Sold For: $180,000.00

Cultivation   Hunting   Wind Energy

FARMLAND AUCTION & REALTY CO., INC.

AUCTION

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FOR: JEFF & TACY KEENER

FRIDAY, SEPTEMBER 29TH, 2017
160 ACRES MORE OR LESS
RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market Inc., 2340 Highway 183, LaCrosse, KS 67548   **TIME: 10:00 a.m.**

Land Location
From the intersection of Hwy 4 and Hwy 183 in LaCrosse, go 12 Miles South on Hwy 183, 3 Miles West on Ave. X, then 1 Mile North on CR220 to the Southwest Corner of the property.

Legal Description
Southwest Quarter (SW/4) of Section Nineteen (19) Township Nineteen (19) South, Range Eighteen (18) West of the 6th P.M. Rush County, KS

F.S.A Information
117.11 Acres Cultivation
20.92 Acres Alfalfa
16.32 Acres Creek, Trees and Grass
5.89 Acres Waterways
7.41 Acres C.R.P. @ $29.86/acre per year contract period 10-1-10 through 9-30-2020 with landowner receiving 100% of the C.R.P. payment. Purchaser receiving 2018 and future C.R.P. payments.

General Information
This tract would be a hunters dream. Otter Creek meanders through this property providing ample trees, cover, and occasional water. There is also approx. 21 acres of bottom land alfalfa, and upland cropland and grassland for both deer and upland bird hunting. The property is only 3 miles west of 183 Highway, but is very isolated for excellent hunting privacy.

Taxes
Seller to pay 2017 and prior taxes based on 2016 taxes. Purchaser to pay 2018 taxes and subsequent. 2016 taxes were $1,113.88.

Minerals
All seller's interest to be conveyed to buyer. To seller's knowledge all minerals are intact and will be conveyed to the purchaser. This property is currently in a wind energy lease.
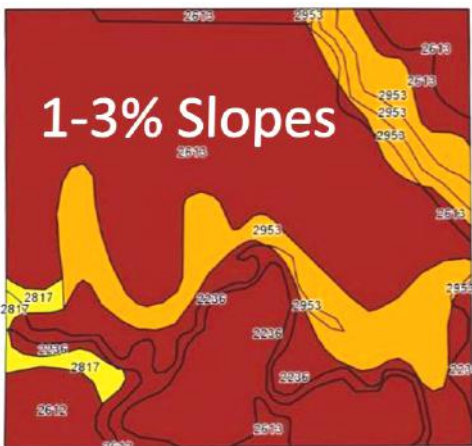
Terms
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before October 30th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.
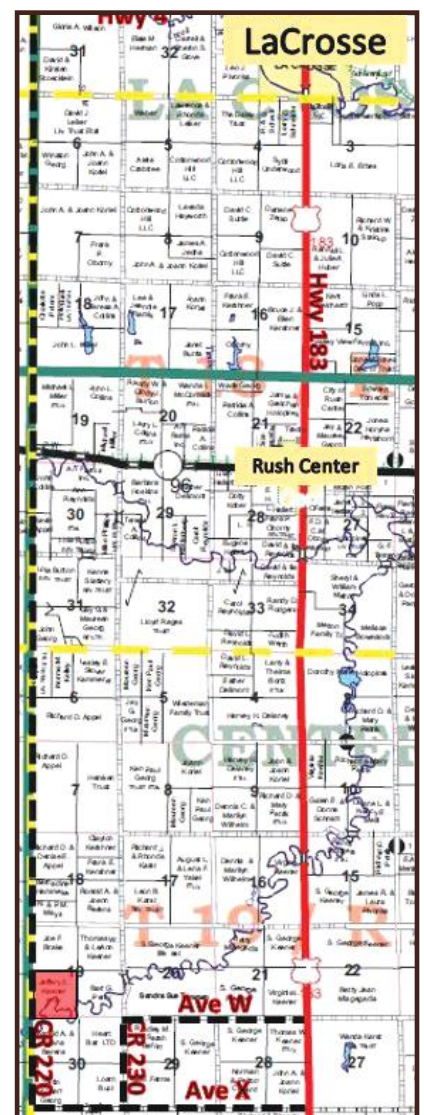
Possession
January 1st, 2018 on the planted milo acres and planted alfalfa acres. Possession to be immediate on the idle cultivation, Creek, Trees, Grass, Waterways, and C.R.P.

Government Programs
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow crop interest. Both the wheat and grain sorghum are currently in the PLC program with the PLC yields being: Wheat- 32bu, base- 73.9 Acres, & Grain Sorghum- 45bu, base- 45.2 Acres.

1-3% Slopes

Live internet bidding available. Call for details.

LaCrosse

Rush Center

ONLY AT AUCTION

Farmland Auction & Realty Co., Inc.

NAA Auctioneer