

BARTON, PAWNEE & FINNEY COUNTY LAND

AUCTION



5 TRACTS

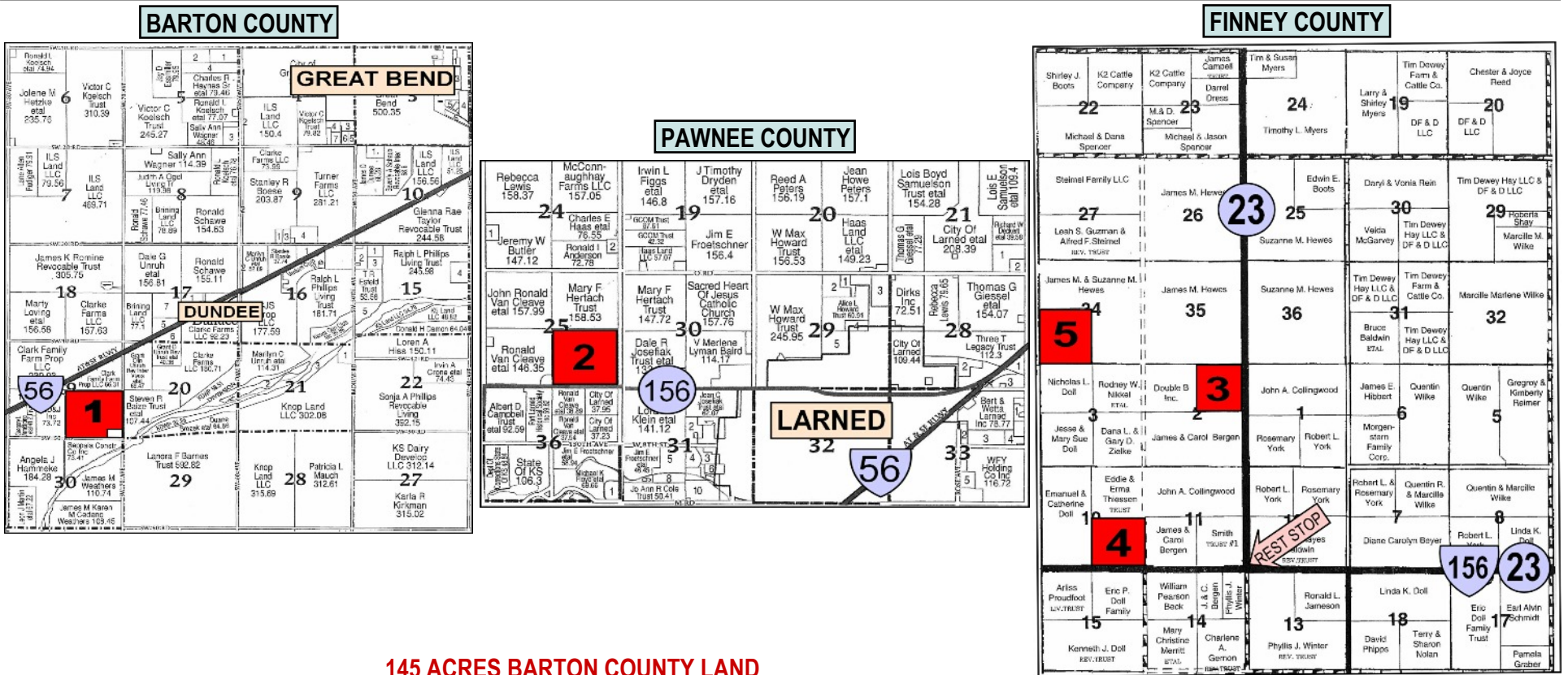
776 ACRES

MONDAY, JANUARY 10, 2022

COMMENCING AT 11:00 A.M.

SELLER: HELEN B. HABIGER ESTATE

LOCATION: CARR AUCTION GALLERY, 909 AUCTION AVE., WEST HWY 156, LARNED, KS 67550



145 ACRES BARTON COUNTY LAND

TRACT #1. SE/4 19-20-14, Barton Co., KS—(Less Farmstead), 145 Acres, More or Less, Consisting of All Dry Cropland & Tree Belt on South Side. Currently in Milo Stubble, 91.4 Ac. Wheat Base, 26.2 Ac. Grain Sorghum Base. 2021 Taxes Were \$985.57.

157 ACRES PAWNEE COUNTY LAND

TRACT #2. SE/4 25-21-17, Pawnee Co., KS—157 Acres, More or Less, Consisting of 17.07 Ac. in CRP Through 9/30/2025 @ \$35.47/Acre. Annual Contract Payment is \$605.00, 100% to Buyer. Balance is Dry Cropland. Currently 55.66 Acres Planted to Wheat. Tenant Retains 100% of 2022 Wheat Crop. Buyer to Receive \$2225 Cash Rent at Closing for Wheat Acres. 91.5 Ac. Wheat Base, 23.1 Ac. Grain Sorghum Base. 2021 Taxes Were \$1,537.72.

474 ACRES FINNEY COUNTY LAND

TRACT #3. NE/4 2-23-29, Finney Co., KS—157 Acres, More or Less, Consisting of All Dry Cropland. HWY 23 Borders East Side. 68.32 Ac. Wheat Base, 68.51 Ac. Grain Sorghum Base. All Planted to Wheat. Buyer to Receive 1/3 of Growing Wheat & Pay 1/3 of Related Expenses. 2021 Taxes Were \$1,142.13.

TRACT #4. SE/4 10-23-29, Finney Co., KS—157 Acres, More or Less, Consisting of All Dry Cropland. HWY 156 Borders South Side. 68.12 Ac. Wheat Base, 68.31 Ac. Grain Sorghum Base. Currently in Milo Stalks. Buyer to Pay \$4,800.00 for Manure Application. 2021 Taxes Were \$1,152.71.

TRACT #5. SW/4 34-22-29, Finney Co., KS—160 Acres, More or Less, Consisting of All Dry Cropland. 69.97 Ac. Wheat Base, 70.17 Ac. Grain Sorghum Base. All in Wheat Stubble. Buyer to Pay \$5,840.00 for 2021 Burndown Application. 2021 Taxes Were \$1,146.40.

TERMS & CONDITIONS

TERMS: \$20,000 Down on Each Tract 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.

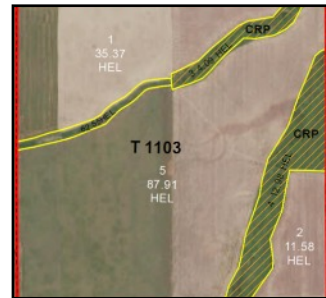
POSSESSION: At Closing, Subject to Tenant's Right to Harvest 2022 Wheat Crop.

MINERALS: Sellers Mineral Interest Sells with Land and is Believed to be 100%.

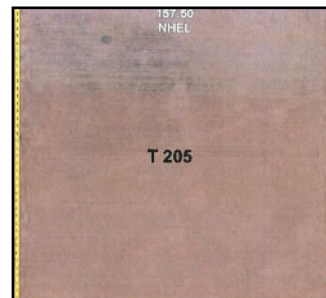
TAXES: Seller to Pay 2021 Taxes and All Prior Years Taxes. 2022 Taxes to be Buyer's Responsibility.



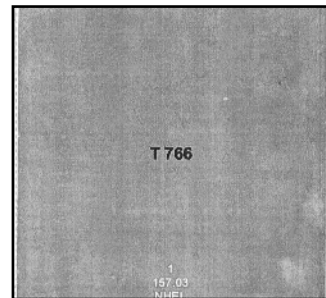
TRACT #1 -
(Note: Yellow Border Indicates Cropland Only, Not Ownership)



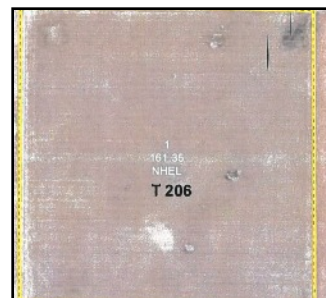
TRACT #2



TRACT #3



TRACT #4



TRACT #5

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
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