

989
Acres
more or less

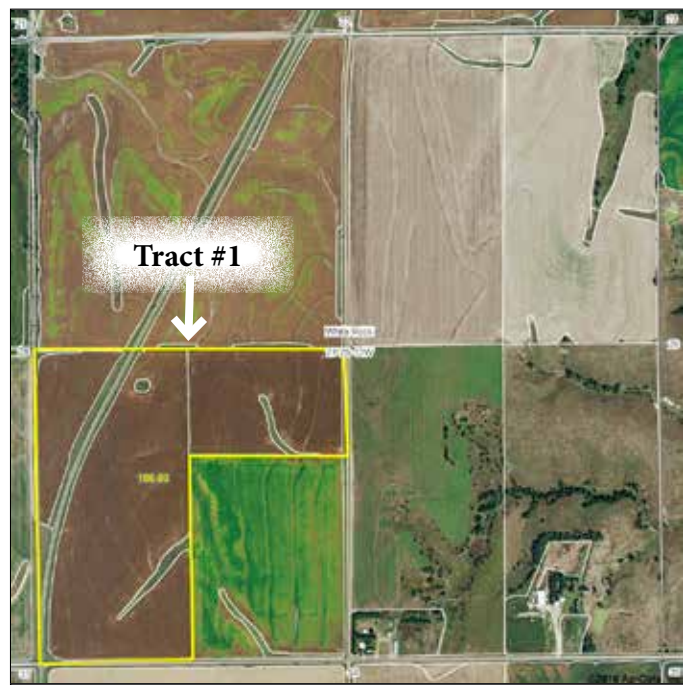
ABSOLUTE AUCTION

with AL

SMITH & JEWELL COUNTY CROPLAND

Monday, October 24, 2016 • 10:00 AM

SALE LOCATION: Esbon Community Center, Grand Ave. (Main St.), Esbon, Kansas



TRACT 1 - 107 Acres m/l (97.48A Crop)

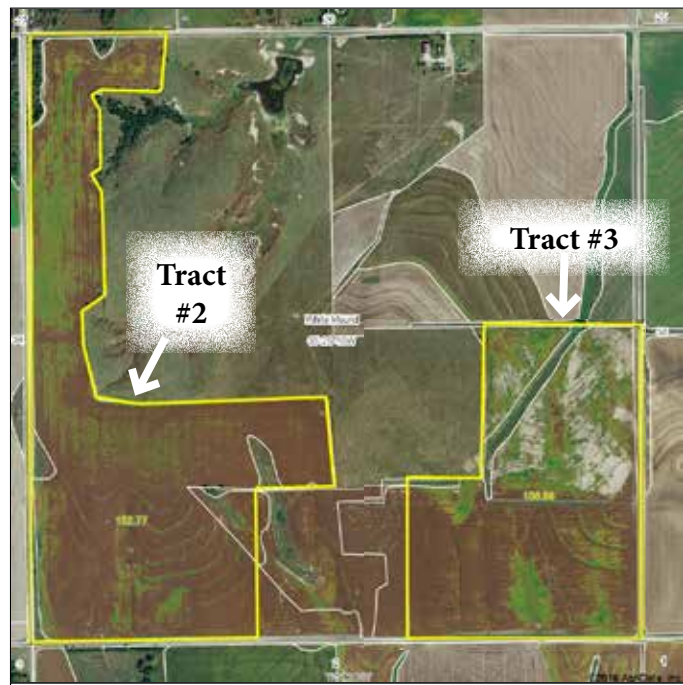
LEGAL DESCRIPTION: The West half of the Southwest quarter, North 27 Acres in the East half of the Southwest quarter, Section 27, Township 2 South, Range 11, West of the 6th P. M., Smith County, Kansas.

LAND LOCATION: 2 miles North of Lebanon, Kansas on Hwy 281 to the Jct. of 120 Road being the Southwest corner of the parcel

TAXES: \$ 1,419.34

Bases: Wheat 10.76; Corn 29.35; Milo 2.28; Beans 47.74 = Total 90.13

Very nice cropland in a good location, currently all planted to soybeans.



TRACT 2 - 155 Acres m/l (144.56A Crop)

LEGAL DESCRIPTION: 45 Acres in the West half of the Northwest quarter, the West half of the Southeast quarter Southwest quarter, the Southwest quarter Southwest quarter, North half of Southwest quarter LESS 30 acres, Section 35, Township 2 South, Range 10, West of the 6th Principal Meridian, Jewell County, Kansas.

LAND LOCATION: Northeast of the town of Esbon, Kansas to the Jcts. of S Road and 50 Road, being at the Southwest to the corner of the tract.

TAXES: \$ 1,011.34

Bases: Wheat 15.95; Milo 3.38; Corn 43.50; Beans 70.77 = Total 133.6

This parcel is nearly all cropland (145A) and currently all planted to corn. It has a very good location, close to Esbon, Kansas with good roads on the South and West sides.

TRACT 3 - 100 Acres m/l (93.32A Crop)

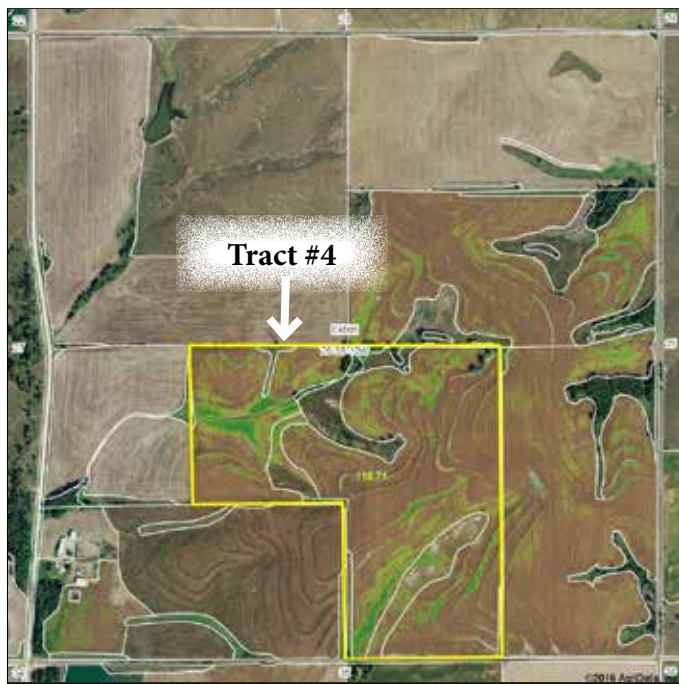
LEGAL DESCRIPTION: The East half of the Southeast quarter, The East half of the Southwest quarter Southeast quarter, in Section 35, Township 2 South, Range 10, West of the 6th P.M., Jewell County, Kansas.

LAND LOCATION: North side of S Road, the Southeast Corner is the Jcts. of S Road and 60 Road (approximately one mile East of the northeast edge of Esbon, Kansas)

TAXES: \$ 2,333.42

Bases: Wheat 10.3; Corn 28.09; Milo 2.18; Beans 45.7 = Total 86.27

Tract mostly cropland with good bases, currently all planted to corn.



TRACT 4 - 120 Acres m/l (116.86A Crop)

LEGAL DESCRIPTION: The West half of the Southeast quarter, the Northeast quarter of the Southwest quarter, in Section 26, Township 3 South, Range 10, West of the 6th P.M. Jewell County, Kansas.

LAND LOCATION: From the Jcts of Hwy 36 and Hwy 112 South of Esbon, Kansas, 2 miles South, to N Road, 1/2 mile East to the Southwest corner of property.

TAXES: \$1,239.04

Bases: Wheat 12.9; Corn 35.17; Milo 2.73; Beans 57.21 = Total 108.1

Parcel is nearly all cropland, and is all currently planted to milo.



TRACT 5 - 200 Acres m/l (195.74A Crop)

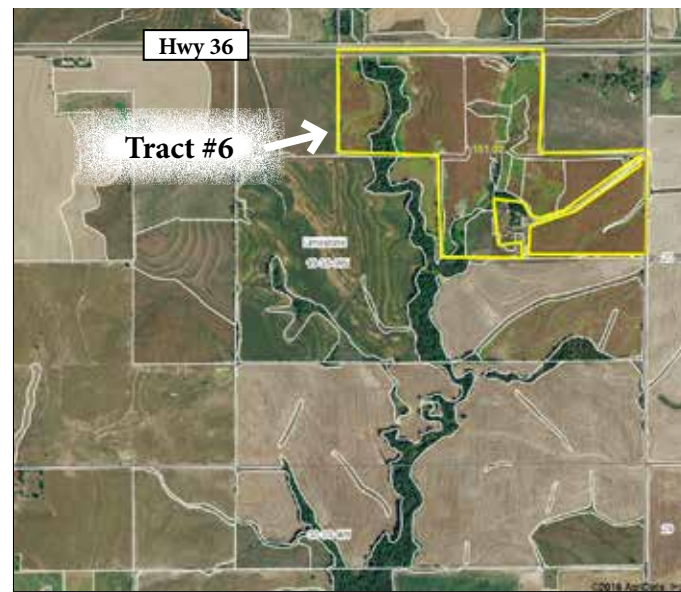
LEGAL DESCRIPTION: The West half of the Northeast quarter, the Northwest quarter of the Southeast quarter, the Southeast quarter of the Northwest quarter, the Northeast quarter of the Southwest quarter, in Section 35, Township 3 South, Range 10, West of the 6th P.M., Jewell County, Kansas.

LAND LOCATION: Directly across the road to the South of Tract #4

TAXES: \$ 1,998.34

Bases: Wheat 21.6; Corn 58.9; Milo 4.5; Beans 95.83 = Total 180.91

This tract is nearly all cropland and is currently planted to beans.



TRACT 6 - 147 Acres m/l (122.19A Crop)

LEGAL DESCRIPTION: Lot 1, the Northwest quarter of the Northeast quarter, the South half of the Northeast quarter, LESS 12.6 Acres, in Section 19, Township 3 South, Range 9, West of the 6th P.M. Jewell County, Kansas.

LAND LOCATION: Two and onehalf miles East on Hwy 36 from the Jcts. of Hwys 36 and 112, to the Northwest corner of the parcel.

TAXES: \$ 1,684.74

Bases: Wheat 13.28; Corn 36.21; Milo 2.81; Beans 58.91 = Total 111.21

There is a driveway easement to the 13 acre farmstead on this tract. The balance is good cropland in several parcels with good access on the North via Hwy 36 and on the east via good county Road 80. An older quonset (approx. 40' X 60') with open ends is on this parcel (not on farmstead). Tract is all planted to corn.



TRACT 7 - 160 Acres m/l (118.95A Crop)

LEGAL DESCRIPTION: The Northwest quarter of Section 33, Township 5 South, Range 13, West of the 6th P.M., Smith County, Kansas.

LAND LOCATION: From the Jcts. of Hwys 281 and 9 East of Gaylord, Kansas, 1 mile West to N Road, 4 miles South to 300 Road to the northwest corner of the property.

TAXES: \$ 5,222.74 (of this \$2,883.60 is water tax)

Bases: Wheat 13.13; Corn 35.8; Milo 2.79; Beans 58.25 = Total 109.97



On this parcel is approximately 81 acres irrigated, and the balance of 37.95 acres is dryland crop. The balance is pasture grass or waste.

All cropland planted to beans, except 10 acres.

This parcel has an approximately 5 year old T & L Pivot irrigation system (6 towers with end gun), water supply is from the Kirwin Webster Irrigation District or Kirwin Lake, and/or from a good well. Approximately 81 acres are irrigated under this system. It has a JD 4 cylinder

4.5 liter diesel engine (new in 2013). All are included in the sale of this tract, except a 500 gallon fuel barrel which is leased. The ditch water is piped underground to the system (less evaporation).

NOTE: This parcel is being sold subject to an existing \$200,000.00 contract, (except 10A in the southeast corner which you will get a deed and title insurance policy at closing). The new buyer will be required to assume and abide by the existing above contract. The interest rate on this contract is 4% annually. A \$40,000.00 principal payment plus interest at 4% on unpaid balance is due each year December 12. First payment due December 12, 2017, and every year on Dec.12th till the last payment which is due December 12, 2021. This payment will be made to escrow agent. A signed deed will be placed in escrow with escrow agent and delivered at the end of this contract. This balance of the sale amount less \$200,000.00 will be paid as follows, 20% of the balance owed less the \$200,000.00 contract will be paid day of sale and the balance of this will be paid at closing on or before December 12, 2016. (Call Al at 785-282-0538 for questions). NOTE: Here is a chance to buy a good irrigated parcel with excellent terms.

SELLER:

Scott A. Marihugh

FRIELING REALTY & AUCTION, Inc.

Smith Center, KS 66967 • 785-282-6405 or 785-282-0538

Al Frieling, Auctioneer & Real Estate Broker

Roy Montgomery, assisting Auctioneer • www.frielingrealty.com

Terms & Conditions and other pertinent information is located on the reverse side.

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COUNTY CROPLAND

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SELLER: Scott A. Marihugh

105 S. Main • Box 284
Smith Center, KS 66967

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with AL

POSSESSION: Immediate upon closing, or after fall crops are harvested . BUYERS DO NOT RECEIVE ANY OF THE ABOVE MENTIONED FALL CROPS.

CLOSING DATE: December 12, 2016 at Gail L. Miller Title Company, 208 N. Commercial Street, Mankato, Kansas for Tracts 1-7, AND Gregory Abstract and Title Company, 124 W. Main Street, Osborne, Kansas for escrow payments (Due starting Dec. 12th, 2017, and annually every Dec. 12th thereafter thru and including Dec. 12th, 2021) on Tract #7. Upon completion of this contract a deed and title insurance policy will be delivered on this portion of that parcel. ALL land subject to tenant rights and existing contract on Tract #7

PHONE BIDS: Phone bids only with PRIOR ARRANGEMENTS made by October 17, 2016 AND with down payment deposit (20% of buyers proposed bid) with auction firm.

TERMS: On Tracts 1-6 - 20% down payment day of sale upon signing purchase agreement; balance to be paid at closing; upon receipt of merchantable title. Title insurance to be split equally between buyer and seller. See Tract #7 terms under Tract #7 information.

INSPECTION: Purchaser has full opportunity to inspect any and all of the real estate before sale date, and purchaser agrees to accept all real estate in "as is" condition.

MINERAL RIGHTS: Seller is retaining no mineral rights.

BROKER'S STATEMENT: Announcements made day of sale take precedence over written material. All statements or representations made herein are believed to be correct, however, the selling firm makes no warranties either expressed or implied.

AGENCY DISCLOSURE: Pursuant to the statutes of the State of Kansas and the rules and regulations of the Kansas Real Estate Commission, the following notice is hereby given. The Licensee is or will be acting as agent of the Seller with the duty to represent the Seller's interest, the Licensee will not be the agent of the Buyer, information given to the Licensee will be disclosed to the Seller.

Information was obtained from the Smith and Jewell County Treasurer, Smith and Jewell County Appraiser, and the Farm Service Agency, and are believed to be correct and true; however, the auctioneer and broker makes no guarantees expressed or implied.