



# 120 +/- ACRES SMITH COUNTY LAND

# AUCTION

WEDNESDAY - MAR 27, 2024 - 10 AM

Auction Location: St Mary's Catholic Church Fellowship Hall, 403 US-36, Smith Center, KS • For live online bidding and more information visit [www.4Cauction.com](http://www.4Cauction.com)



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

**TRACT I LEGAL DESCRIPTION:** The East Half of the Southwest Quarter (E1/2SW1/4) of Section Twenty-six (26), Township Four (4) South, Range Thirteen (13), West of the 6th P.M., Smith County, Kansas consisting of 79.81 acres more or less.

**GENERAL DESCRIPTION:** This tract of land has approximately 67.5 acres cultivation, 7.58 acres of CRP with the balance being waterways and wooded area. All acres are idle. The CRP contract has a rental rate per acre of \$82.98 for an annual contract payment of \$629.00. This CRP contract expires September 30, 2028. The cropland is predominantly class II & III, Harney Silt Loam and Harney-Mento and has proven to be extremely productive over the years.

**FSA INFORMATION:** Tracts I & II are currently combined at the FSA office, if the tracts sell to different buyers the FSA office will then divide these. It carries a 49.06 acre wheat base W/44 bu PLC yield, 18.92 acre grain sorghum base W/91 bu PLC yield and a 6.05 acre soybean base W/28 bu. PLC Yield.

**TRACT II LEGAL DESCRIPTION:** The Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Twenty-six (26), Township Four (4) South, Range Thirteen (13), West of the 6th P.M.,



Smith County, Kansas consisting of 39.74 acres more or less.

**GENERAL DESCRIPTION:** This tract of land has approximately 34.43 acres of cultivation with the balance being a waterway and wooded areas. On the cropland, all acres are currently idle. The cropland is primarily class II and III, Holdrege and Roxbury Silt Loam and has proven to be very productive. An abundant amount of wildlife roams this tract making it an ideal hunting opportunity. Wildlife, consisting of whitetail deer, turkey and upland birds. The wooded area makes an excellent habitat for the wildlife. Don't miss this opportunity!

**LAND LOCATION: TRACT I,** From Smith Center, KS - 7 Miles South on HWY 281 to 240 RD, Travel East 1 1/4 Mile to the Southwest corner of the property. **TRACT II,** 7 Miles South on HWY 281 to 240 RD, Travel East 1 Mile, travel North 1/2 mile on Q Road to the Southwest corner of the property. 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 a signed sales contract and earnest money being deposited with the title company on all acres.



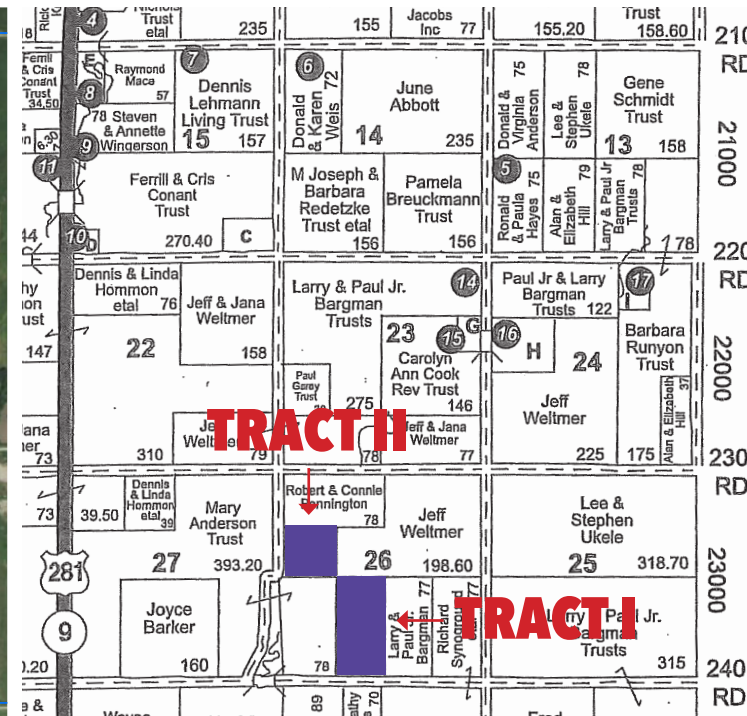
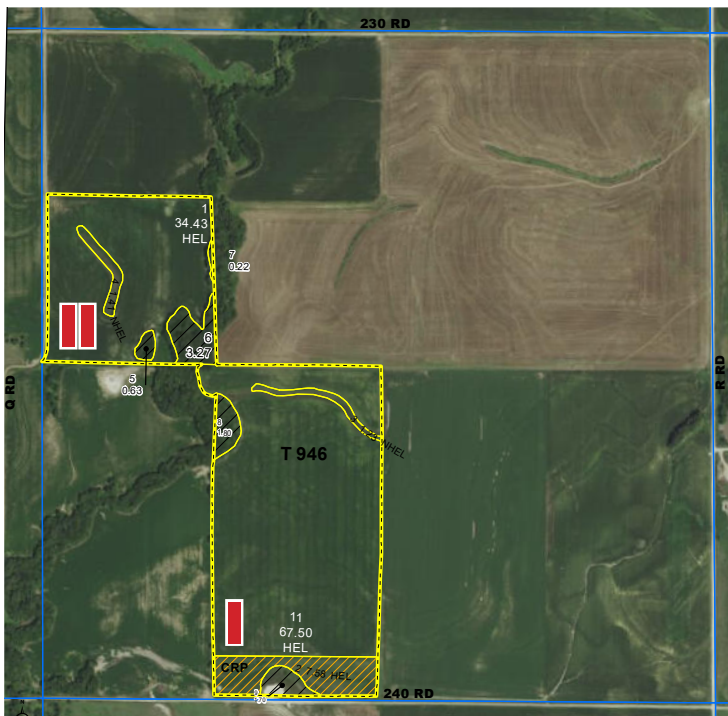
**TAXES:** Seller shall pay all the 2023 taxes and prior years' taxes, if any. The 2024 and subsequent years taxes shall be the responsibility of the buyer. 2023 taxes were Tract I \$1,257.30 and \$575.98 on Tract II.

**TERMS, TITLE INSURANCE AND CLOSING:** Ten Percent (10%) down the day of the sale, Forty Percent (40%) of the purchase price due on or before May 1, 2024 with the remaining Fifty Percent (50%) of the purchase price due on January 3, 2025. 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. 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:** The Schoen Family Trust

COME EARLY FOR REFRESHMENTS & TO REGISTER FOR BID NUMBER



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