

SELLER: A.C. BLICKENSTAFF HEIRS

# 880 +/- Acres Cropland, Grassland

## NORTON COUNTY, KANSAS

Century Norton County Farm

# Auction

Auction Location: St. Francis Parish Hall  
NORTON, KANSAS



# TUESDAY, JANUARY 21, 2014

**LAND LOCATION:** Northwest Norton County in Garfield and Rock Branch Township.  
**From Norton:** 9 Miles West on Highway 36 to County Road W9, North 6 Miles, then East on Road G to the NW Corner of Section 5. Tract #2 Accessible from Road H.

**TRACT #1:** West Half of the Southeast Quarter (W 1/2 SE 1/4) and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) in Section 32, Township 1 South, Range 24, West of the 6th P.M. Norton County, KS, being 120 acres more or less.

**TRACT #2:** West Half (W 1/2) of Section 4, Township 2 South, Range 24, West of the 6th P.M., Norton County, Kansas, being 320 acres more or less.

**TRACT #3:** Northeast Quarter (NE 1/4) the East Half of the Northwest Quarter (E 1/2 NW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) in Section 5, Township 2 South, Range 24, West of the 6th P.M., Norton County, Kansas, being 280 acres more or less.

**TRACT #4:** The Southwest Quarter (SW 1/4) of Section 33, Township 1 South, Range 24, West of the 6th P.M., Norton County, Kansas, being 160 acres more or less.

**MINERAL RIGHTS:** All of the Seller's interest will transfer to the Buyer(s) at closing. Mineral Rights are believed to be 100% intact.

**MANNER OF AUCTION:** This real estate will be offered in "multi-parcel" auction in four tracts and will not be offered in combination tracts. Bids will be on individual tracts only. Auction procedure and increments of bidding are at the discretion of the auction company.

**TERMS:** Buyer(s) will pay 10% down day of sale, with the balance to be paid on or before February 28th, 2014. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. All funds will be held by Security Abstract Trust Account, Title/Escrow Company. Financing, if any necessary will need to be arranged and approved prior to the auction.

**CLOSING:** Closing on all tracts will be on or before February 28, 2014.

**POSSESSION:** \*Date of Closing on all open cropland and grassland acres. (Tract 2, 3, 4)

\*After the 2014 wheat harvest on the planted wheat acres (Tract #1)

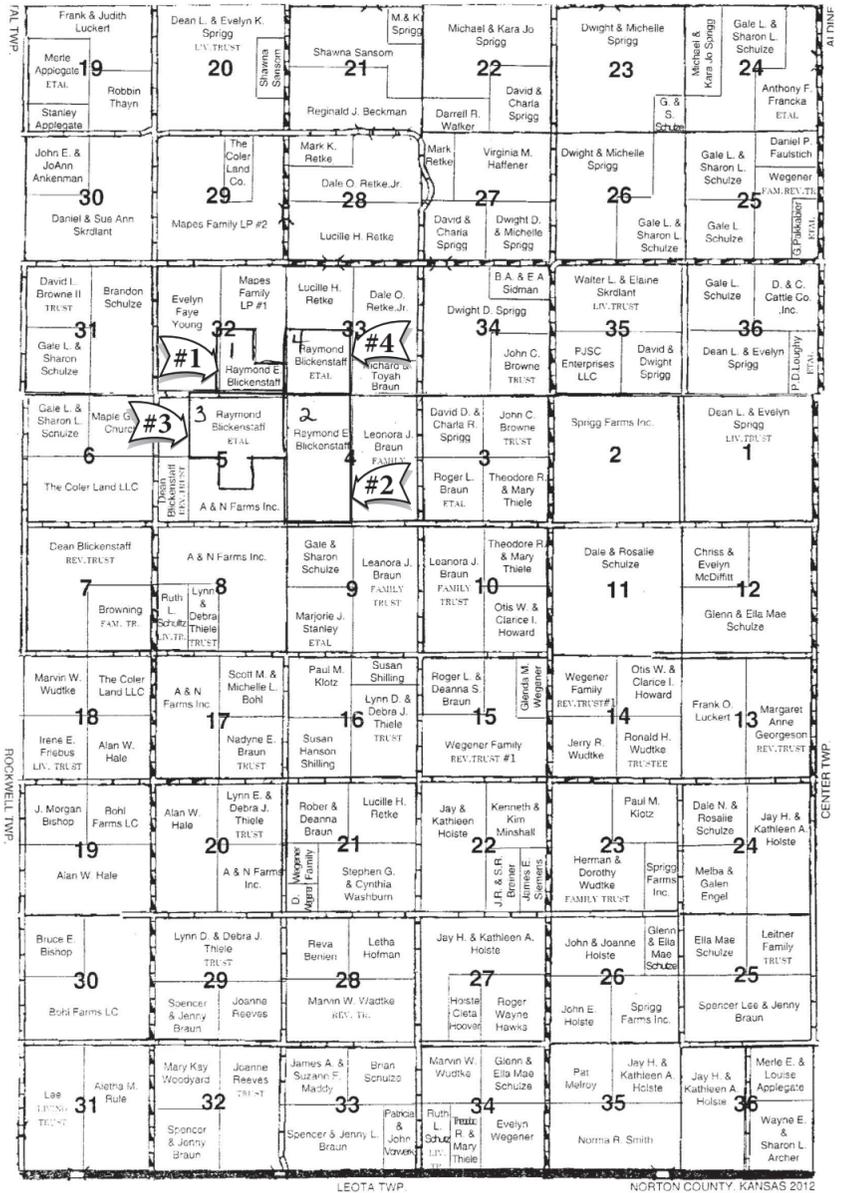
**CROPS:** Tract #1 is planted to winter wheat. Buyer will receive the landlord's 30% share. Tract #2 cropland is currently in wheat stubble. Tract #3 cropland is currently corn stalks. Tract #4 cropland is currently feed stubble.

**F.S.A. INFORMATION:** Buyer(s) will receive the landlord's 30% share of all FSA wheat payments and 100% of all FSA feed grain payments. If any, associated with the 2014 crop year.

**TAXES:** Seller will pay all of the 2013 and prior year taxes. Taxes for 2014 will be the responsibility of the Buyer(s).

**TITLE INSURANCE:** Title Insurance will be provided to the Buyer(s) in the amount of the purchase price with the premium to be paid 50% by the Seller and 50% by the Buyer(s).

**INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspection and due diligence concerning pertinent facts about the property. Acreage figures are considered to be approximate and are from reliable sources based on FSA figures. Sale is subject to all right-of-way and easements, whether recorded or not, and to oil and gas lease of record, if any.



Tract	Auction Acres	Cropland	Grassland	Wheat Base/Yd	Sorghum Base/Yd	Oat/Barley Base/Yd	Well	Taxes
#1	120.0	103.24		46.99/42	13.96/46	3.53/40		600.20
#2	320	97.66	219.78	44.44/42	13.21/46	3.34/40	Windmill	601.50
		95.03					Sub	
#3	280	135.96	180.12	61.88/42	18.39/46	4.65/40	Well	698.56
#4	160	15.78	143.0	7.17/42	2.13/46	.53/40	Well	164.72

**AUCTIONEER'S NOTE:** Mr. A.C. Blickenstaff purchased the farm in 1904 and it has been in their family since. Offered at auction for the first time in 110 years. Tract #1 is all terraced cropland with excellent soils. Tract #2, #3 are diversified tracts with excellent cropland and grassland. Tract #4 is primarily grassland with a small amount of cropland. A fencing allotment (credit) will be offered on Tract 2, Tract 3 and Tract 4. Contact Weiser Realty for more information. Plan to attend the Blickenstaff Heirs Land Auction on January 21st. We look forward to seeing you.

# SELLER: A.C. BLICKENSTAFF HEIRS

Auction Conducted by:  
**Weiser Realty, Jolene Weiser Broker**  
**Robert D. Wyatt, Auctioneer**



**WEISER REALTY**

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