

225.3
Acres
(+/-)

SMITH COUNTY REAL ESTATE

AUCTION

Tuesday, March 19, 2019 • 10:30 a.m.

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

Tract #1 — 79.4 acres (31.03 Acres Planted to Wheat)

77.6 Acres of Cropland, 1.03 Acres of CRP \$55.20 per/acre EXP 9-30-2023

LEGAL: West One Half of the Northeast Quarter (W1/2 NE1/4) of 34-4-14, West of the 6th Principal Meridian, Smith County, Kansas.

BASES: Wheat 38.19

Grain Sorghum 19.11

2018 REAL ESTATE TAXES: \$1,438.38

Tract #2 — 145.9 Acres

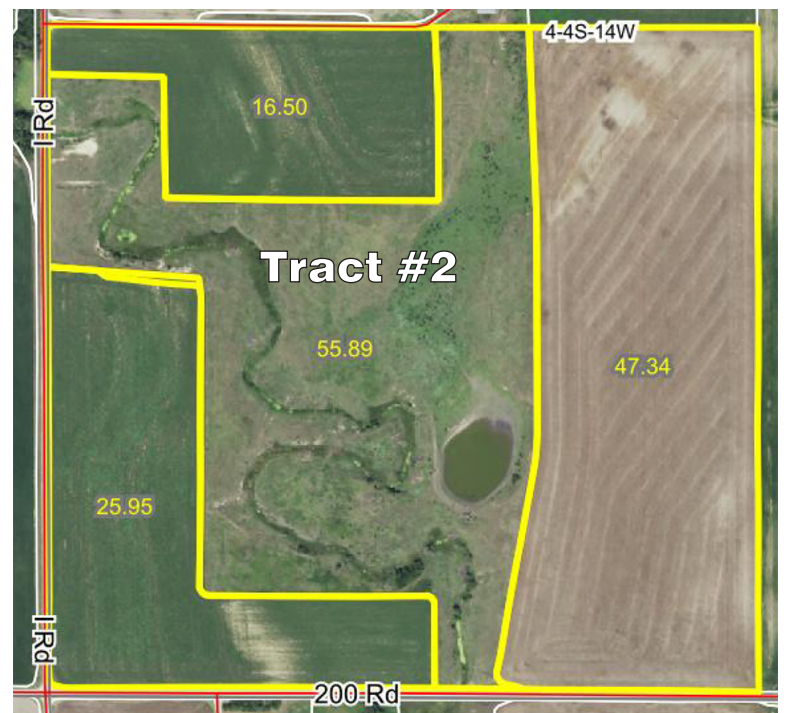
90.01 Acres of Cropland, 55.89 Grass & Waste (42.45 acres planted to Wheat)

LEGAL: Southwest Quarter (SW1/4) of 4-4-14, West of the 6th Principal Meridian, Smith County, Kansas.

BASES: Wheat 44.26

Grain Sorghum 22.14

2018 REAL ESTATE TAXES: \$1,763.28



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. Seller will provide merchantable title by a Trustees Deed with Title Insurance. Cost of title insurance policy and Escrow closing fees shall be 50/50 split between Buyer and Seller.

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.

POSSESSION: The Buyer shall be granted possession on land planted to wheat after the 2019 harvest or August 1st, 2019 whichever comes first. Possession on the land planted to a spring crop will be March 1, 2020. Buyer will receive landlord share of 1/3 of all crops harvested in the 2019 and be responsible for 1/3 of Chemical & Fertilizer expenses. Possession on the Pasture will be on March 1, 2020. Buyer will receive all pasture rent.

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

TAXES: Seller will pay all the 2018 taxes and prior years. 2019 taxes and thereafter will be the responsibility of the Buyer.

CLOSING: Closing on or before May 1st, 2019 unless additional time is required to meet valid title requirements, if any.

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

AUCTION FIRM NOTE: All statements or presentation 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 Center, USDA Natural Resources Conservation Service, Surety Mapping System and Smith County Court House.

**Sellers: Don A. & Patricia M.
Gerstenkorn Living Trust,
Andra & Mitchell Gerstenkorn, Trustees**

For a complete sale bill, go to Oliverauction.com
or Contact Oliver Realty & Auction LLC, Lee Oliver,
Broker & Auctioneer at 785-282-6733 or 785-282-0607.

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