

ESTATE LAND AUCTION

CROPLAND & PASTURE LAND

• **TUESDAY, MARCH 6TH, 2012 - 10:30 A.M. SHARP** •

Auction Location: Fire Department Building, 102 S. County Road, in Holyrood, Kansas

320 acres +/- of Ellsworth Co. Kansas Land Palacky Township

LEGAL DESCRIPTION: E/2 of 23-16-10, Ellsworth Co. Ks. (315 Taxable Acres)

LAND LOCATION: 1 mile East and 3 miles North of Holyrood, Kansas, at Ave. Q and 6th Road.

F.S.A. INFORMATION: 315.8 acres farmland, 241.7 DCP cropland, 170.9 acres wheat base, 29 bu. yield, 61.5 acres GS base, 38 bu. Yield, 2.5 acres Barley base, 40 bu. yield, 74.1 acres pasture with the balance being RR/W. Water for livestock is provided by a pond. There are 126.43 acres in wheat at the present time.

TAXES: For 2011 were \$1,266.34. All 2011 taxes were paid by seller. Buyer will be responsible for the 2012 taxes and future years.

MINERALS: 1/2 are being reserved by Sellers for a period of 10 years or as long as there is production if any in paying quantities.

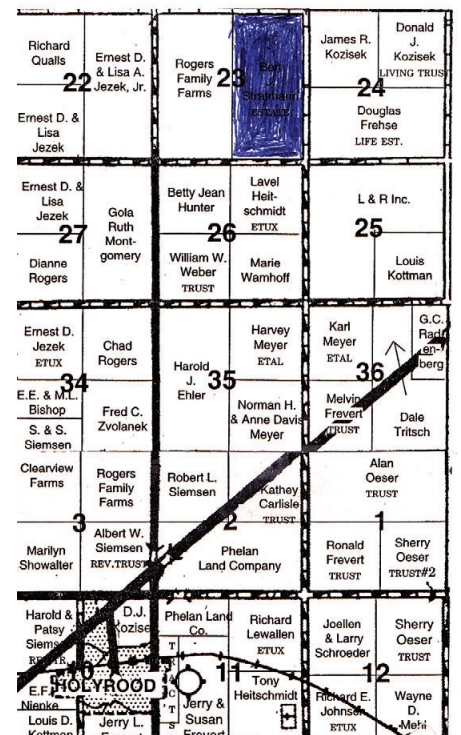
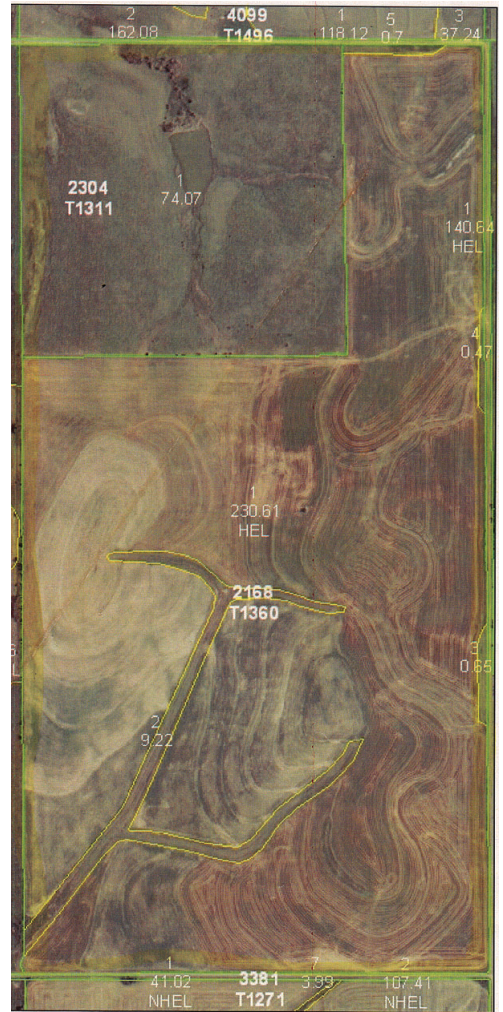
POSSESSION: Subject to tenants rights, land planted to wheat will be after 2012 wheat crop is harvested with 1/3 going to purchaser. Purchaser will be responsible for 1/3 of fertilizer, weed control and crop insurance expense used on wheat crop. Possession of open land and pasture land will be upon closing.

TERMS: 10% day of sale. Balance due with certified funds when Title Insurance Commitment showing Marketable Title is furnished. Purchaser will have 7 days to examine Title Insurance Commitment. Expense of Title Insurance and Escrow closing fees to be split between Buyer and Seller. Escrow agent will be Peterson & Kasper Attorneys in Ellsworth, Kansas. Closing to be on or before April 3rd, 2012 at the law office of Peterson & Kasper Ellsworth, Kansas. Purchaser will be required to sign Purchaser's Contract day of sale. All acreages were computed to the best of our knowledge. No guarantee of acreage is given by the F.S.A. office, Sellers or Victor Bros. Auction & Realty Inc. Sale will be subject to sellers approval day of sale.

INSPECTION: Each potential bidder is responsible for conducting their own independent inspection and due diligence concerning pertinent facts about the property.

AUCTIONEER NOTE: This is a quality tract of land with all conservation work in place. The pasture is all enclosed with a 5 wire fairly new fence. Would make an ideal heifer pasture. Land has good access with road on three sides.

Victor Bros. Auction & Realty Inc. are Seller's agent only. Any statement day of sale takes precedence over oral or printed matter. **Call Frank Princ at 785-658-7003 for information or showing.**



**THE BERT J. STRATMANN TRUST
REFERRED TO AS SELLER,**

**by Kathey L. Carlisle, Alan K. Oeser
& Sherry G. Oeser, Trustees.**

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AUCTIONEERS • BROKERS • APPRAISERS

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