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152.44 +/- ACRES OF CROPLAND & GRASS IN MORRIS CO.



AUCTION



6:00 PM • THURSDAY, FEBRUARY 10, 2022

Sellers: Family of the late Hedrick and Linnea Nelson

AUCTION LOCATION: THE AMERICAN LEGION HALL, POST #147, 203 REED ST., BURDICK, KS 66838



AUCTIONEER'S NOTE: We are honored to represent the Nelson Family in the sale of this productive quarter. The property has been in the Nelson Family for the last 100+ years. Here is a great opportunity to purchase some productive cropland, in 2021 the corn produced 125-140 bu per acre and the milo produced approx. 130 bushels. Be sure to take a look at this property, with low interest rates and good commodity prices, it would make a nice addition to your existing operation or be a great opportunity to invest in land! We look forward to seeing you at the auction!

PROPERTY ADDRESS: 2998 Bb Ave, Burdick, KS 66838

DIRECTIONS: From Burdick, KS, go west on Bb Ave for 2.5 miles to the southwest corner of the property at the intersection of Bb Ave and S 3000 Rd OR from US-56, approx. 5.0 miles north of Lincolnville, KS, go east on Bb Ave for approx. 3.0 miles to the southwest corner of said property. Watch for signs!

BRIEF LEGAL: The Southwest Quarter (SW/4) less a tract, less ROW in Section 16, Township 17 South, Range 05 East of the 6th P.M., all in Morris Co, KS containing approx. 152.44 acres.

2021 TAXES: \$1,458.76 **MINERALS:** Sellers minerals transfer to the buyer, there is no production

DESC: Here is a productive quarter with cropland and grass in Morris County. The county shows a total of 152.44 ac (114.98 dryland ac, 37.46 grass ac). The cropland acres consist primarily of class 2 soils (Ladysmith Silty Clay Loam, 0-1% slopes and Labette-Dwight Complex, 0-3% slopes) and were planted to corn and milo in 2021. The corn acres produced 125-140 bu/ac and the milo produced 130 bu/ac. The property lays nice and terraces are in good condition and were rebuilt within the last couple of years. The grass acres consist of a productive hay meadow, a pond and the old railroad right of way. There is an opportunity to convert some of the grass acres to cropland, both with some of the hayed acres and with the old railroad right of way. See FSA Information below.

TERMS: Earnest money due day of the auction will be \$35,000.00 made payable to Morris County Title Co. The balance will be due in full at closing which shall be on or before Thursday, March 10, 2022, at which time buyer will receive appropriate Warranty Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. All inspections must be done prior to the auction. The property is sold in as is condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. Buyer will receive full possession at closing, there is no ag lease on the property. Early possession will be discussed to qualified buyers for preparing for the 2022 season. 2022 taxes will be the responsibility of the buyer. All information has been gathered from Morris Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

FSA INFORMATION:	Farmland Acres: 152.43	DCP Cropland Acres: 115.82
Crop	Base Acres	PLC Yield
Wheat	28.17	49
Corn	17.73	101
Grain Sorghum	4.64	52
Soybeans	40.19	31
Total Base Acres	90.73	

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