

Sold For: \$112,000.00



Spring Water

AUCTION



FOR: SCHLEGEL FAMILY TRUST

TUESDAY, DECEMBER 13TH, 2016

160 ACRES MORE OR LESS
RUSH CO., KS

AUCTION LOCATION: Community Bank of the Midwest
112 Main St., Otis, KS 67565

TIME: 11:00 a.m.

Land Location

From Otis, KS, Go 2 Miles West on Highway 4 then 5 1/2 Miles North on CR 370 to the Southwest Corner of the Property
From Loretta, KS, Go 5 Miles East on Ave. D then 1 1/2 Miles South on CR 370 to the Northwest Corner of the Property.

Legal Description

Southwest Quarter (SW/4) of Section Twenty-Seven (27) Township Sixteen (16) South, Range Sixteen (16) West of the 6th P.M. Rush County, Ks.

F.S.A. Information

102.10 Acres Grassland.
51.3 Acres C.R.P. @ 32.78/acre contract through 9-30-2020. Land owners receiving 100% share of yearly payment in the amount of \$1,682.

General Information

This is a nice well balanced tract of land having both bottom grassland as well as C.R.P.

Eagle Creek runs through this property providing spring water as well as a good hunting habitat for large game as well as upland bird hunting.

Taxes

Seller to pay 2016 and prior taxes, Purchaser to pay 2017 and future taxes. 2015 Taxes were \$340.30.

Minerals

All sellers interest to be conveyed, to 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 no later than January 13th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish trustees deed and title insurance showing merchantable title in Seller.

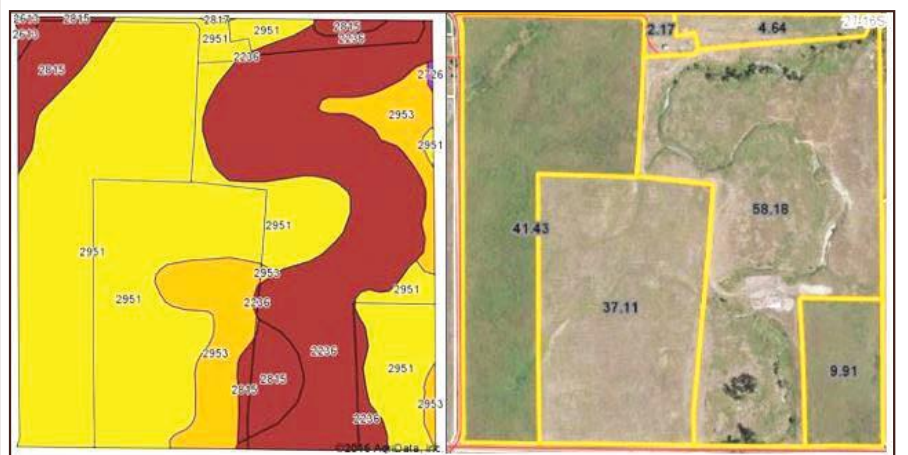
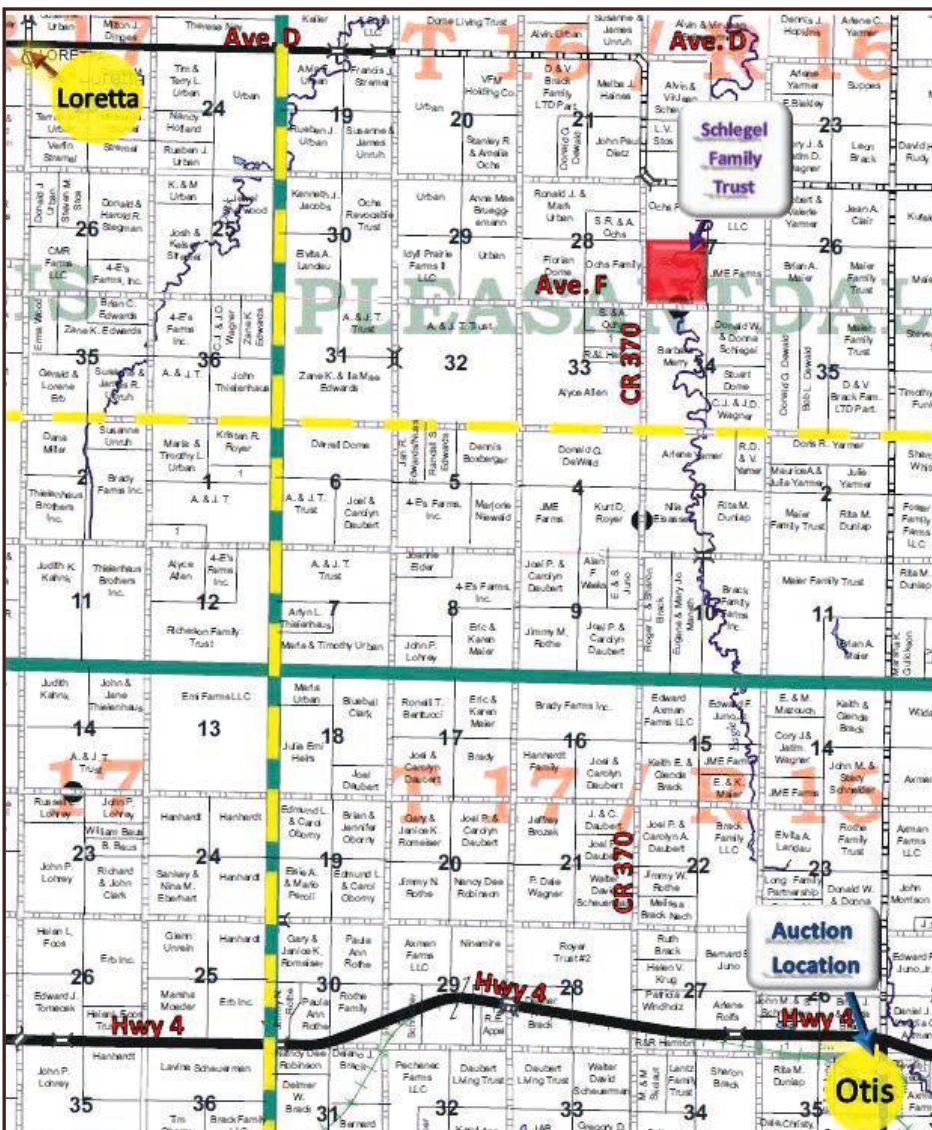
Possession

Immediate upon closing with purchaser receiving 100% of the 2017 and future C.R.P. payments.

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Payments to follow crop interest.

Live internet bidding available.
Call for details.



Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %	Irr Class %	Range Production (Baracrelyn)	Grain sorghum	Smooth bromegrass	Winter wheat	
2951	Wakenee silt loam, 1 to 3 percent slopes	62.40	53.7%			IIIe	2500	40		3	
2236	Robury silt loam, occasionally flooded	43.41	28.3%			IIIa	4450			25	
2953	Wakenee silt loam, 3 to 7 percent slopes	15.88	10.3%			IVe	2500	36			
2815	Uly silt loam, 1 to 3 percent slopes	11.03	7.2%			IIIe	3455				
2813	Harvey silt loam, 1 to 3 percent slopes	0.51	0.3%			IIIe	3455				
2726	Nibson-Wakenee silt loams, 3 to 20 percent slopes	0.12	0.1%			VIe	2500				
2817	Uly silt loam, 3 to 6 percent slopes	0.09	0.1%			IIIe	3455	2		1	
Weighted Average								3124.1	25.2	1.6	17.6

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



Farmland Auction & Realty Co., Inc.

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