

CULTIVATION

GRASSLAND

PRODUCTION



AUCTION



FOR: JEWEL F. SHERWOOD

FRIDAY, MARCH 5TH, 2021

320 ACRES MORE OR LESS RUSH CO., KS

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

TIME: 10:00 a.m. CST

Land Location

From the Junction of HWY 183 and Ave. D in Liebenthal, Kansas, 9 1/2 miles East to Co. Rd. 340 then 1 Mile South to the NE corner of property.

From the Junction of HWY 183 and HWY 4 in LaCrosse, Kansas, 9 Miles East to Co. Rd. 340 then go 6 Miles North to SE corner of property. From Otis, Kansas, go 5 Miles West on K-4 to Co. Rd. 340, then go 6 Mi. North to SEC of property.

Legal Description

The East Half (E/2) of Section Twenty-five (25), Township Sixteen (16) South, Range Seventeen (17) West of the 6th P.M. Rush County, Kansas

F.S.A. Information

221.76 Acres Cultivation
83.30 Grassland
10.82 Acres Waterways

General Info

This is a very productive half-section of land. The cultivation has had excellent conservation practices completed and maintained, with terraces and waterways all in good condition. The soils on the cultivation are very productive, predominately Class II Harney silt loam, with 1 to 3 % slopes. The native grassland provides low bottom early spring grasses. The water source is a water well and pump-jack on the north end, as well as seasonal water in Duck Creek, that runs through the grass. The fences are in average condition, with an electric wire inside, currently provided by the tenant. Access to this property is by county roads on the north, east, and south sides.

Taxes

Seller to pay 2020 and prior taxes. Purchaser to pay 2021 and future taxes. Taxes for 2020 were \$2,599.30.

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	Program
Wheat- 91.73	33 bu.	PLC
G. S.- 61.57	56 bu.	PLC

Minerals

All Sellers interest to be conveyed to the Purchaser. Effective date of transfer will be January 1st, 2022.

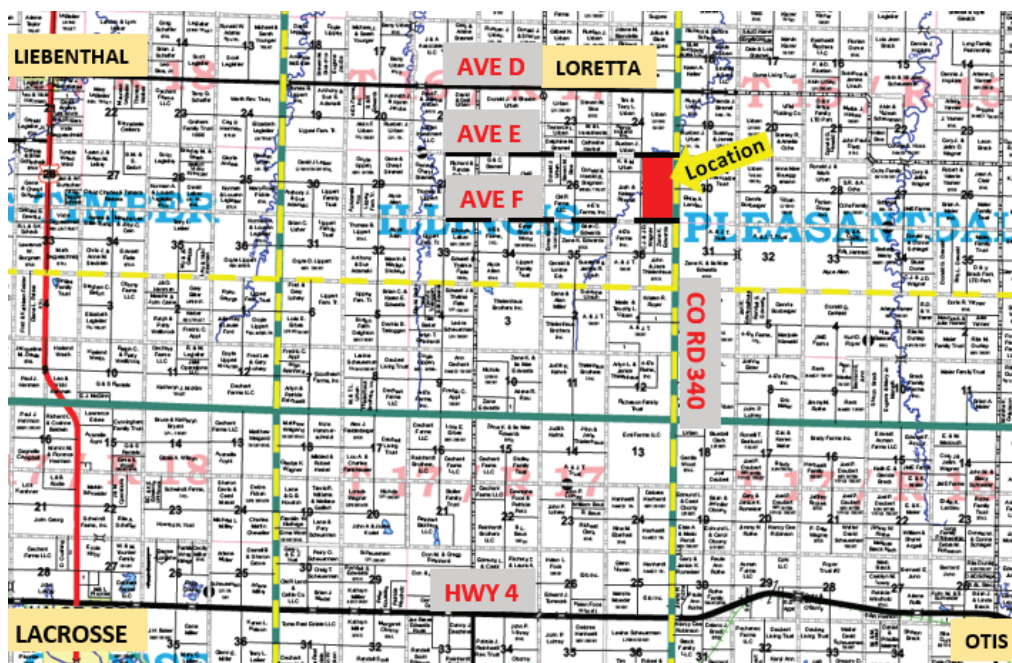
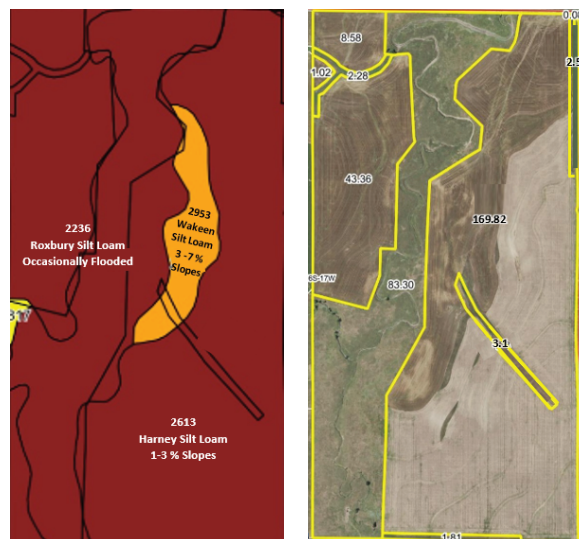
YEAR	MCF (1000 Cubic Ft.)
2015	1021
2016	1021
2017	1021
2019	1021
2020	1021

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 5th, 2021 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

Possession on the grassland and milo stalks will be upon closing. Possession on 110 acres planted wheat acres will be after the 2021 wheat harvest with 1/3 of the harvested wheat being delivered to an elevator in landowner's name. Purchaser will be responsible for their 1/3 share of any additional fertilizer, or fungicide, applied in the spring. Purchaser will also be responsible for their 1/3 share of the crop insurance premium.



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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