

# SIMULTANEOUS LIVE & ONLINE | MULTI-PARCEL LAND AUCTION

6 TRACTS | 970 +/- ACRES | GREELEY CO., KS

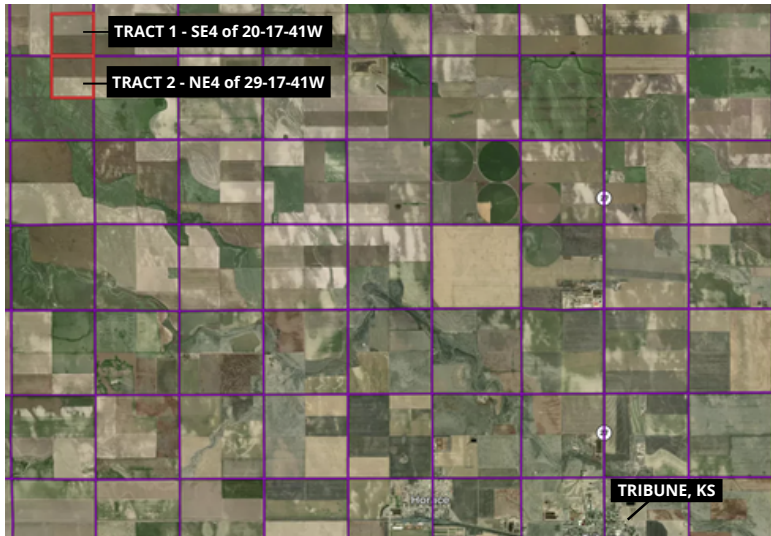
THURSDAY

**FEBRUARY 3, 2022**  
**10:00 AM MST**

**SELLER:** Nation, Inc.

**AUCTION LOCATION:** Greeley Co. 4-H Bldg., 905 Ingalls Ave, Tribune, KS

**ONLINE BIDDING:** Bidding at [www.gavelroads.com](http://www.gavelroads.com).



## TRACT 1

**LEGAL DESCRIPTION:** The Southeast Quarter of Section 20, Township 17, Range 41 West, Greeley Co., KS

**LOCATION:** From Hwy 27/96: Travel 5 miles north on Hwy 27 to County Rd M. Turn west on County Rd M and travel 1 mile to County Rd 13. Travel north 1 mile to County Rd L. Travel 1 mile west on L Rd to County Rd 12. Travel 1 mile north on County Rd 12 and 1 mile west on County Rd K. Parcel sits half mile to the west on the north side of County Rd K.

**DESCRIPTION:** DCP Cropland: 160 +/- acres of dryland cultivation. Soil types: 80% Class 3 Richfield silt loam, 0 to 1% slopes, and 20% Class 3 Ulysses silt loam, 1 to 3% slopes.

**TAXES:** 2021 - \$1022.04 prorated to closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will go to the Buyer.

**TENANT RIGHTS:** Lease ceases February 28, 2022. Expenses acquired will be paid 1/3 by Buyer and 2/3 by Seller. Possession upon closing.

## TRACT 2

**LEGAL DESCRIPTION:** The Northeast Quarter of Section 29, Township 17, Range 41 West, Greeley Co., KS.

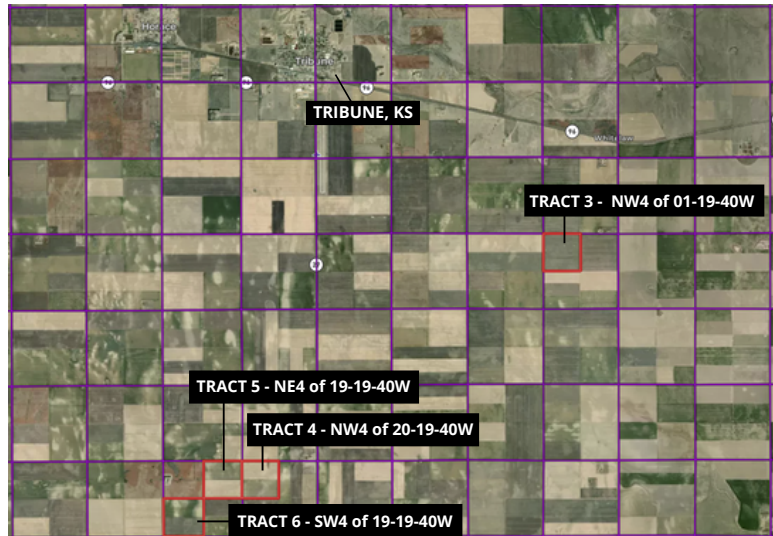
**LOCATION:** From Hwy 27/96: Travel 5 miles north on Hwy 27 to County Rd M. Turn west on County Rd M & travel 1 mile to County Rd 13. Travel north 1 mile to County Rd L. Travel 1 mile west on L Rd to County Rd 12. Travel 1 mile north on County Rd 12 & 1 mile west on County Rd K. Parcel sits half mile to the west on the south side of County Rd K.

**DESCRIPTION:** DCP Cropland: 155 +/- acres of dryland cultivation. Soil types: 35% Class 4 Colby silt loam, 1 to 3% slopes; 35% Class 3 Ulysses silt loam, 1 to 3 percent slopes; 20% Class 3 Richfield silt loam, 0 to 1% slopes; 10% Class 2 Ulysses silt loam, 0 to 1% slopes.

**TAXES:** 2021 - \$822.60 prorated to closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will go to the Buyer.

**TENANT RIGHTS:** Lease ceases February 28, 2022. Expenses acquired will be paid 1/3 by Buyer and 2/3 by Seller. Possession upon closing.



## TRACT 3

**LEGAL DESCRIPTION:** The Northwest Quarter of Section 1, Township 19, Range 40 West, Greeley Co., KS.

**LOCATION:** From Hwy 27/96: Travel approximately 3 miles south on Hwy 27 to County Rd T. Turn east on County Rd T approximately 3 miles to the trail (County Rd 19) to enter the property on the north side of T Rd. Travel 1/2 mile north on the trail to the parcel. Parcel sits on the east side of the trail.

**DESCRIPTION:** DCP Cropland: 155 +/- acres of dryland cultivation. Soil types: 98% Class 3 Richfield silt loam, 0 to 1% slopes, with the balance Class 3 Ulysses silt loam, 1 to 3% slopes.

**TAXES:** 2021 - \$1051.35 prorated to closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will go to the Buyer.

**TENANT RIGHTS:** Lease ceases February 28, 2022. Expenses acquired will be paid 1/3 by Buyer and 2/3 by Seller. Possession upon closing.

## TRACT 4

**LEGAL DESCRIPTION:** The Northwest Quarter of Section 20, Township 19, Range 40 West, Greeley Co., KS.

**LOCATION:** From Hwy 27/96: Travel approximately 6 miles south on Hwy 27 to County Rd W. Turn west on County Rd W and travel 1 mile to enter parcel on the field. Travel 1/2 mile through the fields to parcel on the west.

**DESCRIPTION:** DCP Cropland: 152 +/- acres of dryland cultivation. Soil types: 67% Class 3 Richfield silt loam, 0 to 1% slopes; 24% Class 3 Ulysses silt loam, 1 to 3% slopes; and remaining balance respectively in Class 5, 4, & 3 Colby silt loam, 1 to 3% slopes; Goshen silt loam, rarely flooded; and Pleasant clay loam; 0 to 1% slopes.

**TAXES:** 2021 - \$960.23 prorated to closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will go to the Buyer.

**TENANT RIGHTS:** Lease ceases February 28, 2022. Expenses acquired will be paid 1/3 by Buyer and 2/3 by Seller. Possession upon closing.



**Lori Rogge, Broker & Auctioneer**  
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(316) 641-3120 | [gene@genefrancis.com](mailto:gene@genefrancis.com)

For more information please visit [www.genefrancis.com](http://www.genefrancis.com).

# SIMULTANEOUS LIVE & ONLINE | MULTI-PARCEL LAND AUCTION

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## TRACT 5

**LEGAL DESCRIPTION:** The Northeast Quarter of Section 19, Township 19, Range 40 West, Greeley Co., KS.

**LOCATION:** From Hwy 27/96: Travel approximately 6 miles south on Hwy 27 to County Rd W. Turn west on County Rd W and travel 1 mile to enter parcel on the fields. Travel 1/2 mile through the fields to parcel on the east.

**DESCRIPTION:** DCP Cropland: 162 +/- acres of dryland cultivation. Soil types: 62% Class 3 Richfield silt loam, 0 to 1% slopes; 17% Class 3 Ulysses silt loam, 1 to 3% slopes; 15% Class 4 Colby silt loam, 1 to 3% slopes; 5% Class 4 Colby silt loam, 3 to 6% slopes with the balance Class 3 Goshen silt loam, rarely flooded.

**TAXES:** 2021 - \$978.07 prorated to closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will go to the Buyer.

**TENANT RIGHTS:** Lease ceases February 28, 2022. Expenses acquired will be paid 1/3 by Buyer and 2/3 by Seller. Possession upon closing.

**AUCTION METHOD:** Tracts 1-6 will be auctioned separately and then together. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

**TERMS:** \$10,000 down per parcel as earnest money the day of auction with the balance due on or before March 3, 2022. Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of the title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads is an agent of the Seller.

## TRACT 6

**LEGAL DESCRIPTION:** Lots 3 & 4 and the East Half of the Southwest Quarter of Section 19, Township 19, Range 40 West, Greeley Co., KS.

**LOCATION:** From Hwy 27/96: Travel approximately 6 miles south on Hwy 27 to County Rd W. Turn west on County Rd W and travel west 2 miles to County Rd 14. Parcel sits on the northeast corner of County Rd W and County Rd 14.

**DESCRIPTION:** DCP Cropland: 172 +/- acres of dryland cultivation. Soil types: 63% Class 3 Richfield silt loam, 0 to 1% slopes; 34% Class 4 Colby silt loam, 1 to 3% slopes; 3% Class 3 Ulysses silt loam, 1 to 3% slopes.

**TAXES:** 2021 - \$968.73 prorated to closing.

**MINERAL RIGHTS:** All of Seller's mineral interest will go to the Buyer.

**TENANT RIGHTS:** Lease ceases February 28, 2022. 86 +/- acres of wheat planted and will be harvested. 1/3, 2/3 split crop share. Possession upon closing with the exception of the wheat upon harvest. Expenses acquired will be paid 1/3 by Buyer and 2/3 by Seller. Possession upon closing.

**Bidder Information Packet available at  
[www.genefrancis.com](http://www.genefrancis.com).**

Property is selling in conjunction with:  
**Gavel Roads Online Auctions**  
Connie Francis, Broker  
(316) 425-7732



**Lori Rogge, Broker & Auctioneer**  
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For more information please visit [www.genefrancis.com](http://www.genefrancis.com).