

DICKINSON — CLAY COUNTY

FARMLAND AUCTION

Thursday, February 28, 2019 — 7:00pm

Auction to be held at Abilene Civic Center — 201 NW 2nd St., Abilene, Kansas

560 ACRES MORE OR LESS — UPLAND FARM GROUND

This land has been in the Neaderhiser family for several generations.
Changes in land ownership are rarely seen in this area.

GENERAL INFO

TRACT #1: Location: 3400 and Daisy Rd.

Legal: The Southwest 1/4 of Section 15, Township 11 South, Range 1 East of the 6th PM, Dickinson County, Kansas, **except 5 ac. m/l tract with farmstead.**

Consisting of: Tillable 100 ac. m/l; Pasture 46 ac. m/l; Waterways 5.2 ac. m/l — Total 151.2 ac. m/l

2018 Taxes: \$2,100.00 (estimate)

TRACT #2: Location: 3500 and Daisy Rd.

Legal: The Northwest 1/4 of Section 15, Township 11 South, Range 1 East of the 6th PM, Dickinson County, Kansas.

Consisting of: Tillable 97 ac. m/l; Pasture 58 ac. m/l; Waterways 3.3 ac. m/l — Total 158.8 ac. m/l

2018 Taxes: \$2,150.00 (estimate)

TRACT #3: Location: 3600 and Flag Rd.

Legal: The Southwest 1/4 of Section 5, Township 11 South, Range 2 East of the 6th PM, Dickinson County, Kansas, except a 2 ac. m/l tract.

Consisting of: Tillable 148.51 ac. m/l; Waterways 7.54 ac. m/l

— Total 156.05 ac. m/l

2018 Taxes: \$2,441.78

TRACT #4: Location: 4th and Elk Rd.

Legal: The South 1/2 of the Northeast 1/4 of Section 22, Township 10 South, Range 1 East of the 6th PM, Clay County, Kansas.

Consisting of: Tillable 69.2 ac. m/l; Waterways, Grass & Timber 7.9 ac. m/l— Total 77.1 ac. m/l

2018 Taxes: \$1,472.54

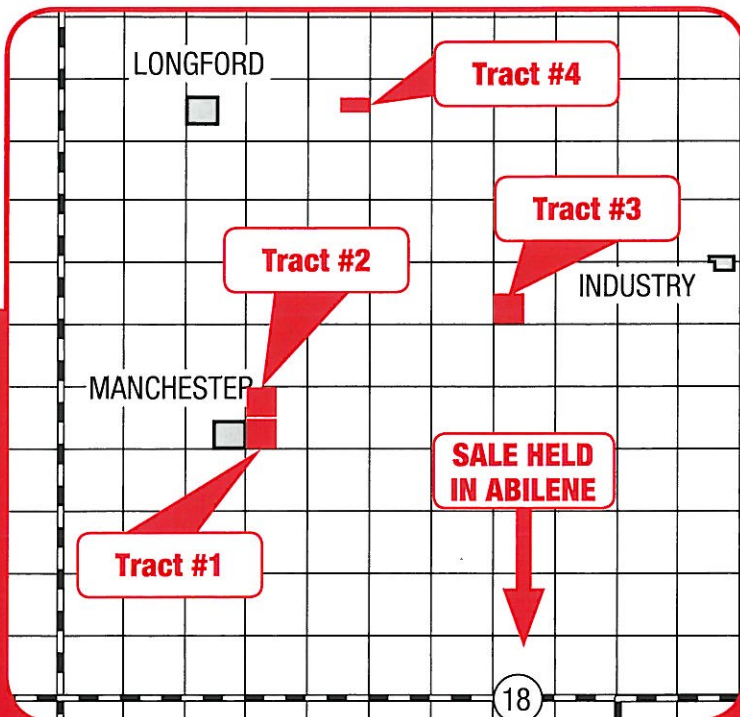
SOIL TYPES: Mainly Irwin and Geary Silty Clay Loam

Go to www.RREHomes.com for FSA Info and soil maps.

POSSESSION: All open ground and pasture at closing. Wheat ground on Tracts #2 and #4 after 2019 wheat harvest. Buyer to receive landlords share of growing crop and pay for customary share of expenses.

TERMS & CONDITIONS: 10% due day of sale, balance due on or before closing date on or before March 28, 2019. Real Estate Taxes prorated to date of closing. Title Insurance will be used with the cost split equally between Buyer and Seller. Security 1st Title, Abilene, KS, will escrow the contract and earnest money. Escrow charges will be split equally between Buyer and Seller. Reynolds Real Estate & Auction Company will be acting as "Sellers Agents." Property sells in "as is" condition with no guarantees or warranties made by Seller or Auction Company. Announcements made day of auction take precedence over printed matter. All information given is from sources deemed reliable, but not guaranteed. Property sells subject to easements, restrictions, and reservations if existing.

SELLER: Neaderhiser Revocable Trust



Sale conducted by

Broker: John Kollhoff

785.263.7171

**www.rrehomes.com and
click on the auction link or
www.kansasauctions.net**

Listing Agent:

Dan Reynolds: 785.479.0203

Auctioneer:

R.J. Reynolds: 785.263.5627

