



# AUCTION

For: **Carolyn C. Urban Revocable Trust**

**Friday, August 19<sup>th</sup>, 2022**

**160 acres More or Less Rush County, KS**

**AUCTION LOCATION:** La Crosse Livestock Market 2340 US-183 Hwy, La Crosse, KS **TIME:** 10:00AM

**LAND LOCATION:**

From Liebenthal, KS, go 7 1/2 miles East to road CR 320 then 1/2 mile north to the SW Corner of the property.

**LEGAL DESCRIPTION:**

The Northwest Quarter (NW/4) of Section Fourteen (14), Township Sixteen (16) South, Range Seventeen (17) West of the 6<sup>th</sup> P.M., Rush County, KS

**F.S.A. INFORMATION:**

132.91 Acres Cultivation (currently wheat stubble)  
20.19 Acres Fenced Grassland  
4.40 Acres Waterways

**GENERAL INFORMATION:**

This is a productive tract of cultivation with primarily Class II Harney Silt Loam Soils and minimal 1-3% slopes. The tract has very good access from County Road 320. The grass acres in the Southeast Corner of the tract is fenced with spring fed water.

**TAXES:**

Sellers to pay the 2022 and prior taxes with the purchaser to be responsible for the 2023 and future taxes. Taxes for 2021 were \$1519.94.

**MINERALS:**

All sellers interest to be conveyed to the purchase, and to sellers' knowledge all minerals are intact.

**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.

**POSSESSION:**

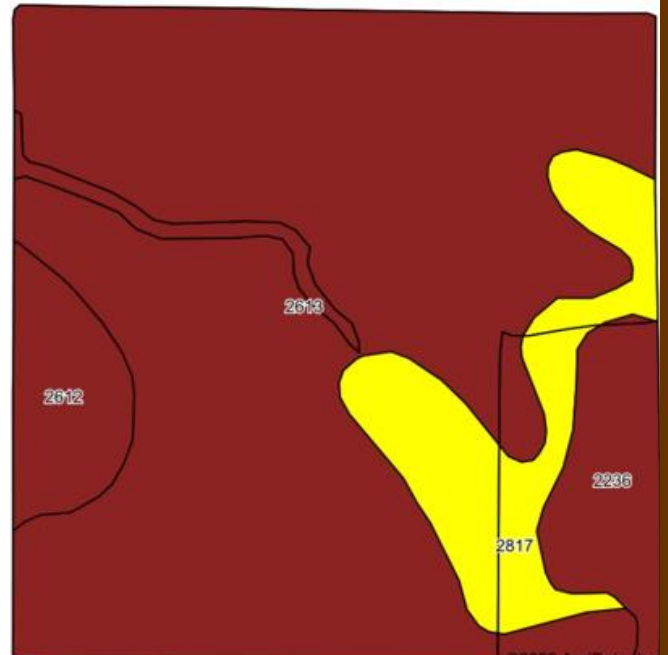
Possession on the grassland acres to be November 1, 2022. The cultivation is currently leased through 3/1/2023 with the tenant planning to plant wheat in the fall of 2022. Possession will be after the 2023 wheat harvest. Buyer to receive the Cash Rent payment on March 1, 2023, in the amount of \$2,800.00.

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

	Base Acres	PLC Yield
<b>Wheat</b>	71.8 Acres	38
<b>G.S.</b>	44.1 Acres	62



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c'
2613	Harney silt loam, 1 to 3 percent slopes	118.96	75.5%		IIe
2817	Uly silt loam, 3 to 6 percent slopes	18.48	11.7%		IIle
2236	Roxbury silt loam, occasionally flooded	10.75	6.8%		IIW
2612	Harney silt loam, 0 to 1 percent slopes	9.31	5.9%		IIc



**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before September 19, 2022, 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. However, due to circumstances beyond Farmland Auction & Realty Co. Inc's control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged. Sale is not contingent on 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 Trustees 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 the La Crosse 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.

**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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