



# AUCTION



## For: Richard J. Lutters Estate Monday, October 30th, 2023 160 acres More or Less Trego County, KS

**AUCTION LOCATION:** VFW, 516 Vermont Ave, Ransom, KS 67572 **TIME:** 10:00AM

### LAND LOCATION:

From Wakeeney/I70 Exit 127, South 21 miles to CC Rd, West 1 mile to NEC of the tract. From Ransom Hwy 4 and Hwy 283, North 6.5 miles to CC Rd, West 1 mile to the NEC of the tract.

### LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of Section Thirty (30), Township Fifteen (15) South, Range Twenty-three (23) West of the 6th P.M., Trego County, KS

### F.S.A. INFORMATION:

75.10 acres Cultivation (64.58 acres Milo, 10.52 acres wheat stubble)  
76.84 acres Fenced Grassland  
4.84 acres farmstead

### GENERAL INFORMATION:

This tract features a mix of cultivated and native grass acres as well as a developed existing farm site with a home and improvements. The Cultivated acres are a mix of productive Class II soils of Holdrege silt loam and Carlson silt loam with slopes of 1-3%. The grass acres would provide a nice location to winter livestock with hills to provide protection from the elements. Water is provided to the tract from the RWD from the farmstead. This tract has good access and is a nice mixed tract for someone looking for a farm site and multiple sources of income and uses. The home is being sold "As-Is" with no inspections, warranties or guarantees. To see the interior of the home, contact the listing agent: Jason Pfeifer

### MINERALS:

All seller's interest to transfer with the property. To the seller's knowledge, all minerals are intact.

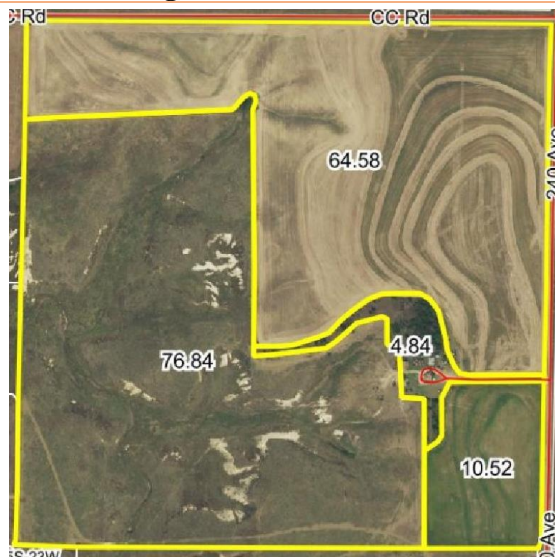
### TAXES:

Year 2023 and all prior taxes to be paid by the SELLER. Year 2024 and all future taxes to be paid by the BUYER. Taxes for 2022 \$579.96

### 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. This tract is enrolled in the ARC program.

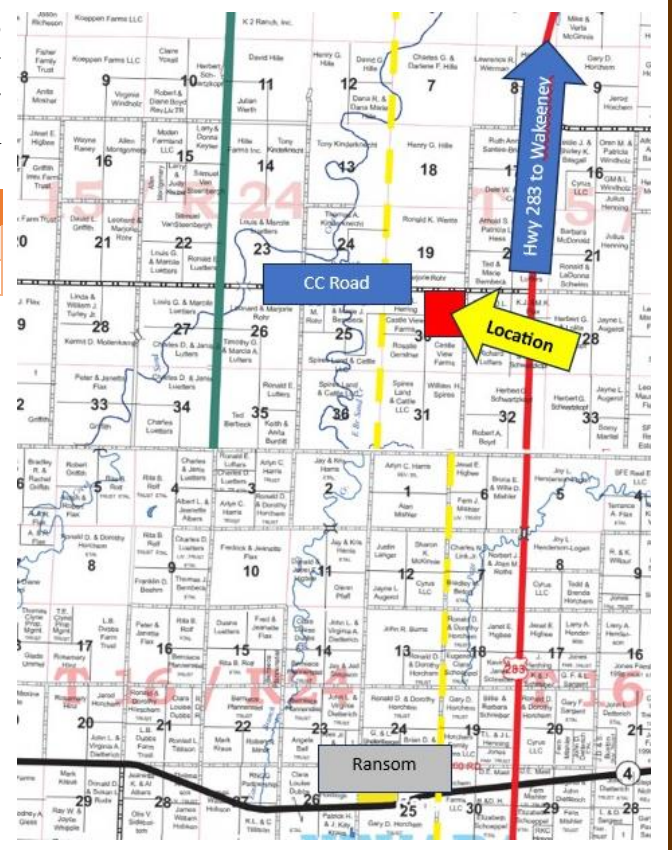
FSA Information		
Wheat Base Acres	36.95a	33bu
Grain Sorghum	16.63a	41bu



### POSSESSION:

Possession on the Cultivation will be at the completion of Milo Harvest or closing. Possession on the grass acres will be at closing.

**LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.**



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**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 14th, 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 Ness County Abstract & Title, LLC. This tract is 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.

**Listing Agent:** Jason Pfeifer (785) 483-1805

**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.



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