

SOLD: \$173,000.00



AUCTION



FOR: VIOLA DEPPERSCHMIDT TRUST
FRIDAY, APRIL 17TH, 2020
160 ACRES MORE OR LESS
RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market, 2340 US 183,
Lacrosse, Kansas

TIME: 10:00 a.m.

Land Location

From Liebenthal, Kansas go 2 miles South on Highway 183 to Avenue F and the Northwest Corner of Property

Legal Description

Northeast Quarter (NE/4) of Section Thirty-three (33), Township Sixteen (16) South, Range Eighteen (18) West of the 6th P.M., Rush County, Kansas

F.S.A. Information

78.91 Acres Grassland and older farmstead
73.15 Acres C.R.P. @ \$29.61/Acre through 9-30-2020 with landowner receiving 100% of the payment.

General Info.

This is a nice tract of land with excellent access provided by HWY 183 on the west side and good maintained county gravel roads on the north and east sides. The fences have been maintained and are in average condition. The soils on the C.R.P. provide the opportunity for various options when the C.R.P. contract expires.

Taxes

Seller to pay 2019 and prior taxes. Purchaser to pay 2020 and future taxes. The 2019 taxes were \$472.58.

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 Purchaser

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before May 18th, 2020, 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. 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

Possession is to be upon closing with Purchaser to receive the 2020 C.R.P. payment. Family members own the Quarter Section to the South of the subject property and they have indicated that they would be interested in discussing the possibility of renting their south tract to 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.



Farmland Auction & Realty Co., Inc.

1390 E. 8th, Unit A Hays, Kansas 67601

E-Mail: farmland@farmlandauction.com

(785) 628-2851

Web: www.farmlandauction.com

Toll Free 1-888-671-2851

