

Sold For: \$294,000



AUCTION



FOR: THE DAISY TRUST

FRIDAY, MARCH 17, 2017

160 ACRES MORE OR LESS

RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market Inc. 2340 Highway 183, LaCrosse, KS 67548

TIME: 10:00 a.m.

Land Location

From intersection Hwy 183 & Hwy 4 in LaCrosse, go 1 Mi. South on Hwy 183 then 1/2 Mi. West on 1st Street to the Northeast Corner of the property
From intersection Hwy 183 & Hwy 96 in Rush Center, go 4 Mi. North on Hwy 183 then 1/2 Mi. West on Ave M to the Northeast Corner of the property

Legal Description

Northwest Quarter (NW/4) of Section Four (4) Township Eighteen (18) South, Range Eighteen (18) West of the 6th P.M. Rush County, Kansas

F.S.A. Information

160.95 Acres Cultivation
6.24 Acres Waterway/Lease Road

General Information

This nice tract of cultivation is very productive. Over 95% of this tract is Class II Harney Silt Loam Soils with 1-3% slopes. The property is terraced and the waterways are in good condition as well. The access is excellent and is only one half mile west of LaCrosse, with a well maintained gravel road on the North as well as the West side.

Taxes

Seller to pay 2016 and prior taxes, purchaser to pay 2017 and future taxes. 2016 taxes were \$1,469.38

Minerals

Sellers reserving one-half of the minerals for a period of 20 years, or for as long as there is production. This reservation will be non-participating.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing no later than April 18th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

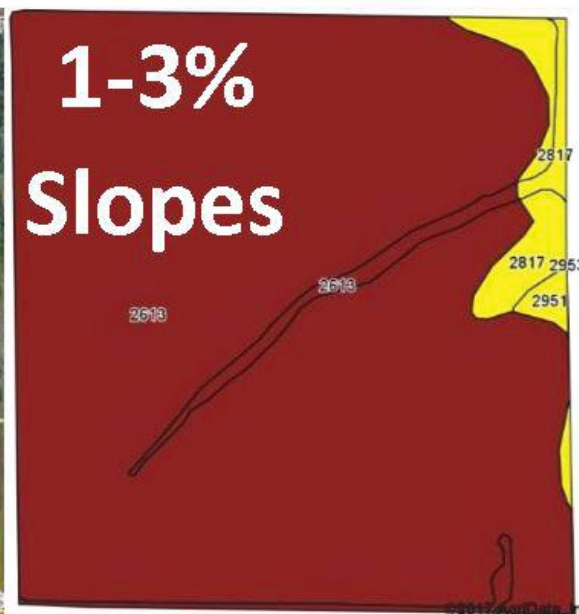
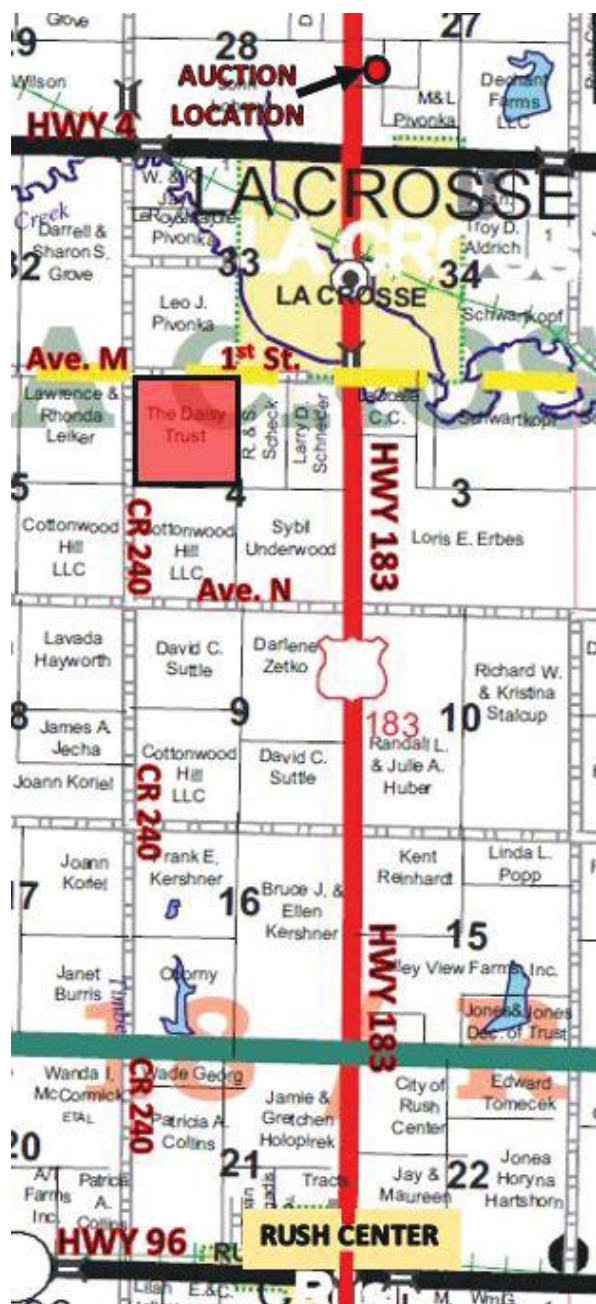
Possession

Possession on approximately 82 Acres planted to wheat will be after the 2017 wheat harvest

with the land owners 1/3 share of the crop harvested and delivered to the nearest elevator in purchaser's name. The seller has paid the 1/3 share of the fertilizer that has been applied, with purchaser being responsible for a 1/3 share of any additional fungicide or fertilizer applied to the growing crop in the spring, if any. Seller has federal crop insurance through Rush Co., Ins. on the growing wheat with a revenue policy @ 65% level. Purchaser will be responsible for paying that premium in the amount of approx. \$178.00 for a coverage of approx. \$2,729.00
The tenant's intention is to plant the balance of 79 acres to milo, with purchaser receiving landowners 1/3 share of the crop harvested and delivered to the nearest elevator. Purchaser will be responsible for their 1/3 share cost of fertilizer and insurance premium, and will get possession on planted milo acres after the fall harvest is completed

Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in, and government payments to follow crop interest. This farm is in the P.L.C. Program for both wheat and sorghum.
Wheat Base 65.7Acres P.L.C. Yield 39bu.
Grain Sorghum 24.0 Acres P.L.C. Yield 52bu.



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.



Farmland Auction & Realty Co., Inc.

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