

SEYMOUR RANCH--2880 ACRES (+/-) PAWNEE COUNTY LAND

**ONLINE
BIDDING
AVAILABLE!**

AUCTION

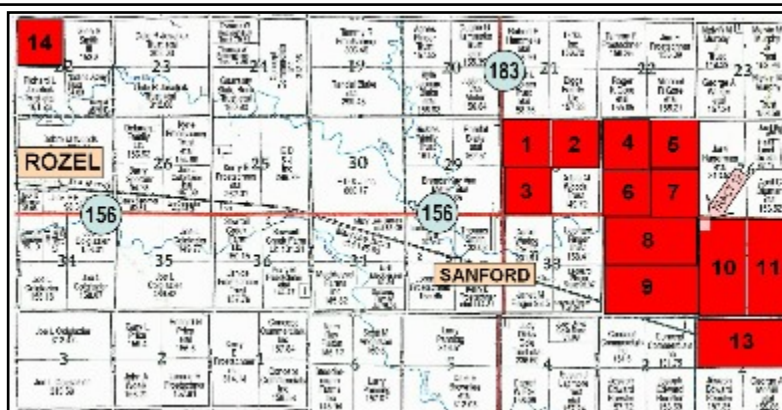


MONDAY, MARCH 28, 2022

COMMENCING @ 10:00 A.M.

SELLERS: SEYMOUR RANCH HEIRS

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



2880 (+/-) ACRES PAWNEE COUNTY LAND

Tracts Will Be Sold by Choice from Each Section at a Time as Grouped by Headings Below. Buyer will be Able to Choose Multiple Tracts upon Successful High Bid.



SECTION 28-21-18 (2021 Taxes Were \$5,427.22)
TRACT #1. NW/4 28-21-18, Pawnee Co., KS. Consisting of 160 Acres, More or Less, All Dry Cropland. All Currently Planted to Wheat. \$3,988 Fertilizer Cost – Buyer Share.
TRACT #2. NE/4 28-21-18, Pawnee Co., KS. Consisting of 160 Acres, More or Less, All Dry Cropland. All Currently Planted to Wheat. \$3,988 Fertilizer Cost – Buyer Share.
TRACT #3. SW/4 28-21-18, Pawnee Co., KS. Consisting of 160 Acres, More or Less, with 152 Acres (+/-) Dry Cropland. All Currently in Wheat Stubble. Balance 7 (+/-) Acres under Asphalt Plant Lease. \$2,948 Burndown – Buyer Share.

SECTION 27-21-18 (2021 Taxes Were \$6,461.08)
TRACT #4. NW/4 27-21-18, Pawnee Co., KS. Consisting of 160 Acres, More or Less, All Dry Cropland. All Currently in Wheat Stubble. \$2,968 Burndown – Buyer Share.
TRACT #5. NE/4 27-21-18, Pawnee Co., KS. Consisting of 160 Acres, More or Less, All Dry Cropland. 72.8 Acres Planted to Wheat, Balance is Wheat Stubble. \$1,623 Fertilizer, \$1,583 Burndown – Buyer Share.
TRACT #6. SW/4 27-21-18, Pawnee Co., KS. Consisting of 160 Acres, More or Less, All Dry Cropland Except .72 Acre Waterway, 35.1 Acres Planted to Wheat, Balance in Wheat Stubble. \$785 Fertilizer, \$2,276 Burndown – Buyer Share.
TRACT #7. SE/4 27-21-18, Pawnee Co., KS. Consisting of 160 Acres, More or Less, All Dry Cropland. All Currently in Wheat Stubble. \$3,067 Burndown – Buyer Share.

SECTION 34-21-18 (2021 Taxes Were \$3,867.56)
TRACT #8. N/2 34-21-18, Pawnee Co., KS. Consisting of 320 Acres, More or Less with Approx. 180 Acres (+/-) Pasture/Pawnee Creek. Approx. 140 Acres (+/-) Dry Cropland. All Currently Planted to Wheat. \$3,098 Fertilizer – Buyer Share.
TRACT #9. S/2 34-21-18, Pawnee Co., KS. Consisting of 320 Acres, More or Less, All Dry Cropland Except 16 Acres (+/-) Pasture/Pawnee Creek. Railroad (AT&SF) Runs Across SW Corner of Tract. 79 Acres Planted to Wheat, Balance in Turbo-Tilled Corn Stalks. \$1,450 Fertilizer, \$5,880 Tillage – Buyer Share.

SECTION 35-21-18 (2021 Taxes Were \$8,330.84) AND **SECTION 2-22-18** (2021 Taxes Were \$2,001.70)
TRACT #10. W/2 35-21-18, Pawnee Co., KS (Except for Farmstead – Tract #12). Consisting of 310 Acres, More or Less with 210 Acres (+/-) Dry Cropland. Balance in Pasture/Pawnee Creek. Dryland is Open (Tilled/Fertilized) Acres. \$34,027 Dry Fertilizer, \$2,952 Tillage – Buyer Share.
TRACT #11. E/2 35-21-18, Pawnee Co., KS. Consisting of 320 Acres, More or Less with 292 Acres (+/-) Dry Cropland. Balance in Pasture/Pawnee Creek. Dryland is Open (Tilled/Fertilized) Acres. \$46,180 Dry Fertilizer, \$4,006 Tillage – Buyer Share. Note–GBE Transmission Line Disclosure.
TRACT #13. N/2 2-22-18, Pawnee Co., KS. (Less AT&SF Railroad) Consisting of 320 Acres, More or Less, with 265 Acres (+/-) Dry Cropland, Balance in Pasture/Pawnee Creek. 146 Acres Planted to Wheat, Balance of Dryland is Turbo-Tilled Corn Stalks. \$3,267 Fertilizer, \$1,750 Tillage – Buyer Share. Note–GBE Transmission Line Disclosure.

FARMSTEAD
TRACT #12. 2093/2095 K156 Highway, Larned, KS. (35-21-18) Legal Description to be Determined by Survey (If Different Buyers Than Adjacent Tracts) to be Paid for by Seller. 10 Acre (More or Less) Farmstead, Consisting of Two Homes, 108' x 48' Morton Shed, Utility Sheds and Barn. Main House – 1970 Built, 2-Bedrooms, 1 1/2 Baths, 1457 Sq. Ft. with Full Basement & Detached 2-Car Garage. Tenant House – 1938 Built, 2-Bedrooms, 1 Bath, 768 Sq. Ft. w/Partial Basement. *Tract #12 will be a Stand Alone Sale – Not Offered with Choice Lots. Total Dollar Price will be used for Bidding.

SECTION 22-21-19 (2021 Taxes Were \$1,548.34)
TRACT #14. NW/4 22-21-19, Pawnee Co., KS. Consisting of 160 Acres, More or Less with All Dry Cropland. All Currently Turbo-Tilled Corn Stalks. \$20,447 Fertilizer, \$4,368 Tillage – Buyer Share.

TERMS & CONDITIONS

TERMS: \$20,000 Down on Tracts #1 Through #7 and #14; \$40,000 Down on Tracts #8 Through #13 (Except #12); \$5,000 Down on Tract #12 on Day of Sale. Balance Due at Closing with Title Approval. Closing will be in 30 Days or Sooner with Title Approval on All Tracts Except Tract #12. Tract #12 Will Close in 60 Days or Sooner with Title Approval. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

POSSESSION: Upon Receipt of Earnest Money and Mutual Execution of Contract on Idle Acres, Pasture & Creek. Possession on Acres Planted to Wheat will be after 2022 Harvest or August 1, 2022 (Whichever is Sooner). Tract #12 Possession Will Be At Closing.

CROPS: Seller's 2022 1/3 Wheat Crop Share will be Included on Applicable Tracts. Buyer will be Responsible for 1/3 Related Expenses, Including MPCl. Tillage Costs Also to be Reimbursed on Open Ground.

MINERALS: Sellers Mineral Interest Sells with Land.

TAXES: 2022 Taxes will be the Buyer's Responsibility.

BUYER'S PREMIUM: A 1% Buyer's Premium Will Be Applied to Contract Purchase Price Based on Final Hammer Price (Sold Price). This Applies to Both Online and Onsite Bidders/Bidding.

INFORMATIONAL OPEN HOUSE/TOUR or By Appointment: Tuesday, March 22, from 11:00 a.m. to 1:00 p.m.

**GRAIN BELT EXPRESS
TRANSMISSION LINE DISCLOSURE**

"Grain Belt" is Projected to Affect Portions of Subject Land, Specifically Section 35-21-18 & 2-22-18. Current Easement Pending and Will Transfer to Buyer(s) at Closings.



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 Rita Kurtz, Broker
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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. No Absentee Bids Will Be Taken on Sale Day.