

November 9- 2,007.6 Acres – Smith
County, Kansas – NOTE TIME CHANGE!

**2,007.6 ACRES
SMITH COUNTY,
KANSAS
ABSOLUTE AUCTION
SOLD – \$1,385/Acre**

**Thursday, November 9 – TIME CHANGE TO 2:00
PM**

Franklin, Nebraska

Auction to be held in the Ag Building at the Franklin County
Fairgrounds

(from Hwy. 10 and J Rd. in south Franklin – 1 mile west)

Lovell Ranch

*Exceptionally well located next to KS Highway 8 – 7 1/2 miles south of Franklin, NE

*An outstanding contiguous unit with 262 acres of cropland, the remainder grassland with areas of natural habitat plus a building site.

*Can be purchased in it's entirety or as 3 tracts

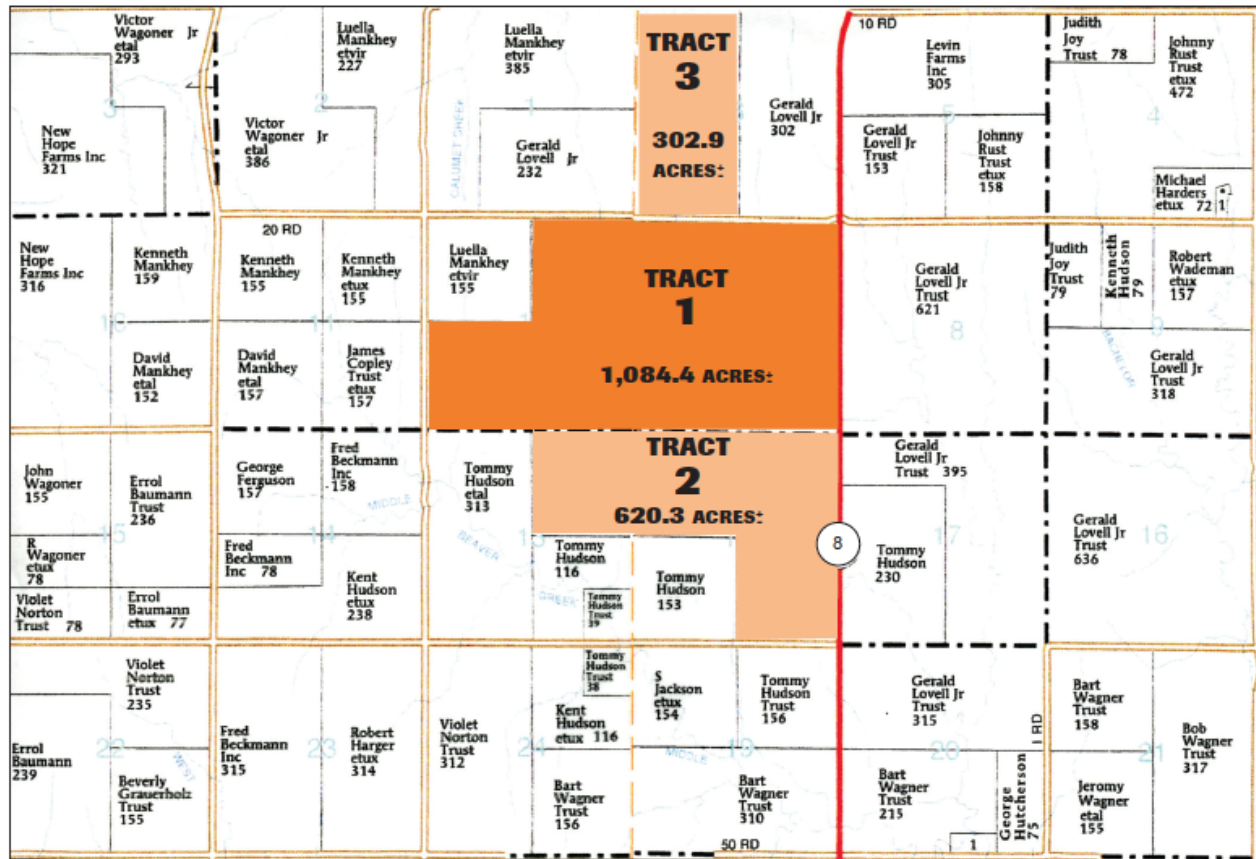
*Excellent water – 6 electric wells, 13 dams plus wet springs

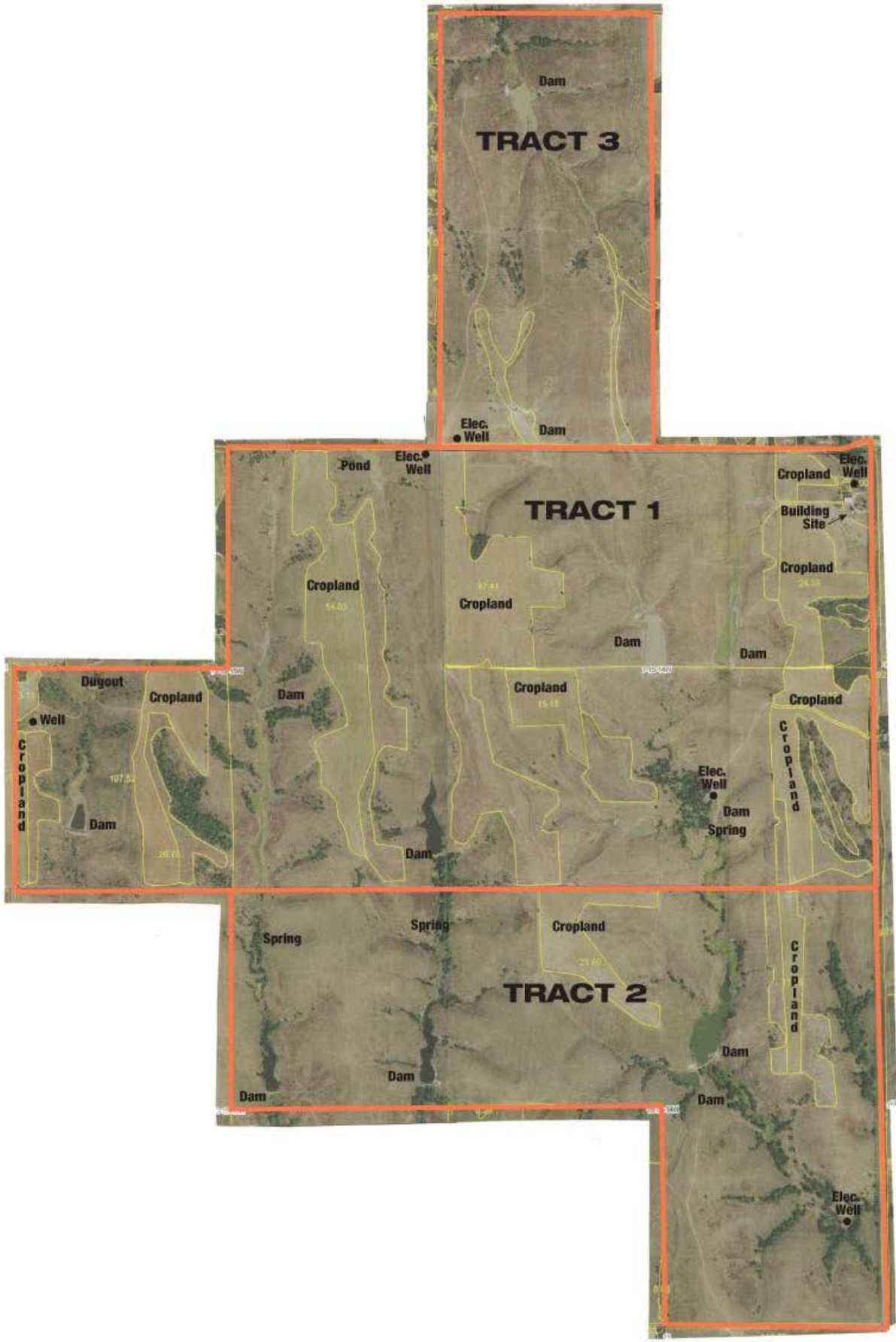
*Low real estate taxes – only \$4.56/acre (average), includes cropland, pasture & bldg. site

*Ownership has remained in the same family for 3 generations – this is your opportunity

*Selling at absolute auction to the highest bidder(s) regardless of price!

SEE VIDEO





TRACT 1 – 1,084.4 Acres ±



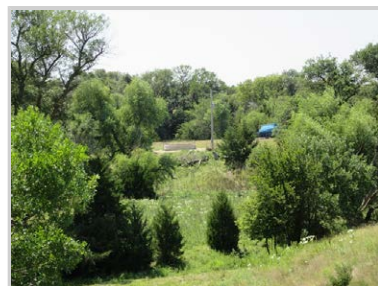
LEGAL DESCRIPTION: All of section 7 in Township 1 South, Range 14 West, except highway right-of-way, and the East Half and Southwest Quarter of Section 12, Township 1 South, Range 15 West, Smith County, Kansas.

ABOUT THE LAND: 1,084.4 Acres, more or less, according to Smith County Appraiser's records. Well located with access from Highway 8 plus access from the north and west sides. Consisting of approx. 226.9 acres of non-irrigated cropland, the remainder mostly pastureland and a building site. Includes 4 electric submersible wells (one has been powered by the tenant's generator), 7 dams, a dugout and wet spring. The building site is well located next to Highway 8 and includes a Morton 54 ft. by 90 ft. building, steel corrals and 2 story, 4 bedroom home.

FARM SERVICE AGENCY: (estimate) Corn base – 145.65 acres with 101 bu. PLC yield, Soybeans base – 145.65 acres with 33 bu. PLC Yield.

2016 TAXES: \$6,781.03

TRACT 2 – 620.3 Acres ±



LEGAL DESCRIPTION: East half and the Northwest Quarter of Section 18, Township 1 South, Range 14 West, except highway right-of-way, and the Northeast Quarter of Section 13, Township 1 South, Range 15 West, Smith County, Kansas

ABOUT THE LAND: 620.3 Acres, more or less, according to Smith County Appraiser's records. Well located with access from Highway 8 and also 40 Rd. Approx. 35 acres of non-irrigated cropland, the remainder pasture and natural habitat. Includes an electric submersible well, 4 dams plus wet springs.

FARM SERVICE AGENCY: (estimate) Corn base – 21.75 Acres with 101 bu. PLC yield, Soybeans base – 21.75 acres with 33 bu. PLC yield

2016 TAXES: \$1,848.44

TRACT 3 – 302.9 Acres ±





LEGAL DESCRIPTION: West Half of Section 6, Township 1 South, Range 14 West, Smith County, Kansas

ABOUT THE LAND: 302.9 Acres, more or less, according to Smith County Appraiser's records. Consisting of pastureland with an electric well and a dam near the south end and a large dam near the north end. Access is from 30 Rd.

FARM SERVICE AGENCY: (estimate) Corn base – 5.6 acres with 101 bu. PLC yield, Soybeans base – 5.6 acres with 33 bu. PLC yield.

2016 TAXES: \$532.94

TERMS AND CONDITIONS

PAYMENT: 20% Deposit due day of auction with signing purchase agreement immediately following the auction. The remainder due on or before December 15, 2017.

POSSESSION: Possession given January 1, 2018

TAXES: 2017 and prior years taxes paid by sellers.

TITLE: Title insurance will be used as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the seller and buyer.

MINERAL RIGHTS: The sellers will convey all the mineral rights they own, if any.

FINANCING: This sale is NOT contingent upon the buyer's financing. Prospective buyers should make financial arrangements prior to the auction date.

METHOD OF SALE: The selling price will be determined by multiplying the bid by the stated acreage figures provided by the Smith County Appraisers/Assessors office. Auction procedures and increments of bidding are at the discretion of the auction company.

SALE IN TRACTS: In the event Tract 1 and Tract 2 sell separately to different buyers the sellers will provide a survey of the property line between Tracts 1 and 2. The buyers shall be responsible for installing a fence.

ABSENTEE BIDS: Bidding via cell phone, and/or on someone's behalf must be approved by Marshall Land Brokers & Auctioneers 24 hours prior to the auction.

PROPERTY CONDITION: The property is selling in "as is" condition – no warranties expressed or implied.

AGENCY: Marshall Land Brokers & Auctioneers are agents representing the sellers.

Maps shown are for illustration purposes only and are not intended to represent actual property lines.

Acreage figures and data have been obtained from sources believed to be reliable although its accuracy cannot be guaranteed by the sellers and their agents. We urge prospective buyers to inspect and rely on their own conclusions. Announcements made at the auction take precedence over prior advertising.



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