

Auction Brochure
Johnson/Tieszen

Thursday, April 27, 2017
6:30 PM



Keith Schrag
Listing Agent



Troy Wedel
Auctioneer

Property to be auctioned

157.31 acres land and farmstead in 3 adjacent tracts.

Tract 1

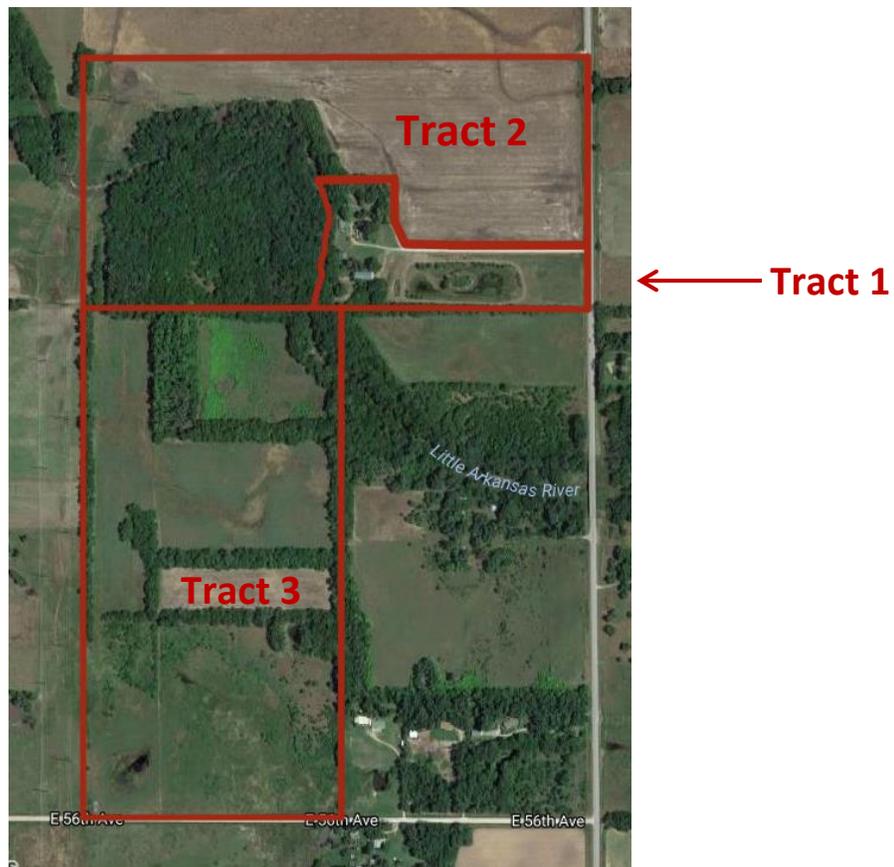
15 acres & farmstead

Tract 2

62.95 acres

Tract 3

79.36 acres



**Tract One
6303 N. Buhler Rd
Buhler, KS**

15 acres of land with a driveway, pond, little Arkansas river bank, and farmstead



Home



A one story 3 bed, 2 bath home build in 1930. The home has a full basement and 2,186 total livable space.

Shop Build



1983 40 X 90 Astro shop building with concrete floor, 12 foot doors and 16 foot sidewalls. Partially plumbed for a restroom.

Old Dairy Barn



The dairy barn has improvements including a non-functioning bathroom. It was never completed and still needs to be plumbed into the water and septic system.

Open Sided Livestock Structure





Several buildings with good roofs appear to be structurally in good condition. (left) 1940 24 X 50 garage. It had fire damage about 10 years ago that has been repaired. (right) 1930 20 X 70 storage shed . Both buildings have concrete floors.

Tract Two 6303 N. Buhler Buhler, KS



Hunters Paradise. 62.95 acres consisting of tillable ground, Little Arkansas River, mature trees – including black walnut, and grass. Most of trees are land locked by the river if you do not also purchase Tract 3. All kinds of deer tracts and wildlife activity. The picture of the buck above was harvested off of this tract.

According to the tenant there is approximately 35 acres of tillable land currently planted in wheat. None of the ground is enrolled in the farm program. Seller retains all her interest in the 2017 wheat crop. Possession of tillable acres after 2017 Wheat harvest, hunting rights at close, subject to not interfering with the farming operation. Possession of the non- agricultural ground at closing.

Tract Three
56th rd, Buhler
Buhler, KS



Hunters Paradise. 79.36 acres of hunting paradise. The tract consists of tillable ground currently planted to grass in the CRP program. A little bit of Little Arkansas River bank on the far northeast corner. black walnut trees, CRP grass, native grass, This tract would provide easy access to the land west of the river on tract 2. Small pond, all kinds of deer tracts and wildlife activity.

22.65 acres of CRP ground contracted for 10 years (10-1-2016 through 9-30-2026) at \$57.65 per acre. Annual payment of \$1,306.

1.37 acres wheat base

12.38 acres sorghum base

Possession of all ground at closing.

Buyers Premium

There will be a 10% Buyers Premium added to the final bid.

Broker Participation Recognized

3% Broker Participation is offered. Any Kansas licensed broker/agents is eligible if they pre-register with the auctioneer or KSI Realty and Insurance by 5 PM 4/26/2017

Open House/Guided Tour

Thursday April 6 at 6:30 – 8:00 PM

Sunday April 9 at 1:00 – 2:30 PM

Sunday April 23 at 1:00 – 2:30 PM

Order of Sale

The property will be offered in three tracts in six lots for bidding. All bids are open for advancement until the auctioneer announces that the property is sold or closes the bidding process. All decisions of the Auctioneer are final. No absentee or telephone bids will be accepted without prior approval of the auctioneer or listing agent. Property is not selling contingent upon buyer obtaining financing. Property will sell to Sellers conformation. Earnest money deposit will be required auction day payable to Kansas Secured Title. Earnest money is non-refundable.

Lot Number	Property	Required Earnest Money
Lot 1	tract 1	\$10,000
Lot 2	tract 2	\$15,000
Lot 3	tract 3	\$20,000
Lot 4	tract 2 & 3	\$35,000
Lot 5	tract 1 & 2	\$25,000
Lot 6	tract 1, 2, & 3	\$45,000

Sellers

Seller: Tract 1 & 2 Marilyn B Johnson
 Tract 3 Delbert & Patricia Tieszen

Closing

Closing will take place at Kansas Secured Title on or before May 26, 2017. The balance of the purchase price will be payable at closing in certified funds. The cost of the title insurance and escrow closing service will be paid evenly by buyer and seller.

Taxes

2016 taxes

Tract 1 & 2 combined

Property Tax	\$ 2,301.60
Solid Waste	\$ 80.00
Equus Beds Land Management	\$ 3.90

Tract 3

Property Tax	\$ 211.60
Equus Beds Land Management	\$ 3.97

Announcements

Information provided herein was obtained from sources deemed reliable, but neither the agent nor the seller makes any guarantees or warranties as to its accuracy. All sketches, dimensions and figures are approximate or "more or less" Any announcements made auction day by the Auctioneer will take precedence over any previous printed materials or oral statements.

Minerals

Mineral rights will transfer to buyer upon closing.



Keith Schrag
Listing Agent

KSI Realty and Insurance
135 S. Christian
Moundridge, KS 67107

Cell 620-727-2996
Office 620-345-8600
keith@keithschraginsurance.com



Troy Wedel
Auctioneer

Four Seasons Realtors
1020 North Main
McPherson, KS 67460

Cell 620-245-1068
Office 620-241-1514
troy@4seasonsrealtors.com