

FOR SALE

**NEBRASKA
LAND & CATTLE
AGENCY**

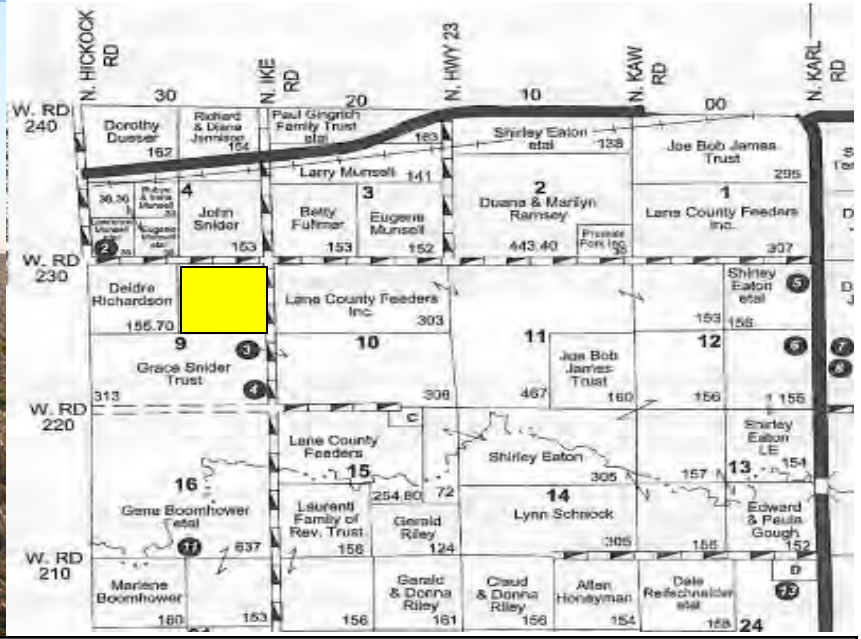
Richard Dawson, Broker

1-800-785-2528

LANE COUNTY FARM

Lane County, KS

154 +/- Deeded Acres



LEGAL DESCRIPTION: Northeast Quarter of Section 9, T-17S, R-29W, Lane County, KS

LOCATION: 5 miles east of Healy, KS on Highway 4 then 1 mile south on County Road Ike, located at the corner of County Road 230 & County Road Ike

LAND USE: 148.54 acres of cropland **FSA and soil maps on back.**

POSSESSION: Surface rights only upon closing, Seller retains all ownership in Mineral Rights.
2/3 of acres in 2017 Grain Sorghum stubble & 1/3 of acres in planted wheat
Possession of grain sorghum stubble upon closing, wheat subject to tenants rights

2017 REAL ESTATE TAXES: \$911.02 (\$5.92/acre)

Double Opportunity Auction: Confidential bids will be accepted during Preliminary Round which ends February 9, 2018, 6:00 P.M. CST. A final Bid-Off Round will be held with the top 5 bidders participating. Seller has the right to reject any and all bids. Purchase contract will be signed upon seller confirmation. Closing 30 days after seller confirmation of contract. A 10% earnest money deposit will be required from the successful bidder. The property is being sold "AS IS" and sale is not subject to financing.

Contact listing agent for Buyer Registration and Bid Form. More Info: www.nelandcattle.com

All bidders are urged to inspect all property prior to bidding & conduct their own due diligence.

LISTING AGENT: NICK ZERR, Gove, KS (785) 673-6424
Nebraska Land & Cattle Agency Inc.



NE/4 of Section 9, T-17-S, R-29-W
Lane County, KS



Soils Map



State: **Kansas**
 County: **Lane**
 Location: **9-17S-29W**
 Township: **Wilson**
 Acres: **148.54**
 Date: **12/28/2017**



Soils data provided by USDA and NRCS

Area Symbol: KS101, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'	Irr Class 'c'	Alfalfa hay irrigated	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat	Winter wheat irrigated	
1751	Richfield silt loam, 0 to 1 percent slopes	148.31	99.8%		IIIc	I		5	167	33	121	26	47
2612	Harney silt loam, 0 to 1 percent slopes	0.23	0.2%		IIIc	I							
Weighted Average								6	188.7	32.8	120.8	26	48.6

*n: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but Nebraska Land & Cattle Agency Inc. or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All Real Estate agents not licensed with Nebraska Land & Cattle Agency Inc. shall be agents of the Buyer.