

SOLD: \$112,000.00



AUCTION



FOR: NELSON SCHWARTS

MONDAY, OCTOBER 7TH 2019

160 ACRES MORE OR LESS

LANE CO., KS

AUCTION LOCATION: St. Theresa Church Center—335 S.1st St. Dighton Kansas

TIME: 10:00 a.m.

Land Location

From Dighton go East 6 miles on HWY 96 to S. Quantum Rd then go South 9 miles South to 60 Rd then West 1 mile then go South ½ mile via trail to the Northeast Corner of the property.

Legal Description

Southeast Quarter (SE/4) of Section Two (2) Township Twenty (20) South, Range Twenty-eight (28) West of the 6th P.M. Lane County Kansas.

F.S.A Information

155.67 Acres of C.R.P. @ \$33.50/acre
Contracted 10-01-2010 thru. 9-30-2025. Seller is Receiving 100% of the C.R.P. payment.

General Info

This is a very nice quarter section of C.R.P. that offers various possibilities to a purchaser. The property has been kept in compliance with all of the contract maintenance programs. The soils consist of Richfield Silt Loam 0-3% slope and have portions of Buffalo Park Ulysses Silt Loams, and Penden Kim Clay Loams with 3-6% slope. The established terraces and adequate soils would allow the majority of the quarter to be put back into production if and when the C.R.P. contract expires.

Taxes

Seller to pay the 2019 and prior taxes. Purchaser to pay the 2020 and future taxes. 2018 Taxes were \$719.72.

Government Programs

Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

Minerals

All sellers interest to be conveyed to the purchaser. To Sellers' knowledge all minerals are intact

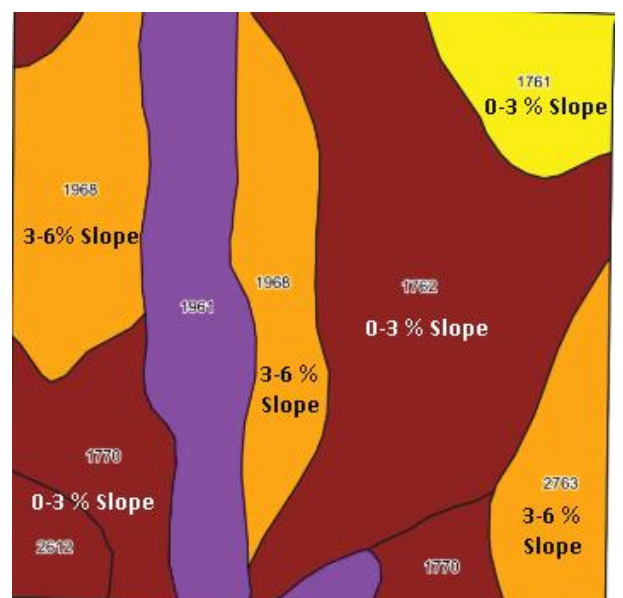
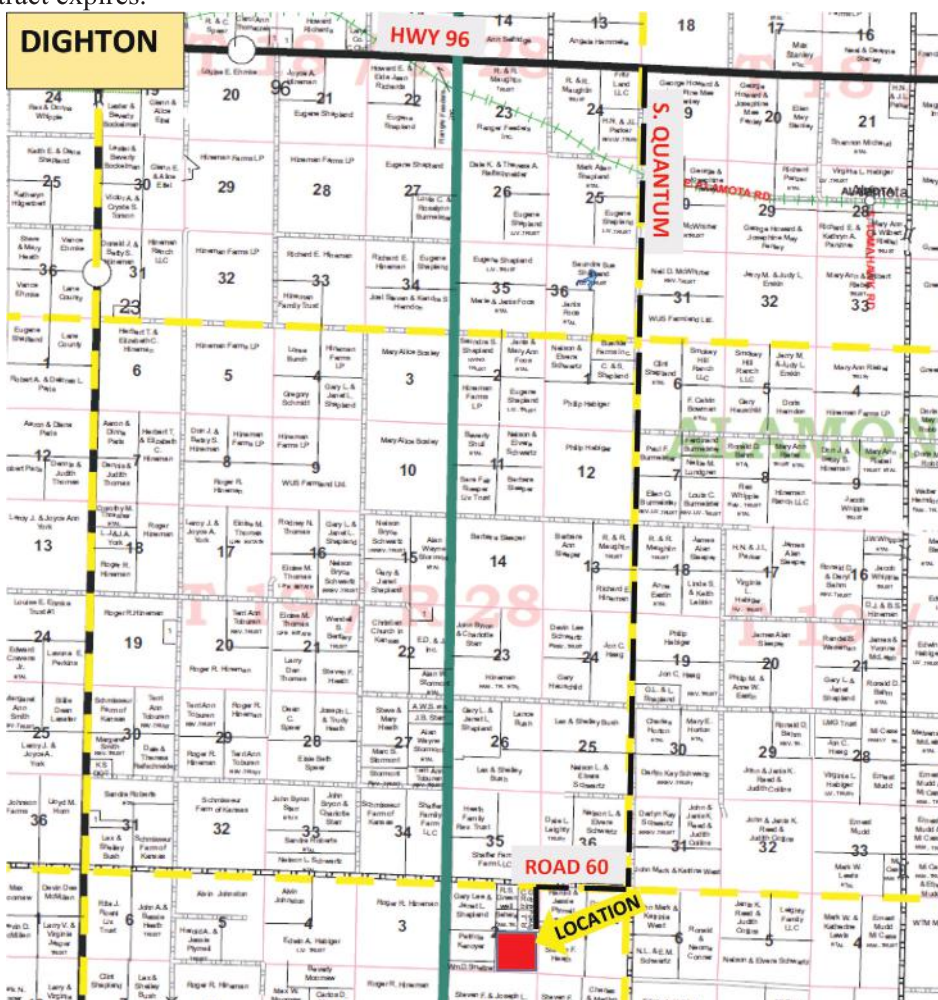
Possession

Immediate upon closing. Seller will retain the 2019 C.R.P. payment. Purchaser to receive the 2020 and future C.R.P. payments.

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 7th 2019 or as soon as title requirements, if any, can be corrected. 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 Deed to the purchaser, subject to easements, restrictions, roads, right-of-ways, 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 title insurance showing merchantable title in Seller. In the event a survey is necessary to establish the boundary line, it will be the responsibility and cost of the purchaser.

**Live internet
bidding available.
Call for details.**



Agency Disclosure: Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised. Announcements made day of sale shall take precedence over printed material.



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