

WESTERN KANSAS
IRRIGATED CROPLAND
 794.6± ACRES • GRAY COUNTY, KS

United Country Real Estate | **Kansas City Auction and Realty**
 2820 NW Barry Road, Kansas City, MO 64154
 Darrin Addison, Land Consultant: 620-338-0894
 Paul Light, Broker #BR00220476
 Shawn Terrel, Auctioneer #BR00216208

AUCTION LOCATION
 Community Hall Senior Center
 307 N Aztec Street
 Montezuma, KS 67867

AUCTION

THURSDAY, JANUARY 28 @ 3 PM CST



- FEATURING:**
- 5 quarters of cropland
 - 5 irrigation pivots
 - Water rights
 - 4 wells

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ALTERNATE DATE
 (Bad Weather): In the event of a severe winter storm the auction date will be moved to Thurs, Feb 11, 2016 @ 3:00 PM CST.

DON'T MISS THIS EXCELLENT OPPORTUNITY TO PURCHASE well-maintained, irrigated cropland in a variety of acreage options. With recently updated water wells and outstanding performance, this farmland won't last long!

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TRACT #1 • THREE FARMS TOTALING 474.60± ACRES

The Northwest Quarter (NW/4) of Section 36-27-30



- 160± cropland acres
- Water wells and center pivots connected with 8" underground pipe lines.
- 8 tower Zimmatic center pivot nozzled at 650± GPM
- 2 wells (permit #25196-6 (**1,500± GPM**), water allotment 260± acre ft, permit #15288-3 & #4809-3 (**1,300± GPM**), water allotment 480± acre ft, permit #25196-6 re-drilled in 2015 and permit #25196 & #4809-3 re-drilled in 2013)
- 6 cylinder Cummins natural gas motor, 200 hp gearhead
- 454 irrigation motor, 150 hp gearhead
- 2015 Taxes: \$1,951.68



The Southwest Quarter (SW/4) of Section 25-27-30



- 154.6± cropland acres
- 7.59± acres grass corner
- 5.4± acres homestead (homestead does not sell)
- 7 tower Valley center pivot nozzled at 650± GPM
- 2015 Taxes: \$1,560.22

The Southeast Quarter (SE/4) of Section 26-27-30



- 160± cropland acres
- Water from permit #15288-3 & #4809-3 in NW ¼ 36 -27-30
- 7 tower Valley center pivot nozzled at 650± GPM
- 2015 Taxes: \$1,804.30

TRACT #2 160± ACRES (NE/4) OF SECTION 26-27-30



- 160± cropland acres
- 10 tower Valley center pivot nozzled at 400± GPM
- Well permit #18595-2 (water allotment 293± acre ft)
- 454 irrigation motor, 150 hp gearhead
- 2015 Taxes: \$1,752.74

TRACT #3 160± ACRES (NW/4) OF SECTION 25-27-30



- 120± cropland acres
- All corners in grass
- 8 tower Valley center pivot nozzled at 400± GPM
- Well permit #25196-4, water allotment 250 acre ft
- 454 irrigation motor, 150 hp gearhead
- 2015 Taxes: \$1,594.92

FSA INFORMATION

According to the Gray County Farm Service Agency, the combined farm unit consists of 753.79± farmland acres.

BASE	ACREAGE	DIRECT YIELD	CC YIELD
Wheat	206.4	39	39
Corn	465.9	149	158
Sorghum	12.1	89	48
Soybeans	30.1	57	68

SOIL TYPES

- Santana Loam, 0-1% slopes, Irrigated class (I).
 - Manter fine sandy loam, 3-5% slopes, Irrigated class (IIIe)
 - Pratt loamy fine sand, 1-5% slopes, Irrigated class (IIe)
 - Richfield silt loam, 0-1% slopes, Irrigated class (I)
 - Manter fine sandy loam, 1-3% slopes, Irrigated class (IIe)
 - Santana loam, 1-3% slopes, Irrigated class (IIe)
 - Spearville silty clay loam, 0-1% slopes, Irrigated class (II)
- (Soil data provided by USDA and NRCS).



DIRECTIONS TO PROPERTY:
From Montezuma go west on US Hwy 56 for 4.5± miles to County Rd 7, then go north 5.5± miles to County Rd Y, then go west 1± mile to County Rd 6, then north ½ mile to the first farm. (Watch for signs.)

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Terms: 10% of the purchase price to be placed in escrow the day of auction with the balance due at closing. All information is taken from sources believed to be reliable; however no guarantee is made by the auction company or its employer. Buyers should satisfy themselves as to acreage, crop base, etc. prior to auction day. Announcements made day of auction take precedence over any previously printed materials or announcements. See website for complete terms and conditions.