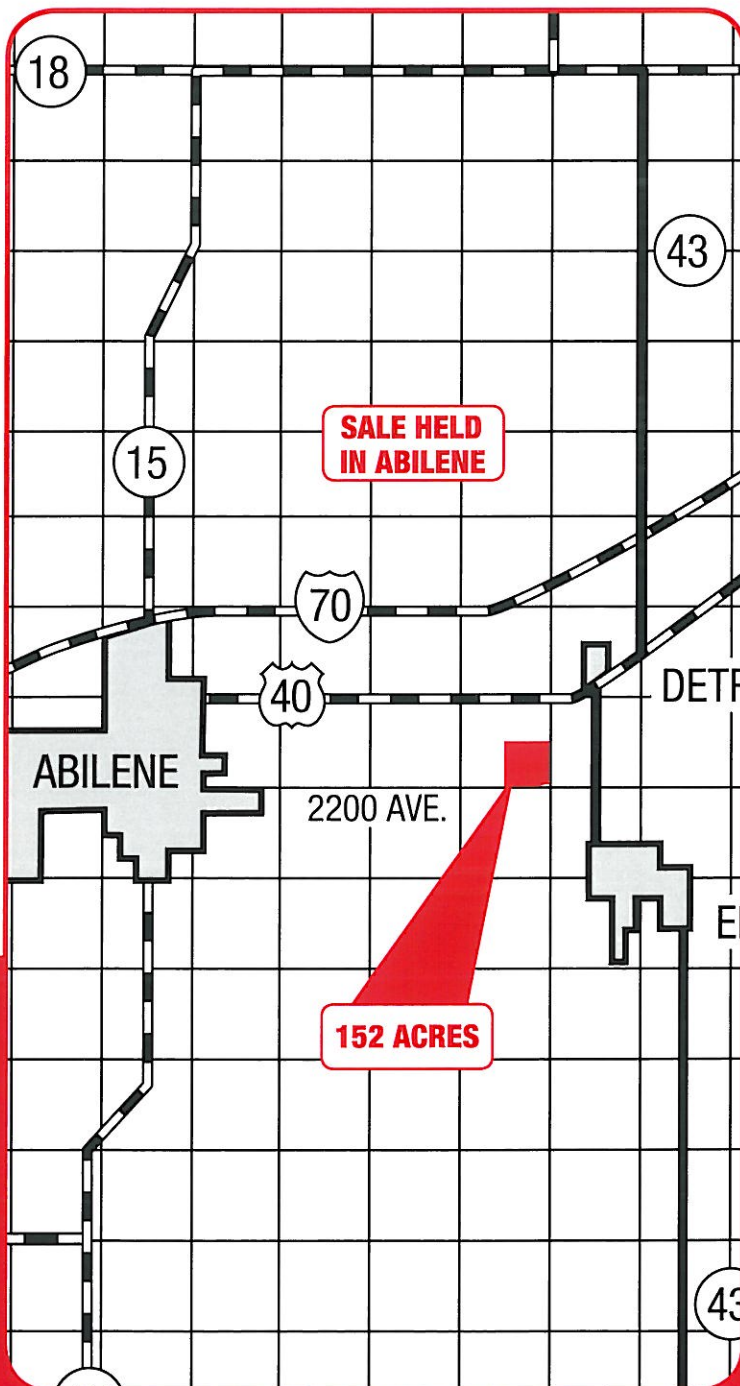


# DICKINSON COUNTY FARMLAND AUCTION

**Thursday, February 21, 2019 at 7:00pm**

**Auction held at the Abilene Civic Center: 201 NW 2nd Street, Abilene, Kansas**

**152 ACRES M/L — SMOKEY HILL RIVER BOTTOM**



**General Info:** This is an excellent farm with a great location on blacktop road.

**Location of Property:** 3 1/2 miles east of Abilene on 2200 Ave.

**Legal Description:** The Southeast 1/4 of Section 18, Township 13 South, Range 3 East of the 6th PM, Dickinson County, Kansas, containing 152 ac. m/l.

**Acreage Info:** Tillable Ground 151.83 ac. m/l

**FSA Information:**

	Base ac.	PLC Yield
Wheat	102.7 ac.	52
Milo	27.3 ac.	96
Beans	21.3 ac.	33

**Soil Types:** Mainly McCook Silt Loam with about 20% Solomon and Sutphen Silty Clay Loam.

**2018 Taxes:** \$2,126.52

**Possession:** At closing. All tillable ground is open.

**Terms & Conditions:** 10% due day of sale, balance due on or before closing date on or before March 21, 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:** RUTH E. BERNARD

**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**

