

LAND AUCTION

Ronald Filbert & Sheryl Hargrave Farmland

Online Only - Bidding opens **February 22** and closes **February 25**

Online
Only

147.9± CROPLAND ACRES - LANE COUNTY, KANSAS

LEGAL: SW SECTION 15 - T18S - R28W LESS TRACT & R.O.W.

TERMS AND CONDITIONS

Bidding to open: **February 22, 2021** and shall not end prior to **February 25, 2021** with soft close. Register to bid at www.rockingxland.hibid.com. Auctioneer recommends registering prior to open of bidding.

Terms of Sale: 10% down at conclusion of auction, with the balance to be paid on or before **March 25, 2021**. Cashiers check or wire are acceptable down payment with the final payment to be certified funds. All funds will be held by the auction company trust account. **Bidding shall not be contingent upon financing**, should financing be required it shall be arranged prior to auction. * Detail T & C @ www.rockingxland.hibid.com

No Buyer (s) Premium *

Manner of Sale: Tract will be auctioned individually only. Auction procedure and increments of bidding to be determined by auction company. Bidding is not contingent upon financing; all financing shall be arranged prior to auction.

Soft close at conclusion of auction.

Mineral Rights: 100% owned mineral pass with surface

Closing: Buyer may close as soon as closing documents are prepared - No later than **March 25, 2021**.

Closing Agent: Lane County Abstract Co. shall be the closing agent, location of closing to be 125 E Long St, Dighton, KS. Closing fee shall be split 50/50.

Possession: Upon closing and delivery of deed. No growing crops.

Real Estate Taxes: Taxes for 2021 will be prorated to date of close.

Acceptance of Bids: Each successful bidder will be required to enter into a Kansas Real Estate Sales Contract immediately following the auction. Contract will be available for review prior to sale.

Evidence of Title: Seller will provide title insurance to the buyer in the amount of the purchase price. Premium to be split 50/50. Title evidence will be provided prior to sale. Title shall transfer with a special warranty deed.

Acres: Acreage figures are considered to be approximate and are from reliable sources based on County Assessed Acres. All FSA information is subject to change. Assessed acres may not be the same as deeded acres. No warranty is expressed or implied as to exact acreages of property. All bids are for the tracts without regard to exact acreage. There will be no adjustment in purchase price if acreage is different than what is stated in this brochure and /or stated at the auction.

Inspections: All buyers (bidders) shall be responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither seller or Rocking X Land Co. Ltd., agents of, or representatives, are making any warranties about the property either expressed or implied. Statements, while not guaranteed, are from reliable sources.

Easements: This sale is subject to all right of ways and easements, whether recorded or not, and to oil and gas leases of record if any.

Estimated 2020 Taxes: \$960.90

Agency: Rocking X Land Co. Ltd., its agents and representatives are the exclusive agents of the seller.

REGISTER PRIOR TO AND BID AT WWW.ROCKINGXLAND.HIBID.COM

***ALL BIDDERS MUST BE APPROVED BY THE AUCTIONEER PRIOR TO THE AUCTION**

Broker's Notes:
Excellent class II soils.
This is a rare opportunity
to buy some of the best
soils in Lane County with
Hwy 96 access



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CONTACT US TODAY FOR YOUR REAL ESTATE & AUCTION NEEDS

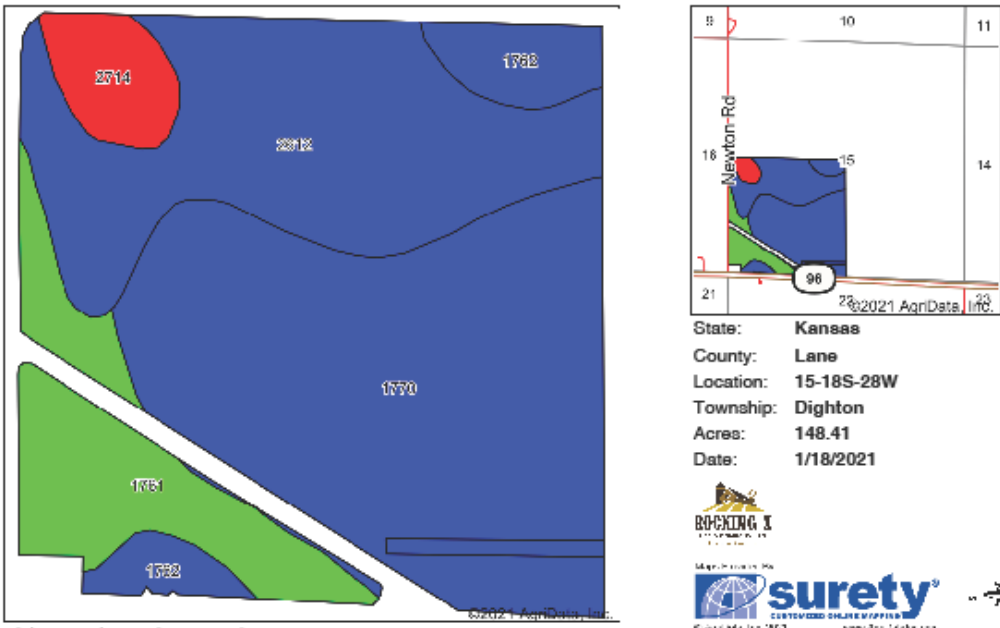
147.9± Cropland Acres (Auction Acres) in Lane County, Kansas

TRACT	TOTAL FARM LAND ACRES	GRASS ACRES	DL AC.	BASE	PLC YIELD
SW Section 15 - T18S - R28W	149.39	0	147.92	0	
Wheat				68.23	41
Grain Sorghum				22.7	107
Total			147.92	90.93	

Filbert
Kansas, AC +/-



Soils Map



Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class °c	Irr Class °c
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	68.91	46.4%		Ile	Ile
2612	Hamey silt loam, 0 to 1 percent slopes	43.78	29.5%		Iic	I
1761	Richfield silt loam, 0 to 1 percent slopes	20.55	13.8%		Iic	I
1762	Richfield silt loam, 1 to 3 percent slopes	8.76	5.9%		Ile	Iic
2714	Ness clay	6.41	4.3%		Vlw	

*o: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Directions to the property
3 miles East of Hwy 23 on
Hwy 96 to Newton Road,
then North to property.
Signs will be posted