



AUCTION



For: Sonja M. Ruder

Friday, September 29th, 2023

160 acres More or Less Trego County, KS

AUCTION LOCATION:	Knights of Columbus Hall, 1013 Washington St Ellis, KS 67637 Ellis, Kansas 67637	TIME: 10:00AM
--------------------------	---	----------------------

LAND LOCATION:

From Ogallah, KS, go 8 miles south on HWY 147 to S road, then 3 miles West to the Southwest corner of the property.

TAXES:

Sellers to pay the 2023 and prior taxes with purchaser paying the 2024 and future taxes. The 2022 taxes were \$484.38.

POSSESSION:

The tenant plans to plant either wheat or triticale on the tract in the fall. Possession will be after the 2023 harvest or August 1, 2024, whichever comes 1st with the buyer to receive a prorated cash rent payment of \$1,400 on March 1, 2024. If a 2023 fall seeded crop is not planted, possession will be March 1, 2024.

LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Thirty-two (32), Township Thirteen (13) South, Range Twenty-two (22) West of the 6th P.M. Trego County, KS

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.

F.S.A. INFORMATION:

155.65 Acres Cultivation
2.6 Acres Waterways

FSA Information		
Wheat Base Acres	68.80a	35bu
Grain Sorghum	49.80a	55bu

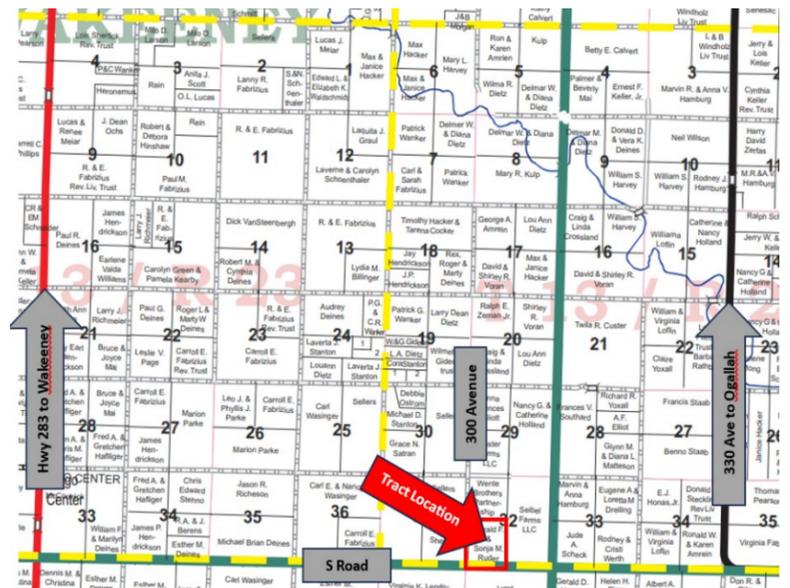
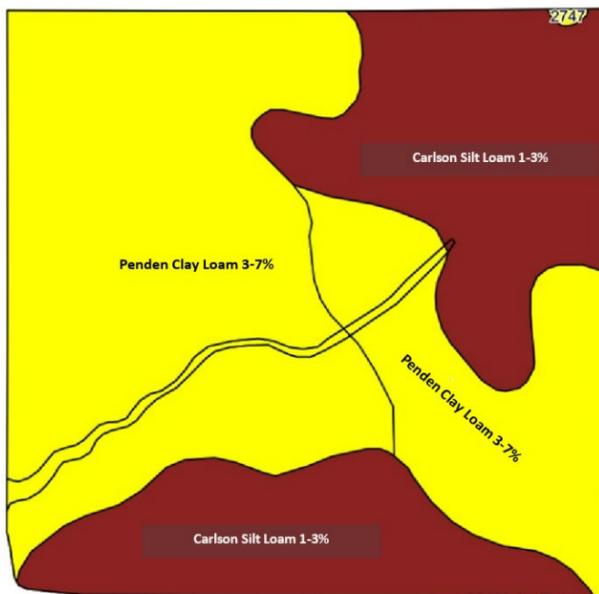
LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.

GENERAL INFORMATION:

This is a nice tract of cultivation that offers convenient access and good gravel roads to several different elevators at Riga, Ogallah or Wakeeney. Soil types are Class II Carlson Silt Loam with 1-3% slopes and Class III Penden Clay Loam and 3-7% slopes. The tract has been well maintained with conservation practices and terraces.

MINERALS:

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



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 13th, 2023, 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 Warranty 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, LLC. These tracts are being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

Farmland Auction & Realty Co., Inc.



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

Jason Pfeifer, Broker & Auctioneer
(785) 628-2851
Web: www.farmlandauction.com

Kalli Pfeifer, Licensed R/E Sales
Toll Free: 1-888-671-2851

