

TRACT 1 SOLD: \$245,000.00

TRACT 2 SOLD; \$185,000.00

CULTIVATION

GRASSLAND

C.R.P.



# AUCTION



FOR: TOM & KAREN SHEPHERD

FRIDAY, FEBRUARY 26, 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 HWY 183 & Avenue E South of Liebenthal Kansas, 7 1/2 Miles West, to CR 170 go 2 Miles North to Avenue C and the SEC of Tract 2

### Tract 1 - Legal Description

Southwest Quarter (SW/4) of Section Seven (7), Township Sixteen (16) South, Range Nineteen (19) West of the 6th P.M., Rush County, Kansas

### F.S.A. Information

Approx. 126.21 Acres Cultivation  
22.62 Acres C.R.P. @ \$32.00/Acre thru 9-30-2035  
100% share transferable to the Purchaser  
1.17 Unfenced grass/Waterways

### Tract 2 - Legal Description

Southeast Quarter (SE/4) of Section Seven (7), Township Sixteen (16) South, Range Nineteen (19) West of the 6th P.M., Rush County, Kansas

### F.S.A. Information

Approx. 86.96 Acres Cultivation  
61.15 Acres Grassland  
3.75 Unfenced grass/Waterways

### General Info

These nice tracts of land, have good productive soils, most of which are Class II Harney silt loam, with 0-3% slopes. The terraces and waterways have been maintained, along with the C.R.P. acres. The grassland on tract 2 offers a very nice established shelterbelt, along with rural water. The access is good with county roads on three sides, as well as being only two miles off the county blacktop.

### Taxes

Seller to pay 2020 and prior Taxes. Purchaser to pay 2021 and future taxes. 2020 taxes were \$2,728.40.

### 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- 107.3	42 bu.	PLC
G. S.- 101.82	71 bu.	PLC

### Minerals

All Seller's 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 March 26th, 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,

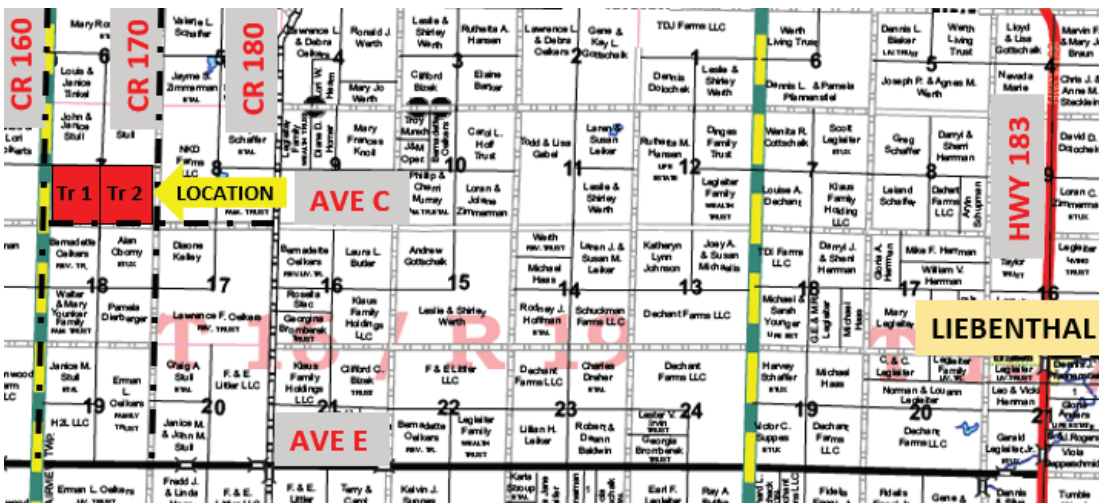
restrictions, roads, right-of-ways, leases, reservations and county zoning regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish title insurance showing merchantable title in Seller. This tract is being sold by U.S. Government survey. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

### Possession

Upon Closing on the Idle Cultivation, Grassland, and C.R.P.

Possession on the Approx. 120 acres planted to wheat will be after the 2021 Wheat harvest. The Purchaser to receive the Landowners 28% share of the harvested wheat delivered to the elevator in the Landowners name. Tenant to receive 72% with no expenses to the Landowner. The Purchaser to receive Landowners 100% share of the 2021 and future C.R.P. payments if they choose to stay in the C.R.P. program.

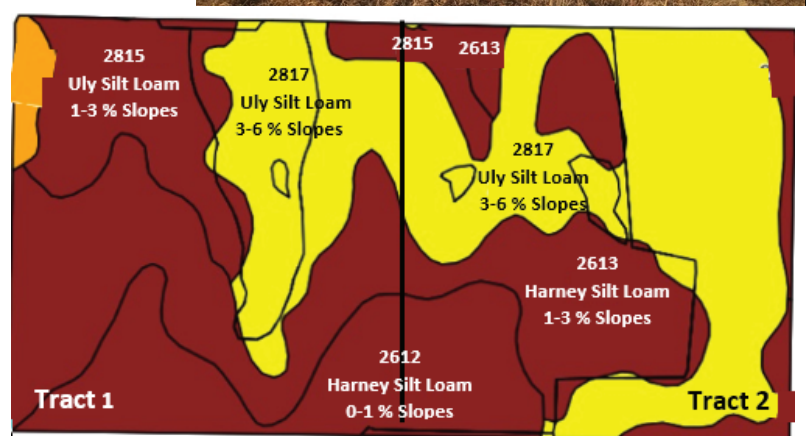
**Live internet bidding available.  
Call for details.**



Tract 1



Tract 2



**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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