

REAL ESTATE AUCTION

Wednesday, March 6, 2019 @ 10:00 a.m.

Location: 5 Miles West of K-11 and Pretty Prairie Road intersection to Laredo Road then $\frac{3}{4}$ mile North to oilfield right-of-way then West to tank batteries located at the East boundary of said property. Sale held at driveway on Lerado Road.
Watch for Signs.

LEGAL DISCRIPTION: West Half of The Northeast Quarter (W/2 of NE/4) of Section Fifteen (15), Township Twenty-six (26) South, Range Nine (9) West of the Sixth (6th) P.M. Reno County, Kansas. 80 acres more or less.

- 80 acres +/- in Bell Township
- 61.60 acres enrolled in CRP program to 9-30-2023 per FSA records
- CRP rental rate is \$66.64/acre with annual payment of \$4,105.02
- 100% of Seller's share of mineral rights pass to Buyer
- 2018 Taxes: \$915.88

TERMS: \$10,000.00 Nonrefundable Payment Down day of Auction. Balance due at closing (within 30 days). Security First Title of Hutchinson will complete transaction. Title Insurance and Escrow closing costs to be shared 50% from Buyer and 50% from Seller. Taxes to be prorated to date of closing based on 2018 taxes. Seller's mineral & rights pass with the sale of the land. Buyer is responsible for informing FSA of the new ownership to collect CRP or any other possible payments to be made through said agency. Possession at closing.

***Statements made day of auction take precedence over advertised statements!**

**Sellers: Jones Family Trust
(Dan Jones and Doug Jones)**

Bruce Kaufman

Auctioneer/Real Estate Agent

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Lowry Real Estate

www.kaufmanauctiononline.com

