



# 673 ACRES NESS COUNTY LAND

# AUCTION



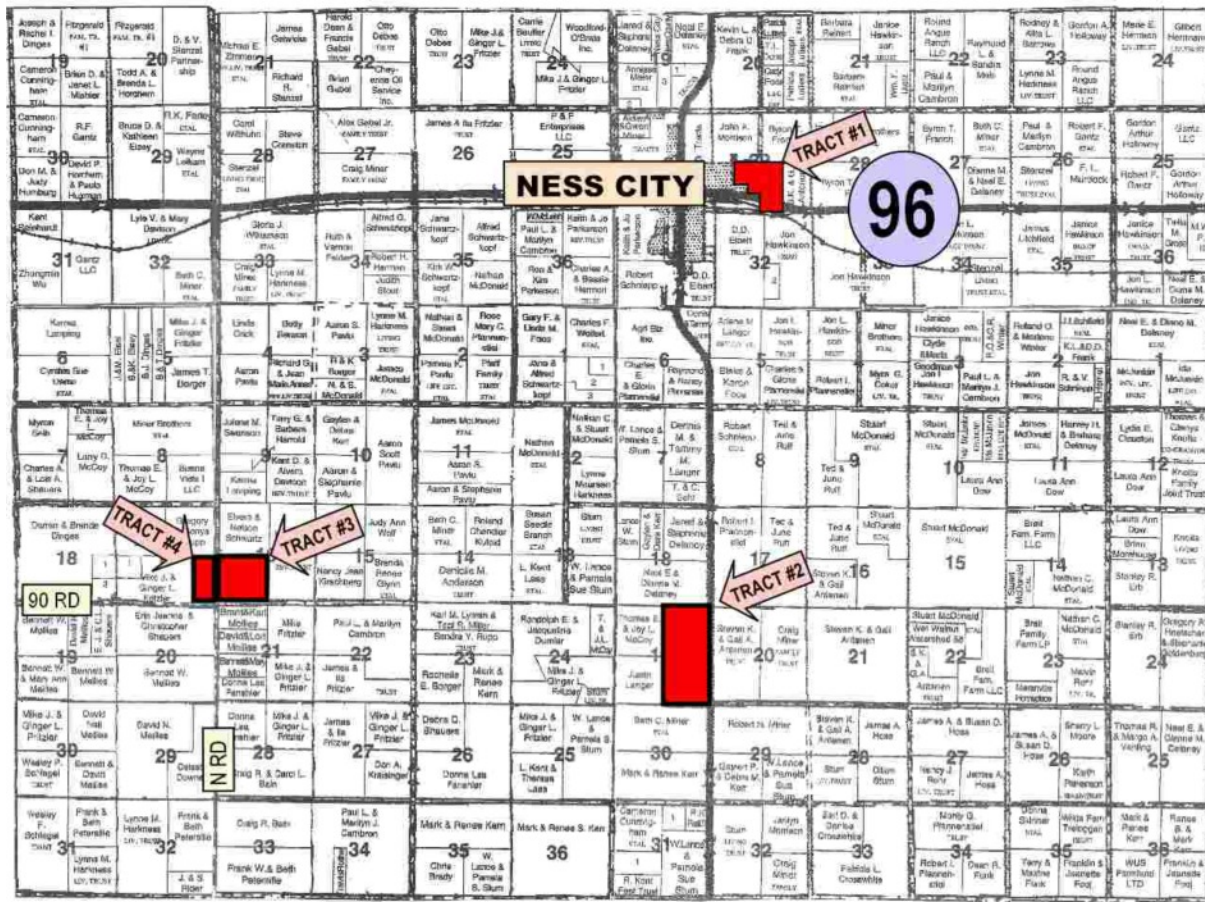
673  
ACRES

MONDAY, NOVEMBER 16, 2020

COMMENCING AT 11:00 A.M.

SELLERS: ANTENEN/RUMBLE LAND

LOCATION: NESS CITY COMMUNITY BUILDING, 115 W. MAIN, NESS CITY, KS 67560



## 673 ACRES OF NESS COUNTY LAND

**TRACT #1:** Approx. 114 Acres, More or Less, in Sect. 29-18-23, Ness Co., KS. Consisting of All Dry Cropland. 60.48 Ac. Wheat Base. All Open Land. Buyer to Reimburse Tenant for Stubble Burndown \$2,356.64. Buyer to Receive \$1,980 Cash Rent Credit at Closing. Minerals are Intact and Sell with the Land.

**TRACT #2.** E/2 19-19-23, Ness Co., KS. 320 Acres, More or Less, Consisting of 310 Acres Dry Cropland. 155 Ac. Wheat Base. All Planted to Wheat. Buyer to Receive \$5,812 Cash Rent Credit at Closing. Minerals are Intact and Sell with the Land.

**TRACT #3.** Surface Rights in & to: SW/4 16-19-24, Ness Co., KS. 160 Acres, More or Less, Consisting of 141 Acres Dry Cropland & 15 Acres Waterway. Bases Combined with Tract #4 (112 Acre Wheat Base). All Planted to Wheat. Buyer to Receive \$2,780 Cash Rent Credit at Closing.

**TRACT #4.** Surface Rights in and to: E/2 SE/4 17-19-24, Less 1/2 Acre Cemetery, Ness Co., KS. 79 Acres, More or Less, All Dry Cropland. Bases Combined with Tract #3 (112 Acre Wheat Base). All Planted to Wheat. Buyer to Receive \$1,390 Cash Rent Credit at Closing.

### MINERAL INTERESTS

|                              |              |                             |
|------------------------------|--------------|-----------------------------|
| 1. Antenen 1-13 & Antenen B  | .075 RI      | SE/4 13-19-26               |
| 2. Antenen 4-2               | .075 RI      | E/2 E/2 2-19-26             |
| 3. Antenen 1-14              | .075 RI      | NE/4 14-19-26               |
| 4. Antenen 1-12 & 2-12       | .075 RI      | All of 12-19-26             |
| 5. Antenen 1-11              | .075 RI      | N/2 11-19-26                |
| 6. Antenen BM                | .125 RI      | E/2 SE/4 17 & SW/4 16-19-24 |
| 7. Miner Stum 1-4 & Mars 1-4 | .01145834 RI | NE/4 4-20-23                |
|                              | .02083594 RI | NE/4 4-20-23                |

### TERMS & CONDITIONS

**TERMS:** \$10,000 Down on TRACTS #1, #2, #3, #4 on Day of Sale; Mineral Interest: 10% 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:** At Closing Subject to Current Tenants Rights on Land Planted to Wheat.

**CROPS:** No Growing Crops to Buyers.

**TAXES:** Sellers to Pay 2020 Taxes and All Prior Years.

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.

# CARR

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Rita Kurtz, Broker

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