

151.1  
Acres  
(+/-)

# SMITH COUNTY REAL ESTATE AUCTION

**Tuesday, Sept. 10, 2019 • 10:00 a.m.**

**Auction Location:** Western Plains Village Community Room, 501 West 3rd Street, Smith Center, KS.

## TRACT# 1--151.1 ACRES

85.77 Acres of Cropland. 19.81 Acres of CRP \$41.80 per/acre EXP 9-30-2020 Balance pasture.

**LEGAL:** The West One-half of the East One-half (W1/2 E1/2) of Section Thirty-four (34), Township One (1) South, Range Thirteen (13), West of the Sixth Principal Meridian, Smith County, Kansas.

### BASES:

Wheat	25.06
Grain Sorghum	24.10
Soybeans	11.34

**TERMS:** All land will be sold by total acres. Buyer and Seller will enter into a written purchase agreement with 10% percent earnest money due the day of the auction. Balance at Closing. Seller will provide merchantable title by a Trustees Deed with Title Insurance. Cost of title insurance policy and Escrow closing fees shall be a 50/50 split between Buyer and Seller.

**POSSESSION:** The Buyer shall be granted possession on the pasture at closing. Possession on the farmland will be after the fall harvest. Seller will retain all the 2019 CRP payments. 2020 CRP payment will go to the Buyer.

**ESCROW AGENT:** Collier Abstracts & Title Inc., will be the escrow agent in the closing of this transaction.

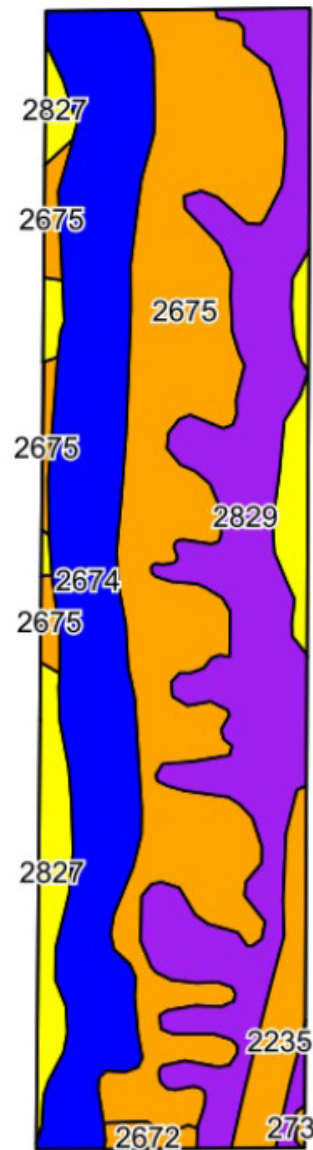
**TAXES:** Seller will pay all the 2019 Real Estate taxes and all prior years. Buyer will be responsible thereafter.

**CLOSING:** Closing on or before October 10th, 2019 unless additional time is required to meet valid title requirements.

**MINERALS:** All Minerals are believed to be intact and will pass to the Buyer.

**AGENCY DISCLOSURE:** Oliver Realty and Auction LLC, (Lee Oliver, Broker & Auctioneer) is agent of Seller and is working for the Seller and not working for the Buyer. Any information given to Broker by the Buyer will be disclosed to the Seller.

**AUCTION FIRM NOTE:** *All announcements made herein are believed to be correct. However, the Auction firm makes no Warranties either expressed or implied. All inspections shall be made entirely by the Buyer, prior to the auction, at the Buyer's Expense. All information was obtained from the Smith County Farm Service Agency & Smith County Court House.*



## SELLERS:

**R. DALE LAMBERT  
REVOCABLE TRUST,  
THE PEOPLES BANK TRUSTEE.  
SMITH CENTER, KS**

For a complete sale bill, go to [Oliverauction.com](http://Oliverauction.com) or  
Contact Oliver Realty & Auction, LLC,  
Lee Oliver, Broker & Auctioneer  
at 785-282-6733 or 785-282-0607.

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