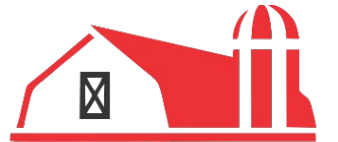


235 acres More or Less

Ellis Co. Real Estate

For: The Ronald Legleiter
Revocable Trust & Charles &
Raeann Suppes



FARMLAND

Auction & Realty Co.

Monday, April 29, 2024

-AUCTION-

AUCTION LOCATION

Knights of Columbus Hall
1013 Washington St, Ellis, KS 67637

TIME: **10 AM**

LAND LOCATION:

From the intersection of Old HWY 40 and Ellis Avenue go 4.5 miles South to Victoria Road which is the Northwest Corner (NW/c) of the tract.

LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) and the West Half (W/2) of the Northeast Quarter (NE/4) of Section Four (4), Township Fourteen (14) South, Range Twenty (20) West of the 6th P.M. Ellis County, Kansas, less a tract beginning at the Northwest corner of the Northwest Quarter (NW/c NW/4) of Section Four (4); thence South along the West line of said Northwest Quarter, a distance of Six Hundred feet (600') to a point; thence East at right angles and parallel to the North line of said section, a distance of Four Hundred feet (400') to a point; thence North at right angles and parallel to the West line of said Northwest Quarter, a distance of Six Hundred feet (600') to the North line of said Northwest Quarter (NW/4); thence West along the North line of said Northwest Quarter (NW/4) a distance of Four Hundred feet (400') to the point of beginning.

F.S.A. INFORMATION:

91.01 acres Cultivation
130.94 acres Fenced Grassland
10.97 acres Unfenced Grassland

GENERAL INFORMATION:

Has country living ever crossed your mind? If so, this property could be an ideal fit for you. Situated just a convenient 10-minute drive from I-70 and less than 5 miles south of Ellis, Kansas, with proximity to an excellent school district. This tract features rural water and is bordered by the Ellis Avenue blacktop frontage on the west boundary. Electricity would not be a problem, as there is currently electricity on the excepted-out tract in the northwest corner of the tract. The property offers a balance of good grassland and cultivation. It presents an ideal setting for a building site or expanding your farming/livestock operation. The grassland not only benefits from rural water but also features earth dams. There are parts of the highly productive cultivation with 0-1% slopes, and some with more slope that have been terraced and is also productive. The access to the cultivation is good via Blacktop on the west side and Victoria Co. Road on the north side of this property.

MINERALS:

All Seller's Interest will convey with the property. To the seller's knowledge, all minerals are intact.

TAXES:

Year 2023 taxes and all prior taxes to be paid by the SELLER. Year 2024 and all future taxes to be paid by the BUYER. The 2023 Real Estate taxes were: \$703.48.

GOVERNMENT PROGRAMS:

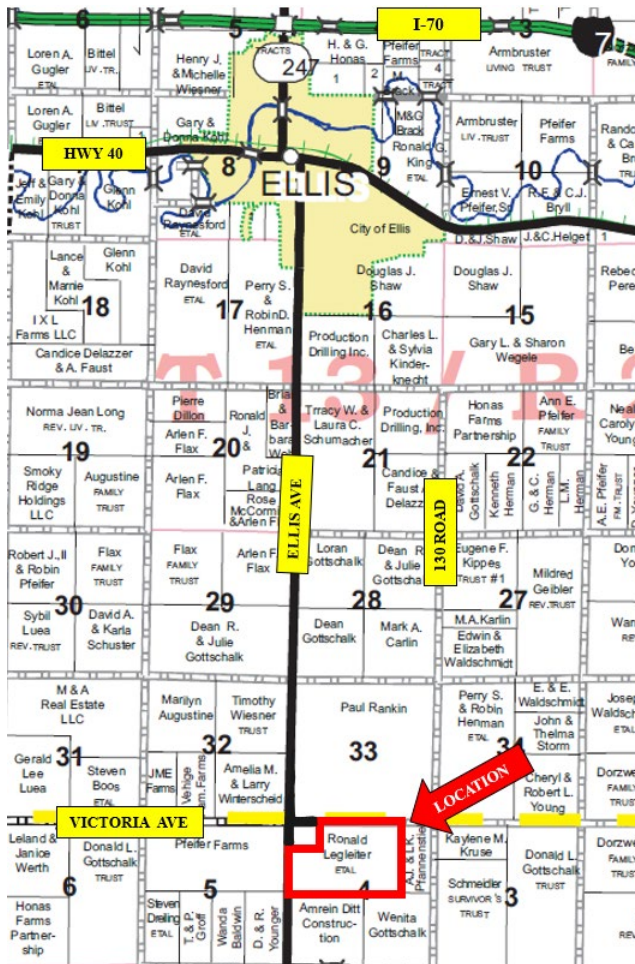
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. This tract is enrolled in the PLC program.

FSA Information

Wheat Base Acres	50.99a	33bu
Grain Sorghum	22.63a	45bu



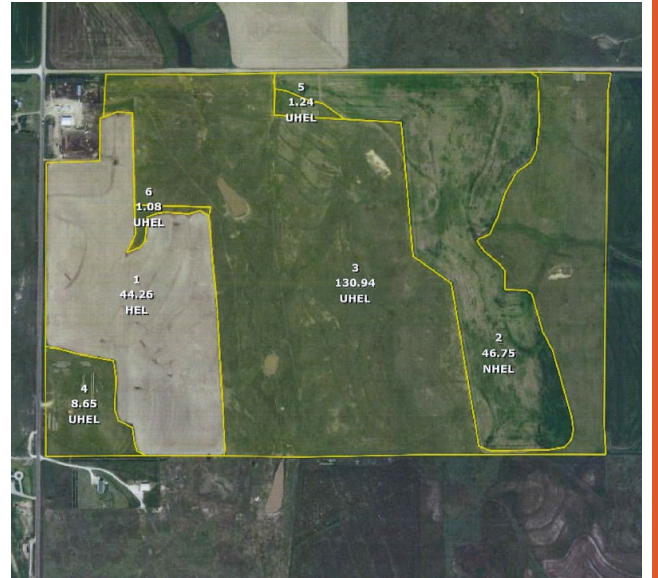
FOR MORE INFORMATION
SCAN THE QR CODE TO BE
DIRECTED TO OUR WEBSITE



POSSESSION:

Possession will be at closing on the cultivation, which is all idle. Possession on the grassland, which was grazed for a short period in 2023, will be at closing as well.

**LIVE INTERNET & PHONE BIDDING
AVAILABLE. CALL FOR DETAILS.**



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 13th, 2024, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. Sale is not contingent on the purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said property by a good and sufficient 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Field Abstract & Title. This tract is being sold by U.S. Government & Meets & Bounds 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.

Roger Legleiter, Lic. R/E Sales & Auctioneer
Jason Dellett, Lic. R/E Sales & Auctioneer
1390 E. 8th, Unit A Hays, KS 67601
E-mail: farmland@farmlandauction.com

Jason Pfeifer, Broker & Auctioneer
(785) 628-2851

Jarett Pfannenstiel, Lic. R/E Sales & Auctioneer
Kalli Pfeifer, Lic. R/E Sales
Toll Free: 1-888-671-2851
Web: www.farmlandauction.com