

Sold For: \$55,000.00



# AUCTION



**FOR: VIOLA DEPPERSCHMIDT**  
**FRIDAY, MARCH 16TH, 2018**  
**40 ACRES MORE OR LESS**  
**RUSH CO., KS**

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

**TIME: 10:00 a.m.**

## Land Location

From the intersection of Hwy 4 & Hwy 183 in LaCrosse, Ks, go North 6 Mi. to Ave F then East ¼ Mi. to the SWC of the property.

## Legal Description - Tract 1

Southeast Quarter of the Southeast Quarter (SE/4 of SE/4) of Section Twenty-Eight (28) Township Sixteen (16) South, Range Eighteen (18) West of the 6th P.M. Rush Co., Ks.

## F.S.A. Information

38.39 Acres Grassland

## General Information

This is a very nice 40 acre tract of grassland located on an all-weather road and only ¼ mile off of Hwy 183. This property has a wide variety of potential for the stockman as well as the hunter, with the trees providing protection for livestock as well as creating an excellent hunting habitat. You really need to take a look!

## Taxes

Sellers to pay 2017 and prior taxes.  
Purchaser to pay 2018 and subsequent.  
2017 taxes were \$81.08.

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

## 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.

## Minerals

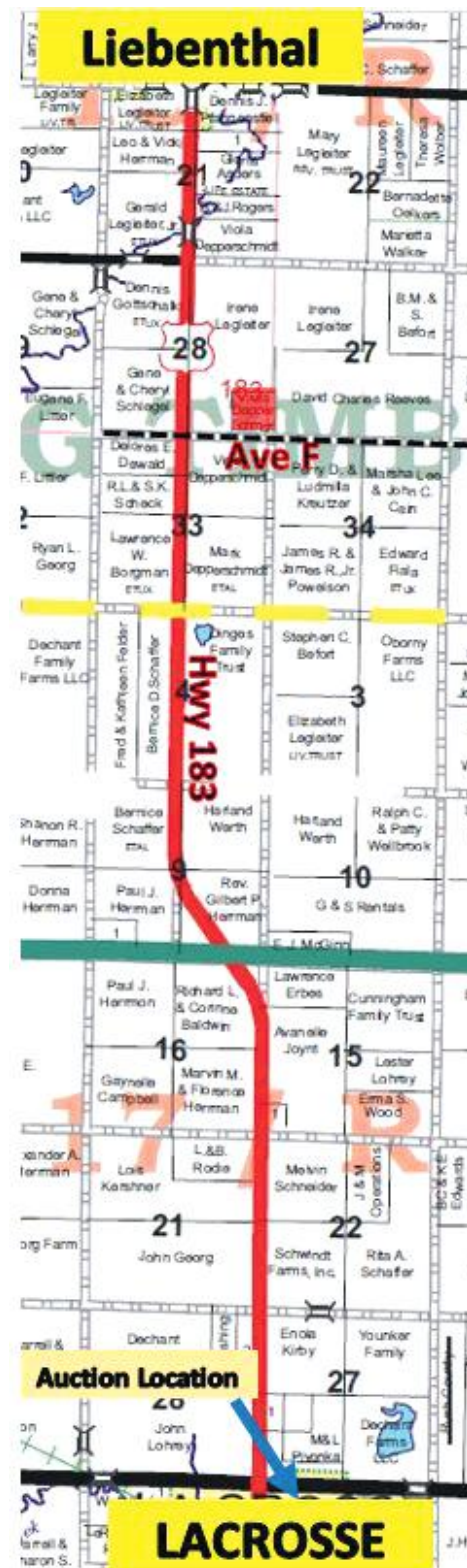
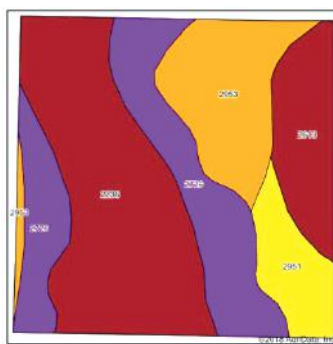
All sellers interest to be conveyed to purchaser. To seller's knowledge all minerals are intact.

## 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 16th, 2018 or as soon as title requirements, if any, can be corrected. 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.

## Possession

Immediate upon closing, subject to present tenants' rights with the tenant reserving all personal property. The tenant being Norman Legleiter.



**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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