

ABSOLUTE FARMLAND AUCTION

Brown County, Kansas

Featuring 937 Acres ± Offered in 7 Tracts

Productive Row Crop, Cattle Pasture, Recreation Land

Thursday, December 1, 2022 - 10:05 a.m.

Auction Location: Fairview Community Center, 511 Front St., Fairview, KS

TRACT 1 - 107 Acres m/l

Property location from Fairview, KS, East on US Hwy. 36 2-1/2 mi. to Falcon Rd., then North on gravel 1.6 miles. Located on the corner of 250th St. and Falcon Rd. Tract 1 features 107 Acres ± of rolling hill ground with some Mulberry Creek bottom. FSA records show 38.65 tillable acres with 17.19 acres in corn production this year. Balance is in grass, open timber and draws. Good to average fences for cattle, one pond, close to rural water, and excellent hunting. TAXES: \$987.08.

TRACT 2 - 77 Acres m/l

Located just North on Falcon Rd. to 260th St., then left (West) 1/2 mile on South side of road. Tract 2 features 77 Acres ± of good, gently rolling farmland with some creek bottom. FSA records indicate 68.84 cropland acres with 47.81 acres in corn production this year, and approx. 9.59 acres in pasture grass. The balance is in timber with some walnut trees. Farm as some diversion terraces and access to rural water. TAXES: \$1796.41.

TRACT 3 - 120 Acres m/l

Located from Tracts 1 & 2 on Falcon Rd. and 255th St., East approx. 1/2 mile on dirt road, on South side. Tract 3 features 120 Acres ± of gently sloping farmland with some terracing work. According to FSA records there are 87.11 cropland acres with 80.57 acres in soybean production this year, and approx. 6.59 acres of hay production, with the balance in timber with excellent hunting. There is an older structure in state of disrepair, and one well. TAXES: \$2512.76.

TRACT 4 - 78 Acres m/l

Located from Tract 3 East 1/2 mile to gravel Foxtail Rd., then North 1-1/2 mi. to Blacktop 270th, then East 3/4 mile, on South side of road at the corner of 270th St. and Goldfinch Rd. Tract 4 features 78 Acres ± of good rolling farmland with 66.84 cropland acres according to FSA records. This farm is in soybean production this year with approx. 63.82 acres, with the balance in waterways for hay production and some open timber. Diversion terrace work has been completed. This farm has excellent home site location with some long-range country views. Good fences for cattle and access to rural water. TAXES: \$2605.00.

TRACT 5 - 78 Acres m/l

Located back West on Blacktop 270th to the corner of 270th and Foxtail Rd., on the South side of road. Physical address 815 270th Street. Property features 78 Acres ± with 64.48 acres in cropland according to the Brown County FSA. There is 62.25 acres in corn production this year. Farm warrants good soil types and is terraced with more acreage to be gained. There is a 3-4 bedroom home or rental property with unfinished basement, kitchen, living room/dining room combination, sink on south porch entrance area or mud room, hardwood floors

throughout, vinyl siding, newer thermal pane windows, good roof and rural water plus well. There is a new forced air furnace, electric water heater and AC. Older improvements on property include barn, smaller wooden shed for storage or carport, and others in state of disrepair, one pond and fair to average fences. **TAXES:** 3,103.43.

TRACT 6 - 159 Acres m/l

Located from Morrill, KS, North 3 miles on Blacktop Dewberry Rd. to 320th St, then West 3 miles on the NW corner of 320th and Bittersweet Rd. Tract 6 features 159 Acres ± with 94.26 cropland acres according to FSA records with approx. 36.7 acres in soybean production and 56.11 acres in hay production, with the remainder of 64.29 acres in open pasture and timber for cattle with good fences. Great location for new home with blacktop frontage. **TAXES:** \$1,583.58.

TRACT 7 - 318 Acres m/l

Located at the Southwest corner of Tract 6 on 320th and Bittersweet Rd. Tract 7 features 318 Acres ± of gently rolling farmland with some Pony Creek bottom ground. This farm has older improvements in a state of disrepair. Some cross fences for cattle rotation and timber ground for calving and/or hunting retreat. FSA records indicate 137.74 cropland acres which at present shows 92.19 acres in corn production and 32.81 in soybeans this season. Balance is in pasture grass and hay production. Tract includes well and rural water access, some terracing and waterways in place. **TAXES:** \$5,450.14.

TERMS: 10% Down Payment Per Tract of good faith, non-refundable money to be made on day of sale entering into purchase agreement guaranteeing clear title with balance is due at closing on or before 30 days. **Each tract will be sold individually and will not be offered together in any combination.** Escrow to be held at Euler Law Offices, LLC, Troy, KS. Full possession to prepare for 2023 crop production will be given at closing. Property is being sold as is, where is. Statements made at time of auction take precedence over any advertising in print or online, printed documents, or previous statements. YAC, INC d.b.a. Younger Auction Company and its representatives are acting as exclusive agents of the sellers.

Fergus Family Farms, LLC

Euler Law Offices, LLC, Troy, KS, Attorney for the Seller

Auction conducted by YAC, INC dba

Younger Auction Company

Mark Younger, Auctioneer (660) 541-1977

with Shannon K. Eason, Broker 00218789