# 320 Acres More or Less Ness Co. Real Estate For: Diane Stites

FARMLAND Auction & Realty Co.

# PRIVATE TREATY SALE

## LAND LOCATION:

**From Bazine, KS:** go 4 mi. W on Hwy 96 to Z Rd, then N 5 mi. to 180 Rd, then 1 mi. W to the SE Corner.

**From Ness City, KS** (Intersection of Hwy 96 & 283): go 7.5 mi. W to Z Rd, then 5 mi. N to 180 Rd, then 1 mi. W to SE Corner.

## LEGAL DESCRIPTION:

The East Half (E/2 of Section Thirty-One (31), Township Seventeen (17) South, Range Twenty-Two (22) West of the 6th P.M. Ness County, KS

## F.S.A. INFORMATION:

317.20 Acres Cultivation

(111.17 Acres Planted to Wheat, 99.80 Acres Planted to Milo, 106.23 Acres Wheat Stubble)

7.14 Acres Waterway

## GENERAL INFORMATION:

This is a very nice tract of cultivation being 52% Class II Uly silt loam, 0-3% slopes; 42.5% Class II Uly silt loam, 1-3% slopes. Access is via minimal maintenance 180 Road to the Southeast Corner of the property.

## TAXES:

Sellers to pay all of the 2026 and prior years taxes. The 2027 taxes to be prorated to date of closing. The 2025 taxes were $1,513.26

## MINERALS:

To Sellers knowledge all minerals are intact and will convey with the surface

## GOVERNMENT PROGRAMS:

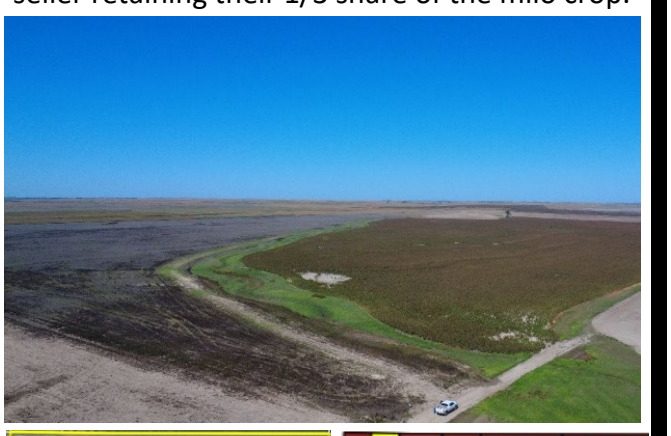
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. This tract is enrolled in the PLC program.

| FSA Information | | |
|---|---|---|
| | Base Acres | PLC Yield |
| Wheat | 201.80 | 42 |

## POSSESSION:

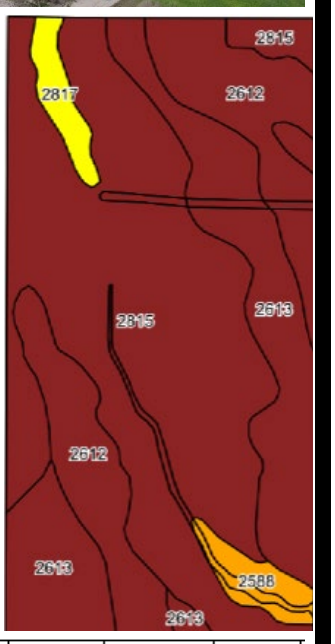
Possession on acres planted to wheat will be after 2027 wheat harvest or August 1, 2027, whichever is first with Purchasers 1/3 share of harvested wheat delivered to the elevator in Purchasers name. Possession of waterways and wheat stubble acres to be at closing with Purchaser reimbursing Tenant for chemical and application of burn down. Possession on milo acres will be after the 2026 milo harvest with seller retaining their 1/3 share of the milo crop.

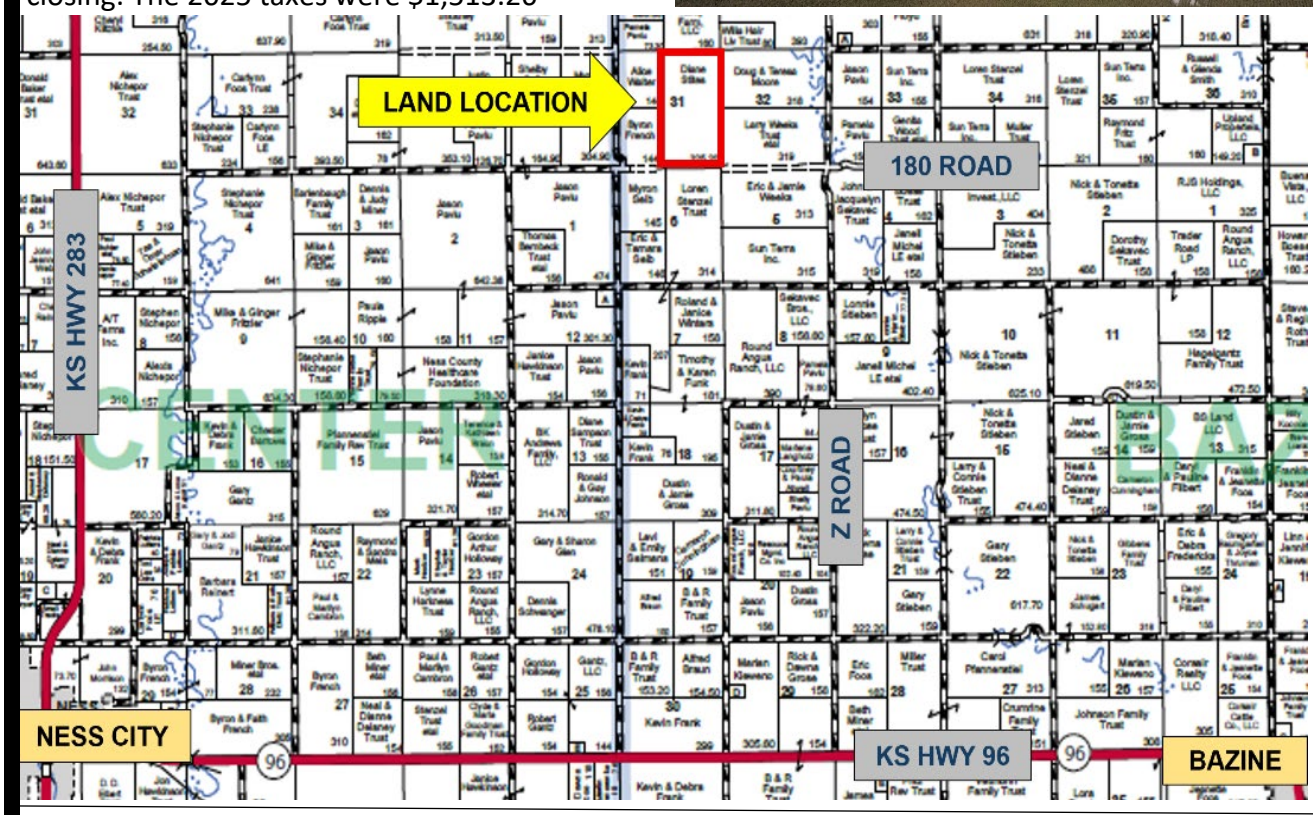









| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c |
|---|---|---|---|---|---|
| 2815 | Uly silt loam, 1 to 3 percent slopes | 169.35 | 52.2% | | IIe |
| 2613 | Harney silt loam, 1 to 3 percent slopes | 75.46 | 23.3% | | IIe |
| 2612 | Harney silt loam, 0 to 1 percent slopes | 62.41 | 19.2% | | IIc |
| 2588 | Coly-Uly silt loams, 3 to 6 percent slopes, eroded | 9.17 | 2.8% | | IVe |
| 2817 | Uly silt loam, 3 to 6 percent slopes | 7.95 | 2.5% | | IIIe |

**FOR MORE DETAILS, SCAN THE QR CODE TO BE DIRECTED TO OUR WEBSITE**

**TERMS:** 10% down upon signing the contract, balance to be paid upon title approval and delivery of deed, said closing to be on or before 45 days following signing of contract or as soon as title requirement, if any can be corrected. Sale is not contingent on the purchaser obtaining financing. The seller agrees to convey said property by good and sufficient Warranty Deed to the purchaser, subject to easements, restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish title insurance showing merchantable title in the Seller. Cost of Title Insurance to be split 50/50 between Seller and Purchaser. Title Insurance is being prepared by Security 1st Title, Ness City, KS. This Tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser. **Listing Agent: Roger Legleiter 785-623-8717**

**Agency Disclosure:** Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.


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