



# AUCTION

For: **Kewley Family Farm**

**Monday, October 17<sup>th</sup>, 2022**

**190 acres More or Less Osborne County, KS**

**AUCTION LOCATION:** Bohemian Cultural Center, 606 Mill St Alton, KS 67623

**TIME:** 10:00AM

**LAND LOCATION:**

From Alton, KS: Hwy 24, South 8 miles following Co Rd 657 Ave., East 2 miles on Co Rd 388 Dr, 1 mile South to the Northeast Corner of the property.

From Natoma, KS: K18 Hwy, North 14 miles following Co Rd 657 Ave., East 2 miles on Co Rd 388 Dr, 1 mile South to the Northeast Corner of the property.

**LEGAL DESCRIPTION:**

The Northeast Quarter (NE/4) and the Northwest Quarter of the Southeast Quarter (NW/4 SE/4) of Section Twenty-four (24), Township Eight (8) South, Range Fifteen (15) West of the 6th P.M., Osborne, County, KS

**F.S.A. INFORMATION:**

81.89 Acres Cultivation  
110.36 acres Grassland

**GENERAL INFORMATION:**

This nice tract of land located between Alton and Natoma offers the opportunity to have a diversified tract of land with established native grass acres for grazing of livestock and cultivation. There is a pond on the Northwest Corner of the grassland as well as a water well with electricity and a pumpjack. Plant the cultivation all back to grass with new fences and you will have a nice tract of grass for grazing livestock and a dependable water source. The bottom ground would also provide an ideal spot for planting food plots and developing a habitat for wildlife and other recreational activities. The cultivation is currently fallow.



**TAXES:**

Sellers to pay the 2022 and prior taxes with the purchaser to be responsible for the 2023 and future taxes. Taxes for 2021 were \$1,065.20

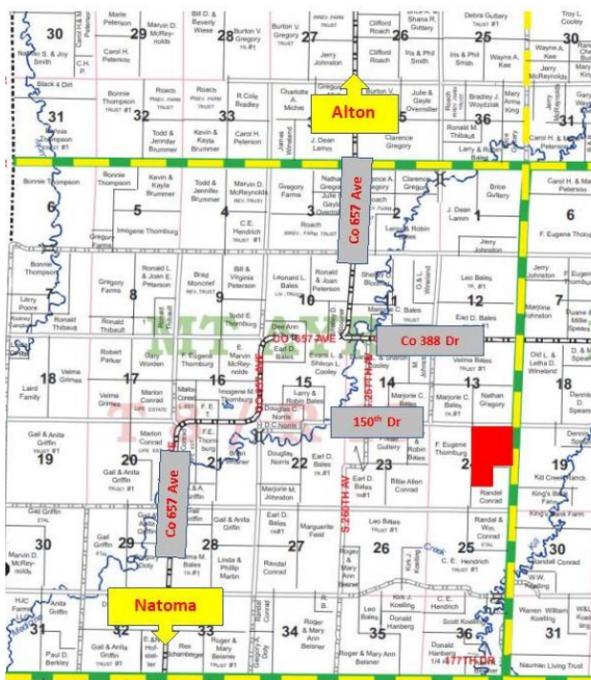
**MINERALS:**

All sellers interest to transfer with the property. To the seller's knowledge, all minerals are intact.

**GOVERNMENT PROGRAMS:**

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines.

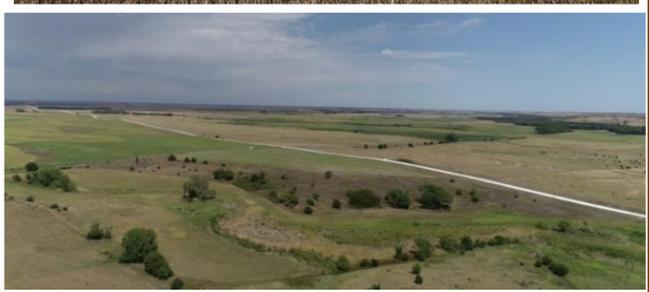
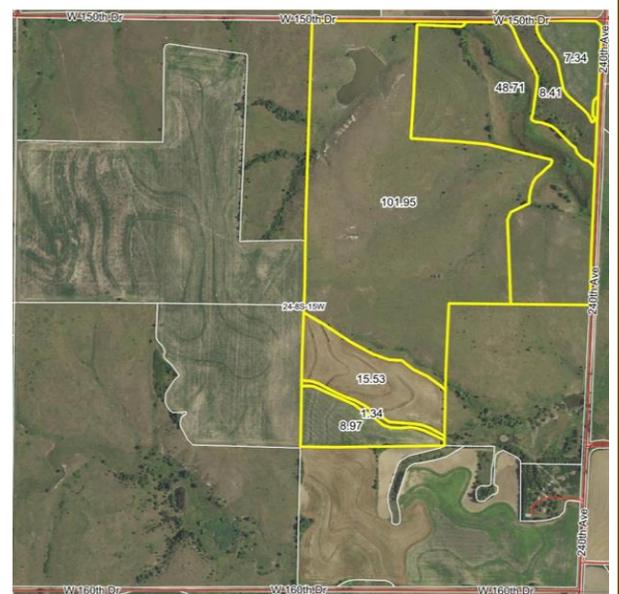
	Base Acres	PLC Yield
Wheat	27.77	36
G.S.	27.43	61



**POSSESSION:**

Possession on the cultivation to be upon signing of the contract by the buyer and seller and receipt of down payment money. Possession on the grassland acres to be upon closing

**LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.**



**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 17<sup>th</sup>, 2022, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. However, due to circumstances beyond Farmland Auction & Realty Co. Inc's control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged with said extension not to exceed December 16<sup>th</sup>, 2022, without further negotiation. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said property by a good and sufficient Warranty Deed to the purchaser, subject to easements restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Coast-to-Coast Title Company, LLC. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

**Agency Disclosure:** Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

## Farmland Auction & Realty Co., Inc.



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