

SOLD: \$202,000.00



Irrigation

Hunting

AUCTION



FOR: JOHN & PAUL BESPERRAT FRIDAY, MAY 1ST, 2020 80 ACRES MORE OR LESS RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market, 2340 US-183, LaCrosse, KS

TIME: 10:00 a.m.

Land Location

From the Junction of Hwy 183 & 96 in Rush Center, KS, go 6 1/4 miles East to the Southwest Corner of Property.

From Timken KS, 1/2 mile West on Hwy 96 to Southeast Corner of Property.

Legal Description

The East Half (E/2) of the Southwest Quarter (SW/4) of Section Twenty-two (22), Township (18) South, Range Seventeen (17) West of the 6th P.M. Rush County, KS.

F.S.A. Information

56.01 Acres Cultivation
17.67 Acres Wet Walnut and Trees
.55 Acres Irrigation Well Site

General Info.

The Walnut Creek running through this property provides very productive bottom land soils, as well as an excellent potential for the avid hunter. This property also has an irrigation well with water right #6555-00. The well is listed as flood irrigation and is allocated for 72 acre feet at 807 gallons per minute, with 58 authorized acres. The property also has Hwy 96 frontage on the south, and is access from the north by a recorded easement. This isolation provides an excellent hunting opportunity.

Taxes

Sellers to pay 2019 and prior taxes. Purchaser to pay 2020 and future taxes. Taxes for 2019 were \$1,581.30.

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.

Base acres	PLC yield
Wheat - 28.82	32 bu.
G. S. - 6.12	45 bu.
Oats - .66	37 bu.

Minerals

All Sellers interest to be conveyed to Purchaser. To Seller's knowledge all minerals are intact.

Terms

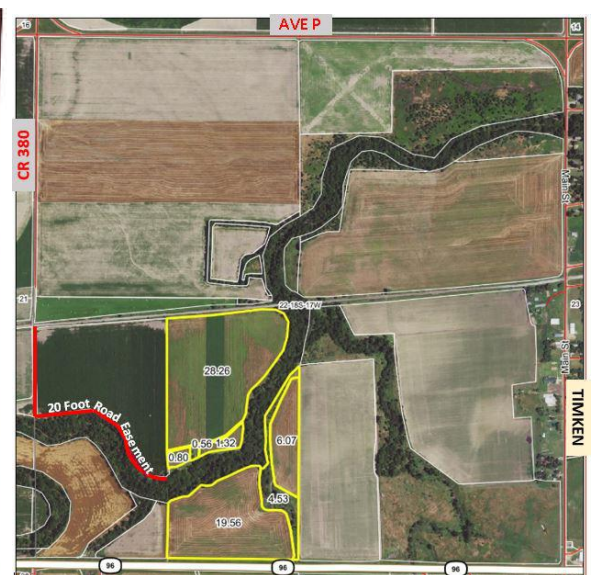
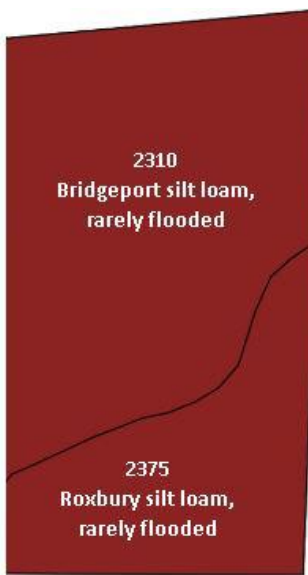
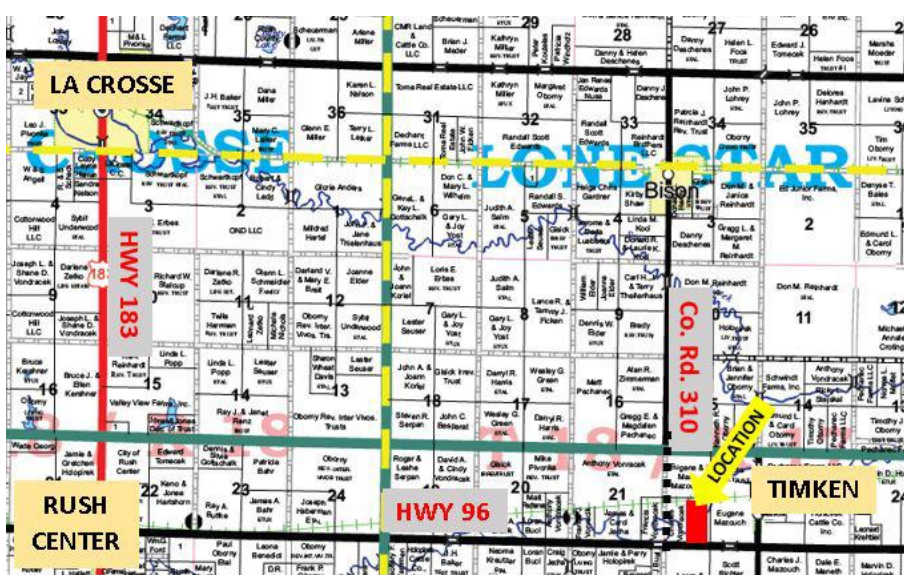
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before June 1st, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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. This tract is being sold by U.S. Government survey. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Possession

Upon Closing, including the growing wheat crop, and alfalfa.



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.

Farmland Auction & Realty Co., Inc.

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