

# REAL ESTATE AUCTION

THURSDAY, OCTOBER 24, 2013

10:00 A.M.

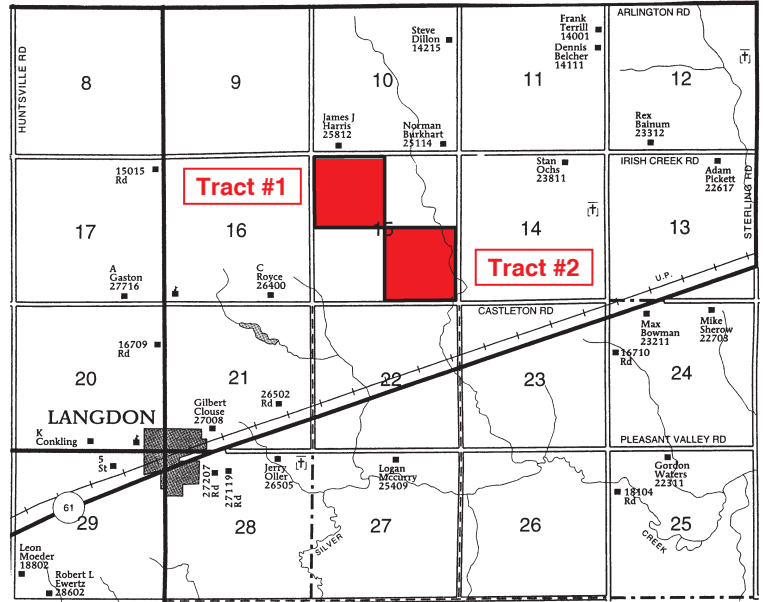
**LOCATION:** From Langdon, Ks go North 2 Miles on Blacktop to Irish Creek Road & 1 Mile East to Tract #1. Tract #2 is Located Another Mile East and 1 Mile South at the Corner of Castleton Road & Lerado Road. From Arlington, Kansas go 7 Miles West and 1 Mile South. Auction to be Held at Tract #1.

**235.8 Acres of Cropland**  
**83.7 Acres of Pastureland**

**Tract #1** To Be Sold on Location.

**Legal Description:** The Northwest Quarter of Section 15-25-9 in Reno County, Ks, Selling 160 Acres More or Less.

- \* Cropland Acres Estimated at 152.17 Acres, the Balance of 7.16 is in Tree Belt.
- \* According to F.S.A. Records it Has a Full Base, with Average Yield on Wheat 37 Bushels, Yield on Sorghum 44 Bushels, Yield on Soybeans is 28.2 Bushels.
- \* The Bases Have Not Been Split Out. That Will be Done by F.S.A. After the Auction.
- \* The Estimated Government Payment is Estimated at \$2,416. This is Only an Approximate Estimate.
- \* This Tract Will be Planted to Wheat. The Buyer Shall Receive the Landlords Share (1/3) of the Growing Wheat and Pay His Share of the Expenses.
- \* Buyer Shall Receive Possession After the 2014 Wheat Harvest.
- \* Taxes: \$871<sup>49</sup> to be Prorated at Closing.
- \* Mineral Rights Transfer to the Buyer. Seller Does Not Reserve Any of Their Mineral Rights.
- \* There Has Been Natural Gas Production on this Quarter in the Past. The Well is Intact but has Been Shut Off at the Present Time. When Production Begins Again the Buyer Shall Receive That Income. \*
- \* Terms: \$28,000<sup>00</sup> Down on Sale Day and the Balance Due in 30 Days at Closing. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.



**Tract #2** To Be Sold Immediately Following Tract #1 at the Same Location.

**Legal Description:** The Southeast Quarter of Section 15-25-9 in Reno County, Ks Selling 160 Acres More or Less.

- \* Based on the Survey This Tract has 75.8 Acres of Cropland. All the Cropland Will be Planted to Wheat. The Buyer Shall Receive the Landlords Share (1/3) of the Growing Wheat and Pay for His Share of the Expenses. Buyer Shall Receive Possession of the Cropland After the 2014 Wheat Harvest.
- \* The Balance of 83.7 Acres is in Pasture. Buyer Shall Receive Possession of the Pastureland at Closing.
- \* According to F.S.A. the Bases Have Not Been Split Out. The Yields are 37 Bushels on the Wheat, 44 Bushels on the Sorghum and 28.2 Bushels on Soybeans.
- \* The Estimated Government Payment is Estimated at \$1,144<sup>58</sup>. This is Only an Approximate Estimate Not Yet Established by FSA Reconstitution.
- \* Taxes: \$418<sup>67</sup> to be Prorated at Closing.
- \* Terms: \$28,000 Down on Sale Day, Balance Due in 30 Days at Closing. Not Contingent Upon Obtaining Financing. Down Payment is Non-Refundable.
- \* Sellers Will Furnish Title Insurance for the Buyer on Both Tracts.
- \* Mineral Rights on Both Tracts will Transfer to the Buyer. Sellers Do Not Reserve Their Mineral Rights or Income. This Property has a New Producing Well from Horizontal Drilling and Has Had Production for Several Months. Production is Still Being Established.
- \* According to the Owners Report this Well has been Producing 31 to 32 Barrels a Day. The Gas Income has Averaged \$2,000 a Month Income for June, July & August. This is a New Well and Appears to be Producing Very Well.
- \* All Oil and Gas Income from Tracts #1 and #2 is Unitized Between the Two Quarters of Land. All Such Income Will Transfer to the Buyer at Closing.
- \* Any Updates or Announcements Made on Sale Day Take Precedence Over the Auction Ad.

**Sellers: Ruth (Railsback) Archie Estate • John Archie: Administrator**

**SALE CONDUCTED BY: NISLY AUCTION LLC**

Sales Associate of J.P. Weigand & Sons Inc.

Auctioneer - Paul Nisly • Hutchinson, KS 620-662-7570

\*\*\* Call Us for your Next Auction \*\*\*

We Specialize in Real Estate, Farm Equipment,  
Construction Equipment, Household, and Antique Auctions.

[www.kansasauctions.net/nisly](http://www.kansasauctions.net/nisly)

[www.weigand.com](http://www.weigand.com)

