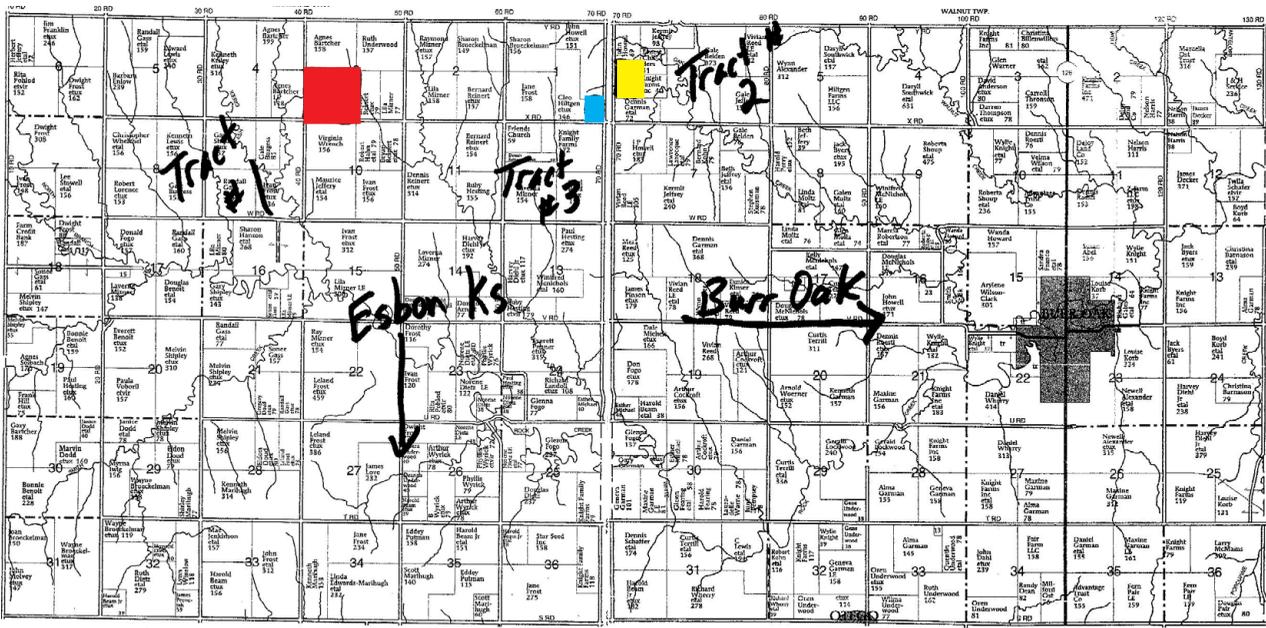


JEWELL COUNTY LAND AUCTION

Thursday, June 1, 2017 • 10:00 a.m.

Sale to be held at Community Center in Esbon, KS. **Sellers are pursuing a 1031 exchange.**



TRACT I
LEGAL DESCRIPTION: SW 1/4 of Section 3, Township 2 South, Range 10 West, Jewell County, Kansas.

GENERAL DESCRIPTION: 157 Acres more or less w/102 Acres planted to soybeans with FSA base of 111.52. Buyer will receive landlords share of 1/3 at harvest. Balance is grass that has been hayed; with some development, most could be farmed.

TAXES: 2016 taxes were \$1,804.08.

TRACT II
LEGAL DESCRIPTION: 63 Acres located in West Side of Section 6,

Township 2 South Range 9th county KS west, Section 6 is on Correction Line and is an extra large section.

GENERAL DESCRIPTION: 63 Acres more or less of CRP land enrolled in program through year 2023, at a rate of \$67.43 per acre.

TAXES: 2016 taxes were \$1,132.48.

TRACT III

LEGAL DESCRIPTION: 10 Acres more or less, located in SE Corner of SE 1/4 (around Oak Creek Cemetery) in Section 1, Township 2 South Range 10 West, Jewell County, Kansas.

GENERAL DESCRIPTION: 10 Acres more or less which 7.8 Acres are enrolled in CRP program through year 2023, at a rate of \$67.43 per acre.

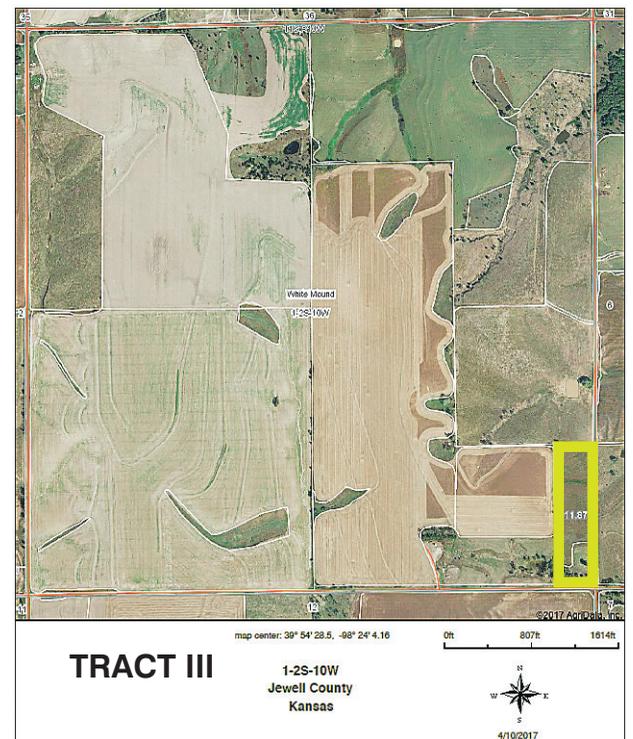
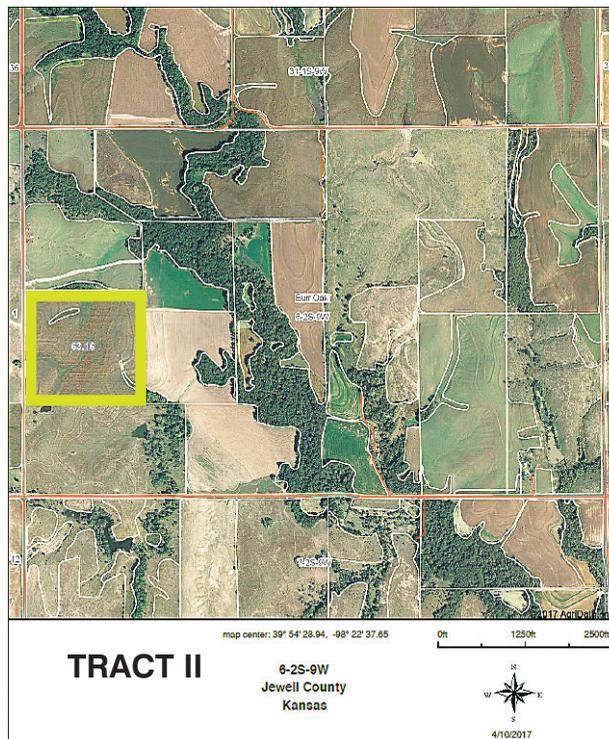
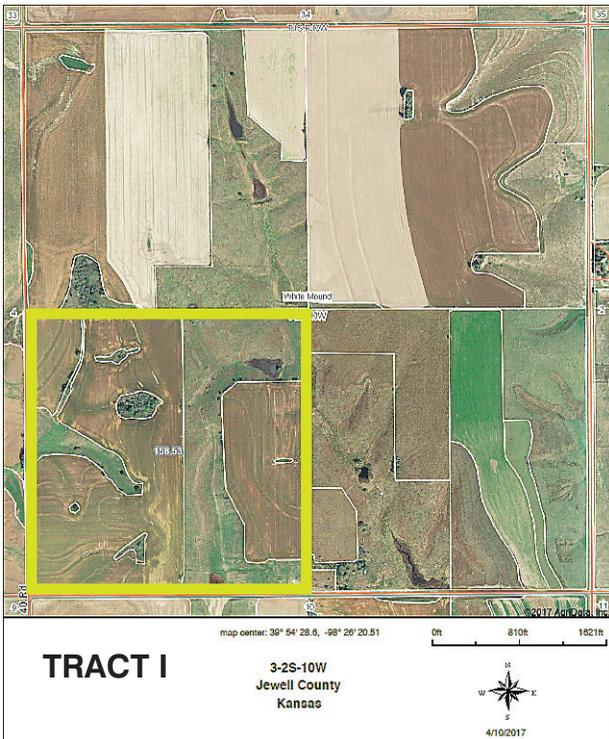
TAXES: 2016 taxes were \$147.76.

INFORMATION ON CRP ACRES: Buyer(s) acknowledge Tracts II & III are enrolled in USDA CRP program and agree to assume all obligations and maintain contracts through September 30, 2023. Base for Tracts II & III is combined and totals 30.5 acres. *Note: Buyer retiring in 2023 may have option to work with a beginning farmer in exchange for two additional annual payments.*

TERMS OF SALE & POSSESSION: 15% down day of Auction. Balance at closing on or before July 15, 2017. Possession will be upon final payment or after fall harvest. Title Insurance will be used and costs along with closing agent fee will be split equally between buyer and seller.

ALL ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER ANY OTHER STATEMENTS OR ADVERTISING.

ALL LICENSEE OF MONTGOMERY AUCTION & REALTY ARE AGENTS OF AND REPRESENT THE SELLERS ONLY.



BRAD & COLLEEN JEFFERY, OWNERS



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