

Sold For: \$170,000.00



AUCTION



FOR: WILLIAM D. SELTMANN

THURSDAY, MARCH 7TH, 2019
160 ACRES MORE OR LESS
RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market—2340 Hwy 183 LaCrosse, KS **TIME: 7:00 p.m.**

Land Location

From the junction of Hwy 183 & Hwy 96 in Rush Center, go 7 Miles South to Ave X (10th St.), 9 Miles West to CR160, then ½ Mile South to the Northeast Corner.

From the intersection of Hwy 96 and CR180 in Nekoma, KS, go 7 ½ Miles South to Ave X (10th St.), 2 Miles West to CR160, then ½ Mile South to the Northeast Corner.

Legal Description

Southeast Quarter (SE/4) Section Thirty-Six (36) Township Nineteen (19) South, Range Twenty (20) West of the 6th P.M. Rush Co., Ks

F.S.A. Information

155.35 Acres Cultivation
7.7 Acres Waterways

General Information

This is a very productive cultivated property. The soils indicate the same productivity being approx. 90% Harney Silt Loam with 0-3% slopes. The property is terraced where needed and waterways have been maintained. The access is good being one half mile South of Ave X on a maintained county road on the East & South Sides.

Taxes

2018 taxes & prior to be paid by the seller. 2019 taxes and future to be paid by purchaser. 2018 taxes were \$1,716.52.

Minerals

All sellers interest to be conveyed to purchaser. 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 to be on or before April 8th, 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 warranty deed and 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.

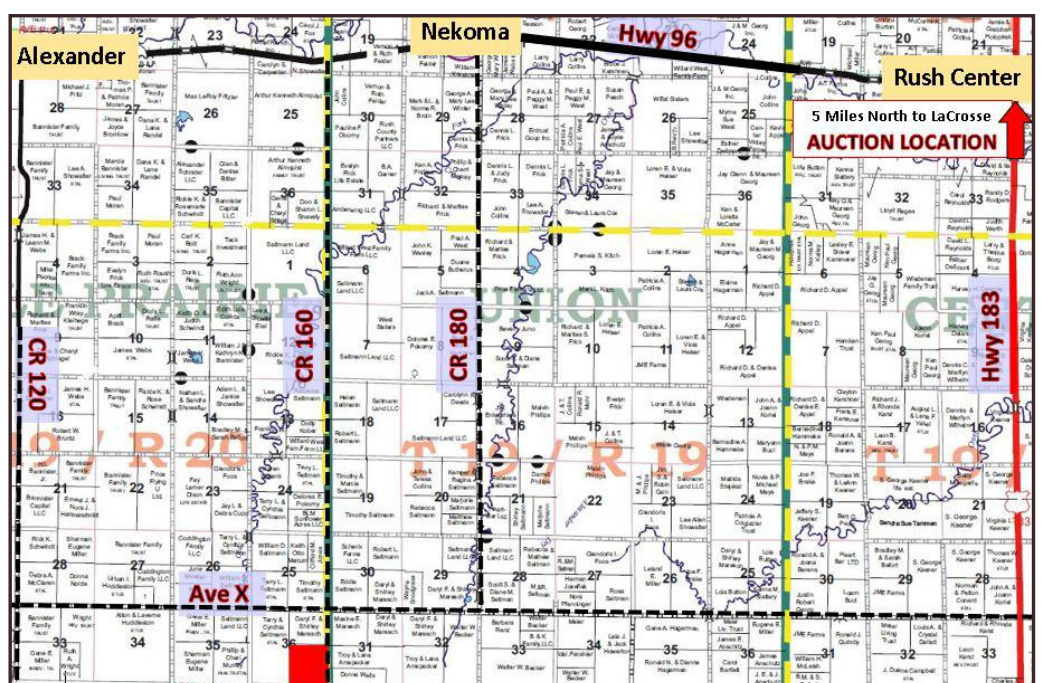
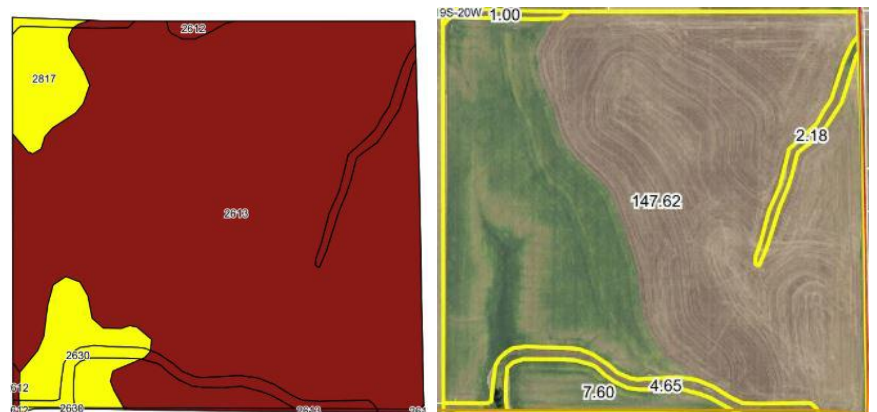
Possession

After the 2019 wheat harvest on approx. 65 planted wheat acres with landowners 1/3 share being conveyed to the purchaser & the purchaser being responsible for their 1/3 share of cost related to the crop. These expenses to include, but not limited to, Federal Crop Insurance with Rush Co., Ins., any additional top dressing, fungicide (if needed in the spring), as well as \$405.60 payable to the tenant, Justin Frick, for the phosphate applied at the time of planting. Possession will be at closing on the balance of the property that is currently corn stalks and waterways. I would highly recommend the tenant to any purchaser that would like for him to continue the good job that he has done.

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.

Base acres	PLC yield	Program
Wheat-91.0	32bu.	ARC
G.S.-35.8	38bu.	PLC



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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