

FOR SALE

NEBRASKA
LAND & CATTLE
AGENCY

Richard Dawson, Broker

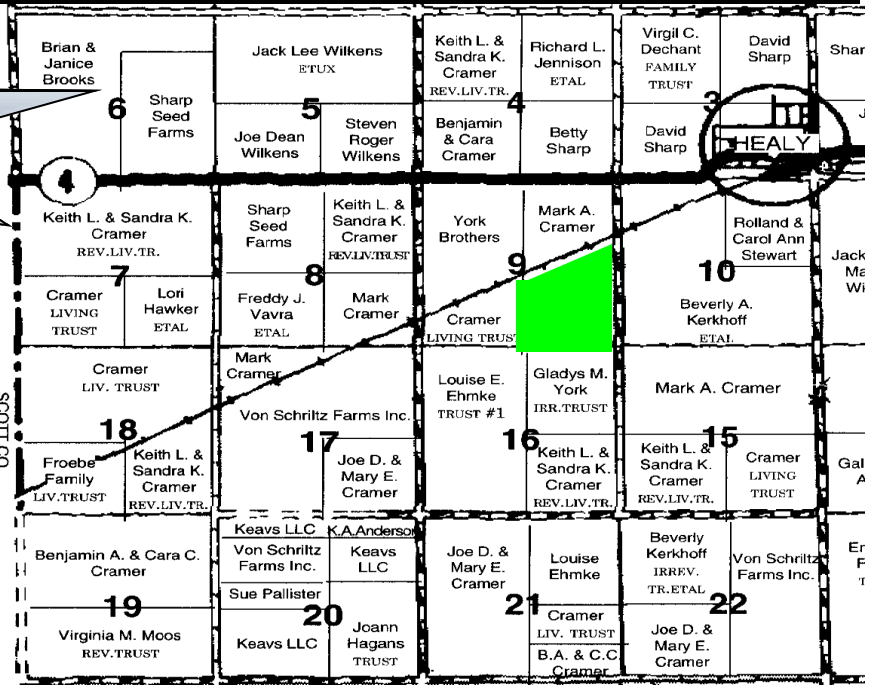
1-800-785-2528

LANE COUNTY FARM

Lane County, KS

158.07 +/- Deeded Acres

AUCTION



LEGAL DESCRIPTION: Southeast Quarter of Section 9, T-17-S, R-30-W, Lane County, KS

LOCATION: From Healy, KS go west on Highway 4 to Cheyenne Road. South 2/3 mile to Northeast corner of property. Exact legal description shows a small tract excluded in the Southeast corner and a tract in the Northeast corner included.

LAND USE: 158.7 acres of cropland **FSA and soil maps on back.**

POSSESSION: Surface rights only upon closing. Seller retains all ownership in Mineral Rights. Approximately 1/3 of farm in planted wheat with possession negotiable with payment of sellers expense in growing crop, 1/3 of farm in wheat stubble, 1/3 of farm in grain sorghum stubble.

2016 REAL ESTATE TAXES: \$689.64 (\$4.35/acre)

Double Opportunity Auction: Confidential bids will be accepted during Preliminary Round which ends November 30, 2017, 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

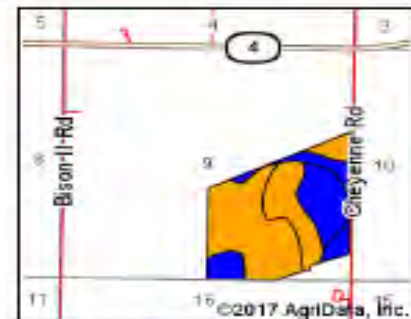
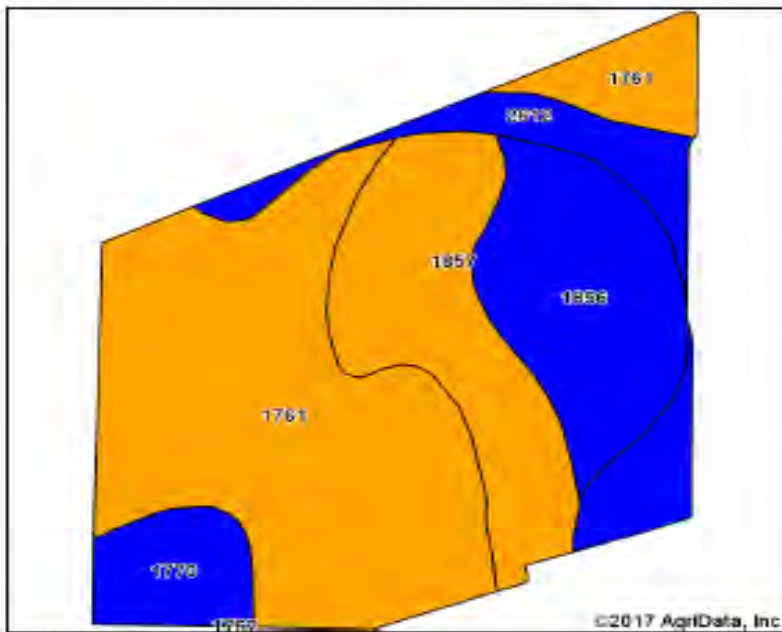
All bidders are urged to inspect all property prior to bidding & conduct their own due diligence.

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

SE/4 of 9-T17S-30W Lane County, KS



Soils Map



State: **Kansas**
 County: **Lane**
 Location: **16-17S-30W**
 Township: **Cheyenne**
 Acres: **154.15**
 Date: **2/20/2017**



Soils data provided by USDA and NRCS.

Area Symbol: KS101, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %	Alliaria hay irrigated	Corn Irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat	Winter wheat irrigated	Corn silage irrigated	
1761	Richfield silt loam, 0 to 1 percent slopes	73.09	47.4%		0%	1%	0	167	33	121	28	48		
1857	Ulysses silt loam, 1 to 3 percent slopes	29.29	19.0%		0%	0%	4		29	99	20	45		
1858	Ulysses silt loam, 0 to 1 percent slopes	26.31	17.1%		0%	0%			26		22			
2612	Harney silt loam, 0 to 1 percent slopes	16.09	10.4%		0%	1%								
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	9.37	6.1%		0%	0%	5	150	34	118	29	47	8	
Weighted Average								3.9	88.3	26.5	53.2	21.6	33.2	0.4

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.