



REAL ESTATE AUCTION



TUESDAY, MAY 17, 2016 7:00 PM

**Auction location: Gene Francis & Associates Auction Facility 12140 W. K-42 HWY, WICHITA
3 TRACTS – 160 acres, 80 acres & 75 acres – SUMNER COUNTY**

TRACT 1: The Northwest Quarter (NW/4) of 7-30S-1W of Sumner Co., KS.

LOCATION: 1 mile east of Clearwater on Clearwater Rd. to 119th St. W and go three miles south. Property lies in the southwest corner of 119th St. W (N Drury Rd) and 140th Ave N.

DESCRIPTION: 155.8 acres farmland with 113.84 of cropland currently planted to wheat. Balance to heavy trees and creek, great for turkey, quail and deer hunting. Kirkland silt loam, Elandco silty loam, Rosehill clay loam and Vanoss silt loam make up the Class 2, 3, 4 soil types.

TAXES: \$637.10 estimated 2016 taxes will be paid by Seller. Buyer will receive credit at closing for 2016 taxes based upon 2015 mill levy.

TRACT 2: The North half of the Northeast Quarter (N/2 NE/4) of 12-30S-2W of Sumner Co., KS (survey is provided).

LOCATION: 1 mile east of Clearwater on Clearwater Rd. to 119th St. W and go three miles south. Property lies in the southwest corner of 119th St. W (N Drury Rd) and 140th Ave N.

DESCRIPTION: 80 acres farmland currently planted to wheat. Bethany silt loam, Vanoss silt loam, Milan loam and Elandco silty clay loam make up the Class 2 & 3 soil types.

TAXES: \$646.74 estimated 2016 taxes will be paid by Seller. Buyer will receive credit at closing for 2016 taxes based upon 2015 mill levy. (Current taxes are based on the NE/4, taxes will be split at closing.)

TRACT 3: The West half of the Northwest Quarter (W/2 NW/4) except a 5 +/- tract in 30-30S-1W of Sumner Co., KS.

LOCATION: 1 mile east of Clearwater on Clearwater Rd. to 119th St. W and go six miles south. Property lies in the southeast corner of 119th St. W (N Drury Rd) and 110th Ave N.

DESCRIPTION: 73.5 acres of farmland with 73.5 acres of cropland currently planted to wheat. Kirkland silt loam and Rosehill clay loam make up the Class 2, 3, 4 soil types.

TAXES: \$313.76 estimated 2016 taxes will be paid by Seller. Buyer will receive credit at closing for 2016 taxes based upon 2015 mill levy.

MINERAL RIGHTS: Sellers mineral rights will be conveyed to the Buyer.

POSSESSION: Possession will be subject to the lease of the current tenant for the 2017 growing wheat season. Buyer will receive 2/5 of 2017 growing wheat crop and will be responsible for 2/5 of fertilizer cost.

TERMS: The Seller requires 10% earnest money down day of the sale with balance to be paid on or before June 17, 2016. The Buyer and Seller shall split equally in the title insurance and closing costs. Bidding is not contingent on financing. Financing, if necessary needs to be arranged and approved prior to the auction. Statements made day of auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates is acting on behalf of the Seller.



TRACT 1



TRACT 2



TRACT 3

**American AgCredit will be providing a hamburger feed at 6:00 P.M.
located at 12140 W. K-42 Hwy, Wichita. Please join us!**

**GENE
FRANCIS
& ASSOCIATES**

REAL ESTATE BROKERS & AUCTIONEERS

Gene Francis • Broker & Auctioneer

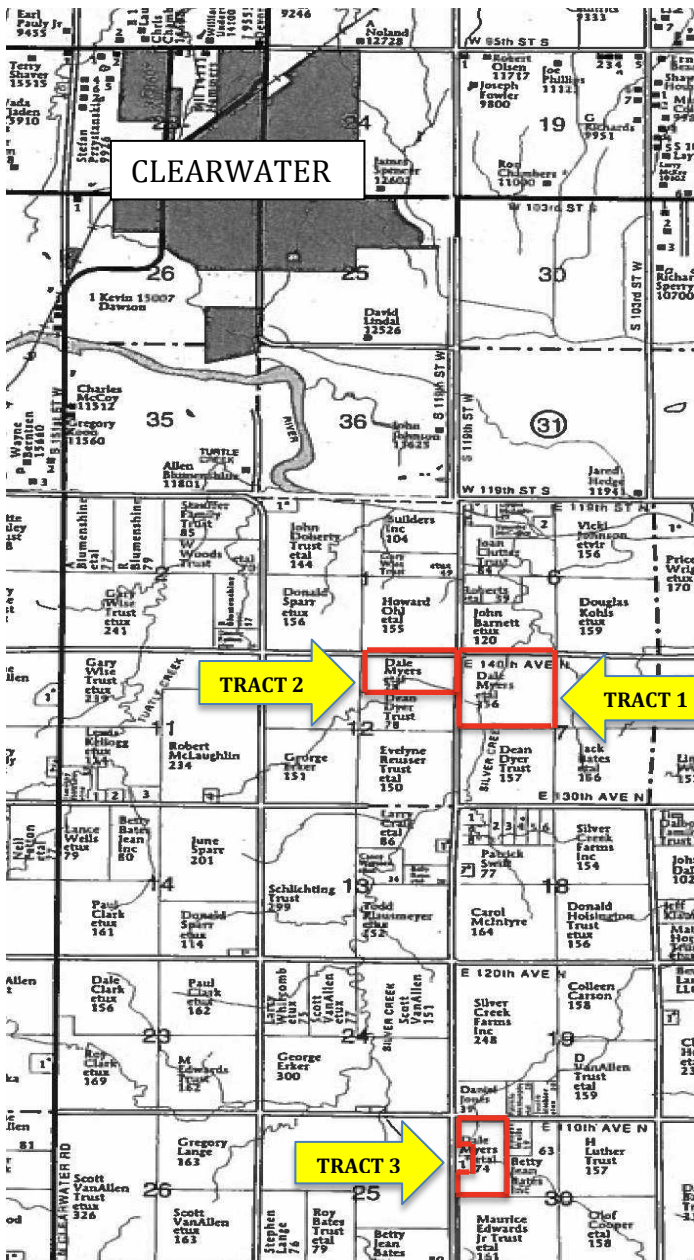
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TRACT 1



TRACT 2



TRACT 3



TRACT 1



TRACT 2



TRACT 3

(has been surveyed, south boundary is approximate)

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Bidder Packets Available

Please email

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