

LAND AUCTION

Dunn Family Farmland

Auction Date: December 8, 2021 Time: 1:00 p.m.

Location: King Center, 1312 Main St, Jetmore, KS

640± DEEDED ACRES GRASSLAND/CRP

LEGAL: ALL SECTION 4 LESS R.O.W., TOWNSHIP 22 SOUTH, RANGE 25 WEST

TERMS AND CONDITIONS

Terms of Sale: 10% down at conclusion of auction, with the balance to be paid on or before **December 30, 2021**. Personal and corporate checks are acceptable down payment with the final payment to be certified funds. All funds will be held by the Title Company trust account. **Bidding shall not be contingent upon financing**, should financing be required it shall be arranged prior to auction. Announcements made the day of sale shall take precedence over prior written and/or oral statements. .

Manner of Sale: 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.

Mineral Rights: Owned Minerals will be sold seperately. Information to follow, estimated @ 320 NMA

Closing: Buyer may close as soon as closing documents are prepared - No later than **December 30, 2021**.

Closing Agent: Security 1st Title, closing agent, location of closing to be 1135 College Dr, Garden City, KS. Closing fee shall be split 50/50.

Possession: Upon Close.

Real Estate Taxes: Taxes for 2021 will be paid by seller, 2022 and future to be paid by buyer.

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. Bidding by phone may be arranged with Auction Company prior to auction.

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.

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 rights of way and easements, whether recorded or not, and to oil and gas leases of record if any.

2021 Taxes: \$3,412.76.

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

***SELLER SHALL HAVE 45 DAYS AFTER CLOSING TO REMOVE PERSONAL PROPERTY**

Broker's Notes:

*Excellent ground water with 2 windmills & one pump jack

*Very good Deer population, Unit 17.



Virgil George, Employing Broker
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640± Auction Acres in Hodgeman County, Kansas

LEGAL	TOTAL ACRES	CRP ACRES	CRP PAYMENT	GRASS ACRES	CROP	*BASE ACRES	*PLC YIELD
All Section 4 less R.O.W. T22S - R25W	640	270.9	\$9,698 Expires 2026	369.1	Wheat	91.37	29
Total	640	270.9		369.1			

***FSA designation at the time of listing.
Buyer shall receive 100% of 2022 & all future CRP payment**

Dunn Family Trust KS
Hodgeman County, Kansas, AC +/-



Directions to the property
From Jetmore west 10.6 miles on Hwy 156 to Road 208, then north 6 miles to the SW corner of property. Signs will be posted

