



ONLINE BIDDING AVAILABLE!

REAL ESTATE & FARMLAND AUCTION

MONDAY, NOVEMBER 20, 2023

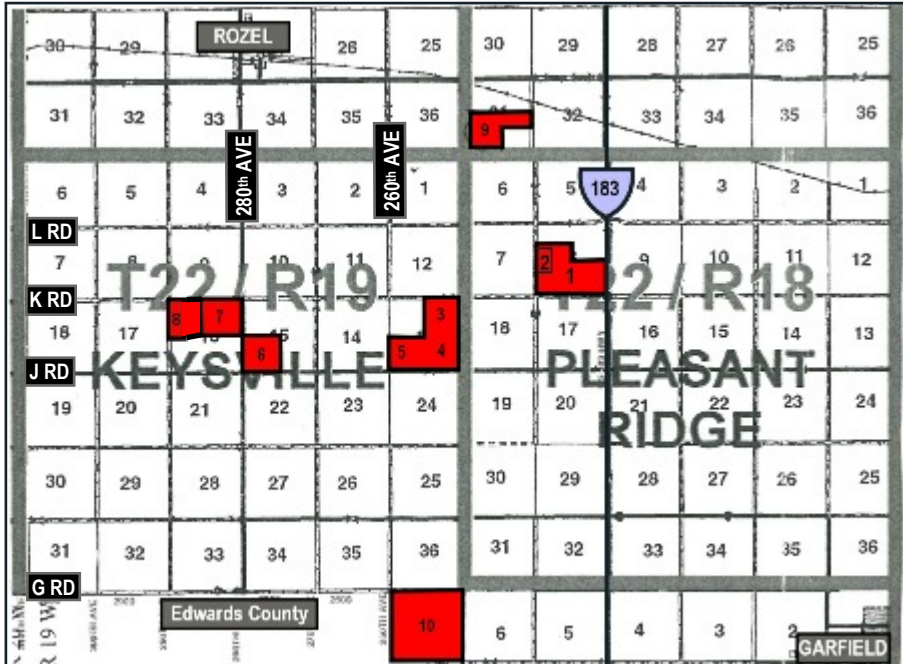


COMMENCING @ 10:00 A.M.

SELLER: NEIL MECKFESSEL ESTATE

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

PAWNEE & EDWARDS COUNTY LAND



TRACT #1: S/2 & S/2 NW/4 8-22-18, Less Farmstead (7 +/- Acres) – 386 Acres, More or Less, Consisting of 260 Irrigated Acres. 55 Acres Dryland & 68 Acres Grass. Balance is Roadway Easements. 2 Center Pivot Irrigation Systems, with 3 Irrigated Wells, (VESTED PN 61, 29065 & 22389) and 30 Acres Flood Irrigated. 67 Ac. Corn Base, 40 Ac. Grain Sorghum Base, 119 Ac. Soybean Base. All Open Ground After 2023 Harvest. Grain Belt Express Contract Covering S/2 8-22-18. Projected Future Payments are \$69,504. (Copy on Website) 2022 Taxes were \$12,563 (Includes Farmstead)

TRACT #2: Surface Rights In & To, Approximately 7 Acres, More or Less, Farmstead in W/2 8-22-18 – 1150 240th Ave., Rozel, KS - Improvements Include 1 1/2 Story, 2,400 Square Foot. 4 Bedrooms, 1 Bath Home, 96 x 54 Pole Shed, Barn, 2 Car Detached Garage, Shop Area & Other Outbuildings & Corals. An Easement for Underground Irrigation Pipe will be on West Side of this Tract. Taxes TBD

Open House: Nov. 6th from 11:00 A.M. To 1:00 P.M.

SECTION 13-22-19 CHOICE BY 1/4 SECTION

TRACT #3: NE/4 13-22-19 – 160 Acres, More or Less, All Planted to Wheat. 2022 Taxes were \$870.00.

TRACT #4: SE/4 13-22-19 – 160 Acres, More or Less, Open After Milo Harvest. 2022 Taxes Combined with Tract 5 were \$2,414.00.

TRACT #5: SW/4 13-22-19 – 160 Acres, More or Less, All Planted to Wheat. 2022 Taxes Combined with Tract 4 were \$2,414.00.

FSA Combined: 283 Ac. Wheat Base, 63 Ac. Grain Sorghum Base

TRACT #6: SW/4 15-22-19 – 160 Acres, More or Less, 75 Ac. Wheat Base, 21 Ac. Grain Sorghum Base. 7.99 Ac. All Open Land, CRP Contract through 9-30-2029, Annual Payment \$219.00. 2022 Taxes were \$1,489.00.

TRACT #7: NE/4 16-22-19 – 160 Acres, More or Less, Approximately, 90 Acres Under Center Pivot. Balance Dry Land. Water File #20,483. Pivot Open after Corn Harvest, Dryland all Planted to Wheat. 2022 Taxes were \$3,065.00.

TRACT #8: NW/4 16-22-19 – 160 Acres, More or Less, 94 Ac. Wheat Base & 20 Ac. Grain Sorghum Base. All Planted to Wheat. 2022 Taxes were \$1,523.00.

TRACT #9: SW/4 & N/2 SE/4 31-21-18 – 240 Acres, More or Less, 100 Ac. Center Pivot Irrigation on SW/4. Dry Cropland & Creek on N/2 SE/4. 46 Ac. Wheat Base, 33 Ac. Corn Base, 29 Ac. Grain Sorghum, 59 Ac. Soy Bean. Water File # VESTED PN13 for 230 Ac.Ft. New Irrigation Well December 2021. All Planted to Wheat. 2022 Taxes were \$3,970.00.

TRACT #10: All Section 1-23-19 Edwards County, Kansas – 640 Acres, More or Less, with 506 Acres Cropland, 88 Acres Pasture & 36 Acres CRP through 2032. Annual Payment \$1,924.00. 250 Ac. To Wheat, 130 Acre Open After Milo Harvest, 125 Ac. Wheat Stubble. Possession on Milo Stalks, CRP & Pasture Feb. 1st, 2024. 2022 Taxes were \$5,334.00.

TERMS & CONDITIONS

TERMS: \$25,000 Down on Day of Auction on Each Tract. Balance Due at Closing. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

POSSESSION: At Closing Subject to Current Tenants Rights.

MINERALS: Seller's Mineral Interest Sell with the Land and Believed to be 100%.

CROPS: No 2023 Crops to Buyers. Buyer to Receive 1/3 of 2024 Wheat & Pay Related Expenses.

CENTER PIVOTS: All Center Pivots & Supporting Equipment Sell with the Land.

TAXES: Sellers will pay 2023 taxes and all prior years.

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/Buyers.

GREAT HUNTING OPPORTUNITIES!



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.



CARR



AUCTION & REAL ESTATE, INC.

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