



85 +/- ACRES SMITH COUNTY LAND

AUCTION

WEDNESDAY - JAN 17, 2024 - 10 AM

Auction Location: Gaylord Community Center, 509 Main Street, Gaylord, KS • For live online bidding and more information visit www.4Cauction.com



MUST HAVE DRIVERS LICENSE OR POSITIVE PHOTO ID TO REGISTER FOR BIDDER NUMBER

TRACT I LEGAL DESCRIPTION: The West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section Four (4), Township Five (5) South, Range Fourteen (14), West of the 6th P.M., Smith County, Kansas; LESS A TRACT described as follows and assuming the West line of said SW 1/4 bears 00° 25' 35" West. Commencing at the Southwest Corner of said Section Four (4), thence N 00° 25' 35" West 1301.25 feet on the section line to a point; thence South 74° 31' 40" East 531.57 Feet to a point; thence North 42° 34' 50" East 1182.26 Feet to a point on the 1/4 1/4 section line; thence South 00° 14' 50" East 2018.49 Feet on the 1/4 1/4 section line to the West 1/4 1/4 corner on the South line of said Section Four (4); thence South 89° 29' 58" West 1311.32 Feet on the section line to the point of beginning; consisting of 36.27 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 36.27 acres of prime flood irrigated cultivation. All acres are idle. The cropland is class I, McCook Silt Loam and has proven to be extremely productive over the years.

FSA INFORMATION: It carries a 11.3 acre wheat base W/48 bu PLC yield, 3.2 acre corn base W/125 bu PLC yield, 12.10 acre grain sorghum base W/102 bu. PLC Yield and a 4.6 acre soybean base W/33 bu. PLC Yield.

TRACT II LEGAL DESCRIPTION: The South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section Thirty-five (35), Township Four (4) South, Range Fourteen (14), West of the 6th P.M., Smith County, Kansas, less a tract of land bounded as follows: Beginning at the Northwest Corner of the South Half of the Southwest Quarter (S 1/2 SW 1/4) of said section, thence East on the North line of said S 1/2 SW 1/4, 1214.0 Feet, thence South on a line

whose included angle is 90° 04', 1110.3 Feet to the North right-of-way line of K-9 Highway, thence Northwesterly along the North right-of-way line of K-9 Highway 870.7 Feet, thence Southwesterly at right angles to said right-of-way line, 15 Feet, thence Northwesterly along the North right-of-way line of Highway K-9, 533.1 Feet, more or less, to the West Section line of said Section 35, thence North on the Section line, 457.5 Feet, to the point of beginning, less land taken for highway and railroad right-of-way, and subject to easements of record, and subject to prior conveyance of mineral, oil and gas interests consisting of 48.37 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 42.64 acres of cultivation with the balance being grassed and wooded area. On the cropland, all acres are currently clean wheat stubble. The buyer will be required to pay \$1,218.00 for fall burn down including atrazine. The cropland is class I and II, McCook Silt Loam and McCook Munjor Complex and has proven to be very productive.

FSA INFORMATION: It carries a 12.3 acre wheat base W/48 bu PLC yield, 4.2 acre corn base W/125 bu PLC yield, 14.3 acre grain sorghum base W/102 bu. Yield and a 5.5 acre soybean base W/33 bu PLC yield.

LAND LOCATION: TRACT I, From Cedar, KS – Turn South off HWY 9 on H RD to 250 RD, Travel East 1 Mile to I RD, Travel 1/2 Mile South to the Northwest corner of the property. **TRACT II**, From Gaylord, KS – approximately 1 mile West on Hwy 9, Land is on the North and South side of HWY 9. Watch for signs!

MINERALS: Seller shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact.

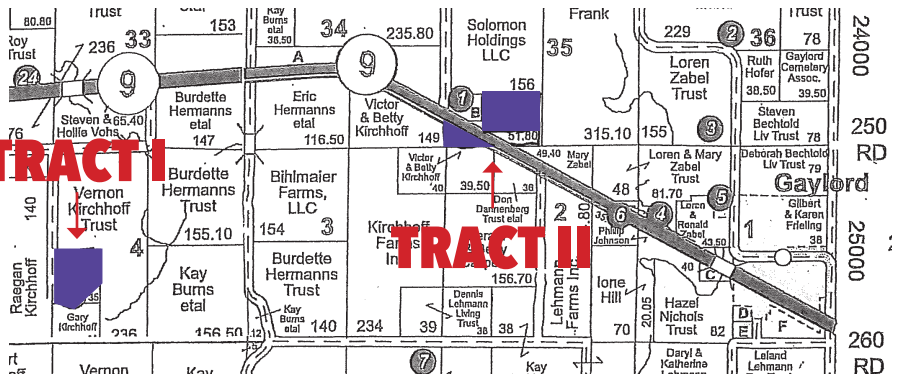
POSSESSION: Immediate upon closing.

TAXES: Seller shall pay all the 2023 taxes and prior years' taxes, if any. The 2024 and subsequent years taxes shall be the responsibility of the buyer. 2023 taxes were Tract I \$2,396.62 and \$655.04 on Tract II.

TERMS, TITLE INSURANCE AND CLOSING: Ten Percent (10%) down the day of the sale, with the remaining balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and seller. Mortgage policy, if required, will be the expense of the buyer. Closing shall be on or before February 20, 2024. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.

CONDITIONS: All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Bidding increments are solely at the discretion of the auctioneer. Announcements made day of sale shall take precedence over printed material.

SELLER: Anthony & Jane Kirchoff Living Trust
COME EARLY FOR REFRESHMENTS & TO REGISTER FOR BID NUMBER



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