

NATIONS AUCTION



Hays, KS
785.621.2100



nationsauction.com

Friday, October 15, 2021 @ 10:00 am
320 Acres +/- Ellis County, Kansas
Seller: Bill Pelzel

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

LAND LOCATION: From the intersection of I-70 and HWY 183 in Hays Ks. go North 6 miles to Locust Grove Road, then East 3 miles to 280th Avenue to the Southeast corner of tracts 1 & 2 and the Southwest corner of tract 3.

TRACT 1

LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section Nineteen (19) Township Twelve (12) South, Range Seventeen (17) West of the 6th P.M. Ellis County Kansas.

There are numerous outbuildings within the 5 acres. The home has on site utilities and is watered by a well and has a propane tank. There is rural water within the area. These acres are sold as is where is with no inspections.

TAXES: Seller to pay the 2021 and prior taxes. Purchaser to pay 2022 and future taxes.

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

MINERALS: All Sellers interest to be conveyed to the purchaser. To Sellers' knowledge all minerals are intact and will convey with the surface.

ACCEPTANCE OF BIDS: The successful bidders will be required to enter in 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 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. If a survey is needed on Tract 1 to establish a boundary line it will be the responsibility and cost of the Purchaser. In the event a survey is necessary to establish the boundary line, on Tracts 2 & 3 it will be the responsibility and cost of the Seller.

POSSESSION: Possession on Tract 1 will be on or before February 28th, 2022. Possession on Tract 2 will be on or before February 28th, 2022. Possession on Tract 3 will be upon closing. In the event a survey is needed all parties agree to extend closing to allow time for the survey to take place. Tenant reserves any and all personal property on real estate and will have those items removed on or before February 28th, 2022.

TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 15th, 2021 or as soon as title requirements, if any, can be corrected. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. Due to circumstances beyond Nations Auction Elite Realty's 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. Said deed shall be delivered to the Purchaser at the time of settlement. Seller(s) agree to furnish 100% title insurance showing merchantable title in Seller.

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.

Locust Grove Rd

Highway 183

280th Ave.

FSA INFO: 154.06 Acres Grassland

GENERAL INFO: This quarter section of grassland has been well-maintained and has good access on the South and West sides provided good county rock and gravel roads. The property has average perimeter fences. The acreage has a small holding and working facility also including some livestock shelters. The grass is watered by a spring fed pond. This property has potential to be a possible building site by having rural water within the area.

TRACT 2

LEGAL DESCRIPTION: Those 155 acres in the Southwest Quarter (SW/4) in Section Twenty-four (24) Township Twelve (12) South, Range Eighteen (18) West of the 6th P.M. Ellis County Kansas.

FSA INFO: 74.03 Acres Cultivation
Approx 72.55 Acres Grassland
4.38 Acres C.R.P. @ \$45.55/ acre from 10/01/2015 thru. 09/30/2025 (Lesser Prairie Chicken)

GENERAL INFO: This is a well-balanced property offering good soils throughout the cultivated acres and productive grasses on those

grassland acres. The cultivations soils consist of Harney Silt Clay Loams and Harney Silt Loams with slopes of 0-7%. Portions of the grassland have good soil compositions of Mento Silt Loams and Mento Silty Clay Loams with slopes of 1-3%, some eroded. The grass acres on this property are not fenced.

Base Acres	PLC Yield	Yield
Wheat - 69.7	31 bu.	PLC
G. S. - 31.4	47 bu.	PLC

TRACT 3

LEGAL DESCRIPTION: Those 5 acres in the Southeast Corner of the Southeast Quarter (SE/4) in Section Twenty-four (24) Township Twelve (12) South, Range Eighteen (18) West of the 6th P.M. Ellis County Kansas.

COMMON ADDRESS: 2103 280th Avenue

FSA INFO: 5 Acres of Farmstead and Improvements

GENERAL INFO: The farmstead and improvements are located just nine miles from the city of Hays and offers some of the best country living in the area. The home is an older ranch style home built in 1965 offering 2 bedrooms and a full bath upstairs and the basement being half finished.

Live, Internet & Phone Bidding Available