

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 LOCATION

Year Oil Production



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 PREVOUSLY MADE ORAL STATEMENTS.

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Auction Acres

Tract

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

Grassland/River Irrigated & Bottom Land 2019 Taxes

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

Crop

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.

PLC

Base

2 ALL Minerals -Tax reflects total of land, homestead and minerals. Wheat 20.25 39 Corn 26.53 120 Grain Sorghum 39.5 79 Total 86.28 2014 977 2015 838 2016 669 2017 702 2018 1007 2019 437 Live, Internet & Phone Bidding Available	1	467 +/-	339	128	\$4105		Name	Acres	Yield		2010	1471
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