

SOLD: \$168,000.00



# AUCTION



## FOR: WIEDEMAN FAMILY TRUST

# FRIDAY, MARCH 6TH, 2020

# 160 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 intersection of K-96 and Hwy 183 in Rush Center, KS. Go 4 miles West to County Road 210, then go 4 1/4 miles South to the NWC of property.

### Legal Description

Northwest Quarter (NW/4) Section Thirteen (13), Township Nineteen (19) South, Range Nineteen (19) West of the 6th P.M., Rush County, Kansas.

### F.S.A. Information

158.86 Acres Grassland

### General Info

This is a very nice tract of grass, with good access. There is a good five wire barbed wire fence around the property, along with a corral. The water well with an electric powered submersible pump, all of which are only a few years old, provide a more than adequate water supply. There is also a large earth dam, along with trees for summer shade.

### Taxes

Seller to pay 2019 and prior taxes. Purchaser to pay 2020 and future taxes. The 2019 Taxes were \$376.92.

### Government Programs

This farm is currently enrolled in a 5 year CSP-GCI conservation program, with contract period being 2019-2023. The yearly payment is \$1,750/year, with 4 payments remaining. This program does not affect stocking rates and can be terminated if so desired. Please call for details.

### Minerals

All Sellers interest to be conveyed to Purchaser.

### Terms

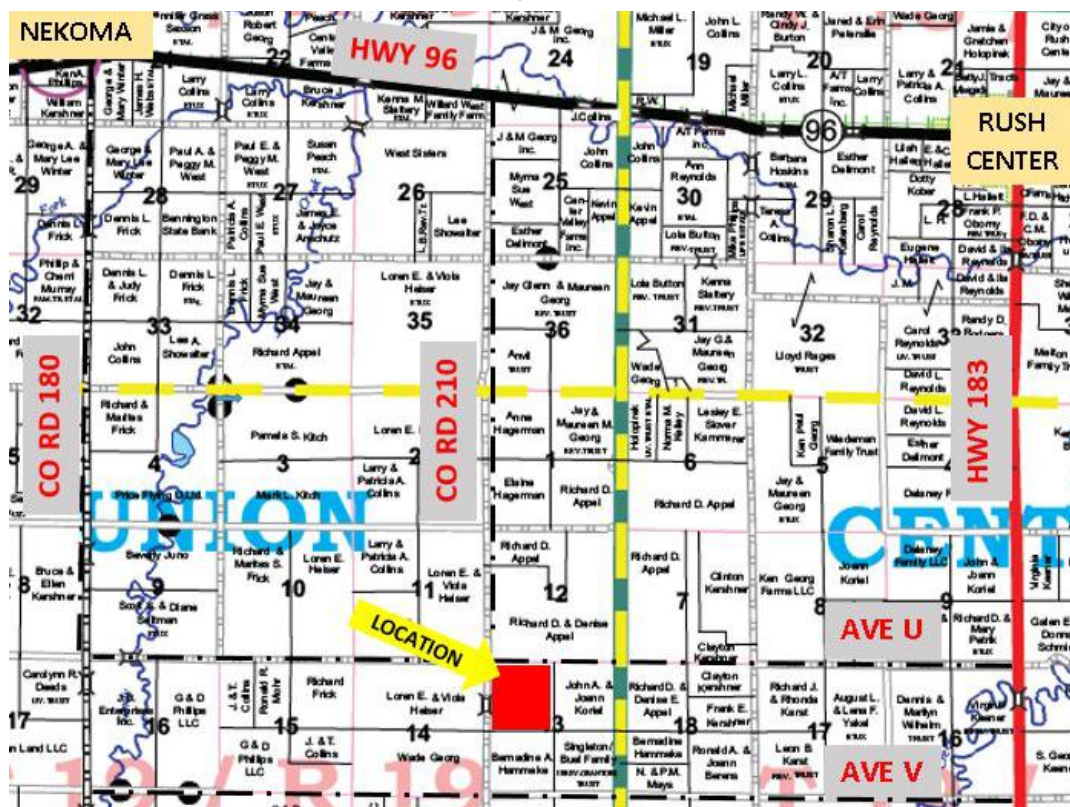
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before April 6th, 2020 or as soon as title requirements, if any, can be corrected. Sale is not contingent on

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 will be at closing.

**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 (785) 628-2851 Toll Free 1-888-671-2851  
E-Mail: [farmland@farmlandauction.com](mailto:farmland@farmlandauction.com) Web: [www.farmlandauction.com](http://www.farmlandauction.com)

