

# REAL ESTATE AUCTION BY



**1,600 Acres of Dry Crop Farmland & Seller owned Minerals, owned by Seller, Plett Family Farms, LLC - Finney Co., Kansas**

**ARC Real Estate, Inc. will be selling 1,600 Acres of Dry Crop Farmland and Seller owned mineral rights in six tracts. Sale is subject to the tenant rights on the 2017 growing wheat and Sellers approval of the sale.**

**SALE DATE: Tuesday November 15<sup>th</sup>, 2016 at 10:00am at the Heritage Inn & Suites 1212 Stone Creek Dr., Garden City, KS**



**Tract #1:** The W/2 of 24-23-31, Finney Co., KS. Approximately 320 Acres, Surface & Seller Owned minerals. Seller owns 50% of the minerals.

**Tract #1 FSA Information:** Farm #2391, Cropland 315.59 Acres, Wheat Base 112.37 Acres, PLC Yield 34 Bu, Grain Sorghum Base 111.43 Acres, PLC Yield 48 Bu, Total Base Acres – 223.80 Acres

**Tract #1 Taxes:** \$1,440.60

**Tract #2:** The S/2 32-27-30, Finney Co., KS. Approximately 320 Acres, Surface and Seller Owned minerals. Seller owns 100% of the minerals.

**Tract #2 Taxes:** \$813.87

**Tract #3:** The NW/4 32-27-30, Finney County, KS. Approximately 160 Acres, Surface and Seller Owned minerals. Seller owns 100% of the minerals.

**Tract #3 Taxes:** \$1,627.74

**Tract #4:** The SE/4 of 1-22-31, Finney County, KS. Approximately 160 Acres, Surface and Seller Owned minerals. Seller owns 100% of the minerals.

**Tract #4 Taxes:** \$745.44

**Tract #5:** The N/2 of 1-22-31, Finney County, KS. Approximately 320 Acres, Surface and Seller Owned minerals. Seller owns 100% of the minerals.

**Tract #2, 3, 4 and 5 FSA Information:** Farm #4338, Farmland 952.23 Acres, Cropland 947.84 Acres, Wheat Base 366.83 Acres, PLC Yield 40 Bu, Grain Sorghum Base 344.77 Acres, PLC Yield 56 Bu, Total Base Acres – 711.60 Acres

**Tract #5 Taxes:** \$1,490.89

**Tract #6:** The S/2 of 32-21-31, Finney County, KS. Approximately 320 Acres of Surface and Seller owned minerals. Seller owns 100% of the minerals.

**Tract #6 FSA Information:** Farm #2392, Cropland Acres 319.37, Wheat Base 113.85, PLC Yield 42 Bu, Grain Sorghum Base 111.55, PLC Yield 61 Bu, Total Base Acres – 225.40 Acres

**Tract #6 Taxes:** \$1,374.02

Contact ARC Real Estate, Inc. for information packets.

## Terms of Sale:

- Sellers reserve the right to accept or reject any or all offers.
- Sellers will pay all 2016 and prior year taxes.
- Buyers will pay all of the 2017 and future year taxes.

- Title Insurance cost will be split equally – 50% Sellers and 50% Buyer.
- Closing cost will be split equally – 50% Sellers and 50% Buyer.
- Possession as Follows: Sale is subject to Seller approval and Tenant Rights on the 2017 growing wheat. Buyer will receive the Land Owners share of the 2017 Wheat and Government Payments. Buyer will have possession on the non-planted crop Acres at closing and on the 2017 growing wheat Acres at harvest.

**\*\* Property to be sold “AS/IS, WHERE/IS” \*\***

**Manner of Sale:** *Property is being offered at public auction to the highest bidder for cash and is not contingent on buyer obtaining finance. Upon completion of the bid process for each Tract, the highest bid will be held. Upon completion of the bid process, the highest bids will be held and all will be presented to the Seller for approval of the sales. **Upon approval of the sale amount, the highest bidder will be required to sign a Real Estate Purchase Agreement, and place an Earnest Money Deposit in the amount of 10% of the purchase price. First American Title of Garden City to be the Escrow and Closing Agent. This agreement and deposit will be required the day of the sale.** The balance shall be paid upon closing of the sale. Closing will be on or before December 29<sup>th</sup>, 2016.*

**Agency Disclosure:** ARC Real Estate, Inc is the agent for the Seller. *All information provided is believed to be accurate. Neither the Agents nor the Real Estate Firm warrant or guarantee the information. Prospective buyers should satisfy themselves as to all pertinent information related to the sale.*

**All Announcements Made The Day Of The Sale Will Take Precedence Over All Printed Materials.**



**ARC REAL ESTATE, INC.**

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**Jon Fort – Owner/Broker**

**Listing Agent**

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Calling at the site will be

Russel Berning, Auctioneer

Licensed with Lawrence & Associates Realty Inc., Scott City, KS