7000 spent in 2019 (receipts available on request). All land will be open and transfer grass and cropland 100% day of closing. Tenant Lease is in place until Feb 28, 2021-Call for Details. With irrigation, dryland crop, river bottom and trees, there is an abundant opportunity for large game hunting and the Smoky Hill River runs through the property. 2019 taxes reflect, land, homestead and minerals.



**Mineral Rights:** A mineral ownership search has been completed by Fowler Abstract and shows to be 100% intact. The Landowner's 1/8 Royalty to the existing production and current in Tract 2 will be conveyed to the purchaser at closing.

**FSA Info:** Any Future FSA payments will follow the crops and will be paid pursuant to FSA Regulations. See Chart for FSA acreage.

**Closing:** On or before January 3, 2021

**Possession:** Date of Closing

**Legal Description:** SW/4 and the SE/4 and S/2 of NW/4 and S/2 of NE/4 of Section Eight (8), Township Fifteen (15) South, Range Twenty-Six (26) West

**Real Estate Taxes:** Seller will pay taxes for 2020 and prior years.

**Acreages:** All acreage figures are approximate +/-, but are populated from a reliable source. All FSA Information is subject to change, included, but not limited to the number of crop land acres, grass acres, base acres and yields. FSA acreage may not be the same

Tract	Auction Acres	Grassland/River	Irrigated & Bottom Land	2019 Taxes
1	467 +/-	339	128	\$4105
2	ALL Minerals			
•Tax reflects total of land, homestead and minerals.				

Crop Name	Base Acres	PLC Yield
Wheat	20.25	39
Corn	26.53	120
Grain Sorghum	39.5	79
Total	86.28	

Year	Oil Production
2010	1471
2011	1271
2012	1141
2013	1033
2014	977
2015	838
2016	669
2017	702
2018	1007
2019	437

