

2600 ACRES HODGEMAN COUNTY LAND-(8) TRACTS

2600 ACRES

AUCTION

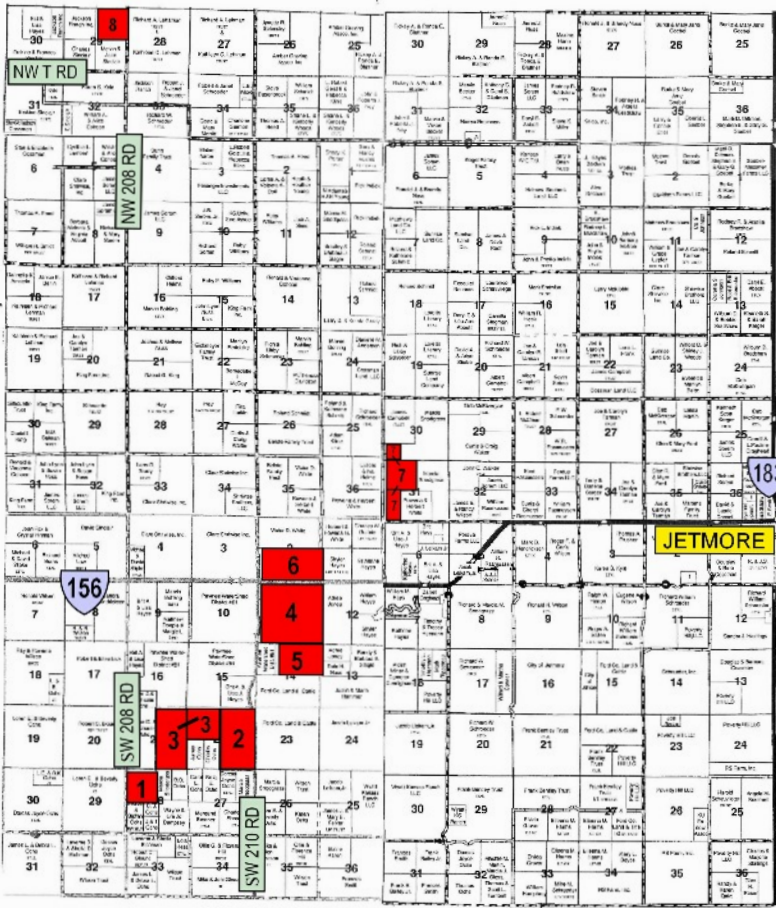


IRRIGATED

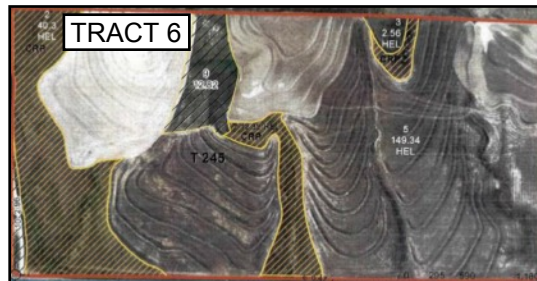
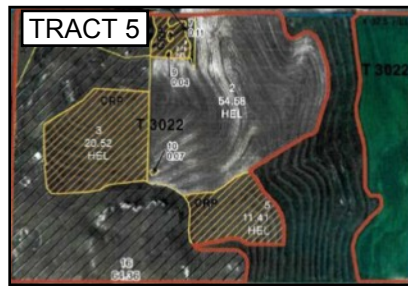
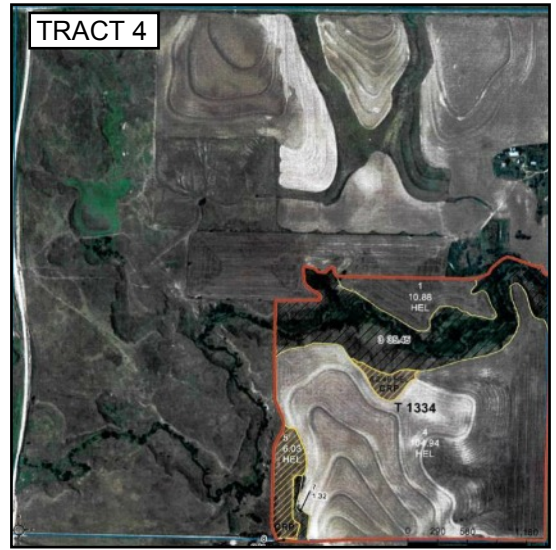
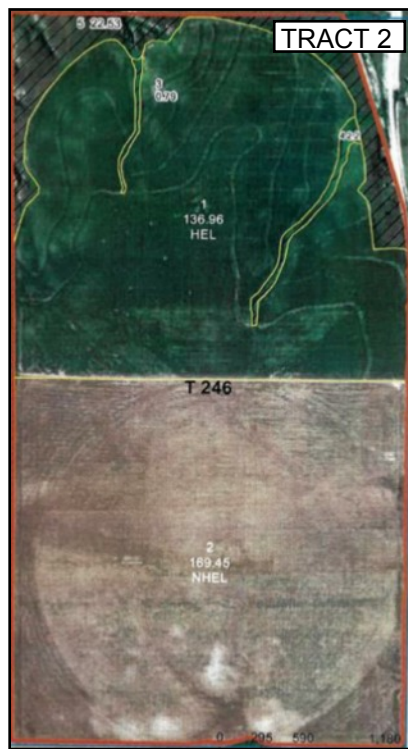
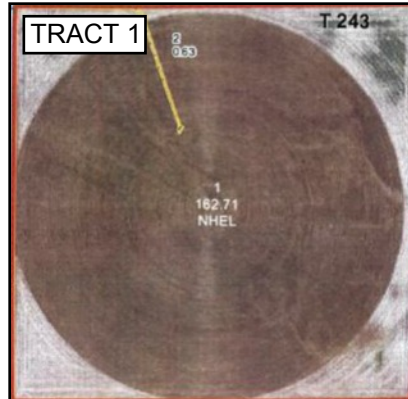
TUESDAY, AUGUST 21, 2018

COMMENCING AT 11:00 A.M. SELLER: LOLITA CARDER MAP TRUST

LOCATION: KING CENTER, 1312 MAIN, JETMORE, KS 67854



2600 ACRES HODGEMAN COUNTY LAND



FSA MAPS NOT TO SCALE

- TRACT #1: NW/4 28-23-25, Hodgeman Co., KS**—Consisting of 160 Acres, More or Less, with 120 Acres Under Center Pivot Irrigation. Water Right #24289 Authorized on 160 Acres for 194 Acre Feet @ 700 GPM (Buckner Sub-Basin). Includes 7-Tower Valley Center Pivot w/4 – 5 Year Cummins Diesel Engine and Supporting Equipment. 20 Acre Wheat Base, 60 Acre Corn Base, 70 Acre Bean Base. 2017 Taxes Were \$2,213.36.
- TRACT #2: E/2 22-23-25, Hodgeman Co., KS**—Consisting of 320 Acres, More or Less. 292 Acres Authorized for 278 Acre Feet @ 820 GPM Under Water Right #14722. Includes (2) 7-Tower Valley Center Pivots w/(2) 7 – 8 Year Deutz Diesel Engines and Supporting Equipment. Balance of Land is Native Pasture and Dry Cropland. 157.7 Acre Wheat Base, 146.5 Acre Milo Base. 2017 Taxes Were \$3,833.56.
- TRACT #3: E/2 21-23-25 & NW/4 22-23-25, Hodgeman Co., KS**—Consisting of 480 Acres, More or Less, All Native Pasture Except Approximately 36 Acres Dry Cropland. 16.59 Acre Wheat Base, 3.3 Acre Milo Base. 2017 Taxes Were \$384.74.
- TRACT #4: All of Section 11-23-25, Hodgeman Co., KS**—Consisting of 640 Acres, More or Less, with Approximately 293 Acres Native Pasture/Non-Cropland, 279 Acres Dry Cropland (Terraced), 34.15 Acres CRP (2 Contracts). 25.6 Acres @ \$34.03/Acre Through 9/30/23 (\$871/Year); 8.5 Acres @ \$44.66/Acre Through 9/30/23 (\$380/Year). Total CRP Annual Income is \$1,251/Year – 50% Tenant Share. Buckner Creek with Trees Exists Through Tract and Would Provide Recreation/Hunting Amenity. Dilapidated Farmstead Exists on East Side of Tract. 225 Acre Wheat Base; 25.4 Acre Corn Base; 27.63 Milo Base. 2017 Taxes Were \$3,278.98.
- TRACT #5: NE/4 & E/2 NW/4 14-23-25, Hodgeman Co., KS**—Consisting of 240 Acres, More or Less, with Approximately 87 Acres Dry Terraced Cropland, 70 Acres Native Pasture, 78.71 Acres Currently Enrolled in CRP. (3) Contracts: 44 Acres @ \$33.55/Acre Through 9/30/25 (\$1,476/Year – 100% Owner); 31.9 Acres @ \$35.07/Acre Through 9/30/25 (\$1,119/Year – 50% Tenant Share); 2.8 Acres @ \$41.39/Acre Through 9/20/23 (\$116/Year – 50% Tenant Share). Total CRP Annual Income is \$2,711/Year. 74.6 Acre Wheat Base; 1 Acre Corn Base; 10.48 Acre Milo Base; 1 Acre Barley Base. 2017 Taxes Were \$1,149.66.
- TRACT #6: S/2 2-23-25, Hodgeman Co., KS**—Consisting of 320 Acres, More or Less, with 247 Acres Dry Terraced Cropland, 55 Acres CRP Under (2) Contracts. 40.3 Acres @ \$32.58/Acre Through 9/30/29 (\$1,313/Year); 15.1 Acres @ \$35.23/Acre Through 9/30/23 (\$532/Year). Total CRP Annual Income is \$1,845/Year – 50% Tenant Share. Balance of Land is Pasture/Waste Land (18.34 Acres). 206 Acre Wheat Base; 29.29 Milo Base. 2017 Taxes Were \$1,252.22.
- TRACT #7: NW/4 & W/2 SW/4 31-22-24 & SW/4 SW/4 30-22-24, Hodgeman Co., KS**—Consisting of 280 Acres, More or Less, All Dry Terraced Cropland with the Exception of 4 Acres, More or Less, Non-Cropland. 156.5 Acre Wheat Base; 92.5 Acre Milo Base; 3.5 Acre Barley Base. 2017 Taxes Were \$1,165.34.
- TRACT #8: NE/4 29-21-25, Hodgeman Co., KS**—Consisting of 160 Acres, More or Less, with 158.80 Acres Currently Enrolled in CRP @ \$30.34/Acre Through 9/30/25 (\$4,818/Year – 100% Owner Share). 2017 Taxes Were \$1,026.28.

TERMS & CONDITIONS

- TERMS:** Tracts #1, #2, #3, #5, #6, #7 & #8 - \$20,000 Down on Day of Sale, Tract #4 - \$50,000 Down on Day of Sale. Balance Due in 30 Days or Sooner With Title Approval. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.
- POSSESSION:** Milo Acres: After 2018 Milo Harvest or January 1, 2019 (Whichever is Sooner). Pasture Acres: November 1, 2018. Open Ground/Stubble/CRP: Day of Sale with Mutual Execution of Contract and Receipt of Earnest Money.
- FSA/FEDERAL COMPLIANCE:** Seller Will Retain 2018 CRP Payments. Buyer to Receive All Future Payments (with the Exception of Tenant Share Where Applicable) and Must Stay in Compliance with All Federal Regulations.
- CROPS:** Seller Will Retain All 2018 Owner's Share of Milo Crop.
- MINERALS:** Seller's Mineral Interest Will Convey with the Land and is Believed to be 100%.
- TAXES:** Sellers to Pay all of 2018 Taxes and All Prior Years. Buyer's Will Receive Credit Based on 2017 Tax Total.

Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. Will Be Acting as Seller's Agent.

AUCTION & REAL ESTATE, INC.

909 AUCTION AVE. • P.O. BOX 300 • LARNED, KS 67550
 Jim Froetschner • Chris Froetschner, Auctioneers
 Rita Kurtz, Broker

620.285.3148 www.carrauction.com