



MONDAY, DECEMBER 27TH, 2021 10 AM

160 +/- Acres Rooks County, Kansas

Auction Location: 700 W 48TH St, Hays, KS Live & Online Auction

Selling land and Service Unit

Seller: Black4Dirt LLC

LAND LOCATION:

From Plainville: Go East on KS-18 for approx. 12 Miles to 28 Rd., then go North on 28 Rd. for approx. 5.5 miles to the intersection of 28 Rd. and U Rd. This intersection is on the SW corner of property. Signs will be posted.

From Natoma: Go West on KS-18 for approx. 4.5 Miles to 28 Rd., then go North on 28 Rd. for approx. 5.5 miles to the intersection of 28 Rd. and U Rd. This intersection is on the SW corner of property. Signs will be posted.

MANNER OF SALE: All real estate offered in one tract only. Surface Rights only. Auction procedure and bidding increments are at the discretion of the auction company.

LEGAL DESCRIPTION: The SW/4 of Section Ten (10), Township Nine (9), Range Sixteen (16) West of the 6th P.M. in Rooks County Kansas.

FSA INFORMATION: 91.53 Acres Cultivation, 63.43 Acres Grassland. 97 Acre Lease Road

GENERAL INFORMATION: Pasture is fully fenced with 3 excellent ponds to help with even grazing. Pasture and each area of cultivation all accessible directly from a county road.

MINERAL RIGHTS: Surface rights only.

TAXES: Seller to pay the 2021 and prior taxes. Purchaser to pay 2022 and future taxes. The 2020 taxes were \$447.38.

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.

GOVERNMENT PROGRAMS: Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current FSA guidelines.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyer in the amount of the purchase price with the premium to be paid one-half by the Buyer and one-half by the Seller. Preliminary title work will be available 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 express or implied.

EASEMENTS: The seller agrees to convey said property by good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record.

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

TERMS: 10% down on day of sale, balance to be paid in full at Closing on or before January 27th, 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. Bidding is contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Due to circumstances beyond Nations Auction/Elite Realty control, concerning Covid 19, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

POSSESSION: Possession of property will be upon closing.

AGENCY DISCLOSURE: Nations Auction Elite Realty is the agent of the seller. If the purchaser desires representation, legal counsel is advised. Announcements made day of sale shall take precedence over printed material.

Cultivation Grassland



Crop Name	Base Acres	PLC Yield	Program
Wheat	12.38	31	PLC
Grain Sorghum	22.31	52	ARC
Soybeans	5.32	22	ARC
Total	40.01		



To be Auctioned Following Land: (Call for More Info)

2004 GMC C4500 Duramax Diesel Service Truck (Serviced & Field Ready)

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2953	Waken silt loam, 3 to 7 percent slopes	85.43	54.76%	-	47	4e
2957	Waken-Harney silt loams, 1 to 3 percent slopes	61.87	39.66%	-	58	3e
2613	Harney silt loam, 1 to 3 percent slopes	4.61	2.96%	-	70	2e
2623	Harney-Mento complex, 3 to 7 percent slopes	4.1	2.63%	-	66	3e
Totals		156 ac		0 CPI Average	52.54 NCCPI Average	3.52 Cap. Average



Auction Acres	Cropland Acres	Grassland Acres	2020 Taxes
+/- 160	91.53	63.43	\$447.38

Live, Internet, & Phone Bidding Available
Go to: www.nationsauction.com to register!

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TO LEARN MORE



In event of inclement weather call us at 785-621-2100 or see our website Nationsauction.com for alternate date