

320 acres More or Less Lane Co. Farmland For: Wayne & Kelly Schwartz

Monday, April 15, 2024



AUCTION LOCATION	St. Theresa Church Center 322 South 1st St., Dighton, KS 67839	TIME: 10 AM
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LAND LOCATION:

From Dighton, KS, go South on S. HWY. 23 for 14 miles South, then go 5 miles East on E. Rd 10 to the Southwest Corner of the Tract

LEGAL DESCRIPTION:

The South Half (S/2) of Section Twenty-five (25), Township Twenty (20) South, Range Twenty-eight (28) West of the 6th P.M., Lane County, Kansas.

F.S.A. INFORMATION:

237 Acres Cultivation (75.36 acres planted to wheat, 161.64 acres summer fallow),
71.94 acres CRP @ \$20/acre through 09/30/2036,
4.47 acres Unfenced Grass/Waterway

GENERAL INFORMATION:

There is good access from the North and the West. Soil types are primarily Good Class II Richfield Silt Loams with minimal 1-3% slopes. These productive soil will provide for excellent cultivated acres. The grass acres are in a Grassland CRP contract.

MINERALS:

All Seller's Interest will convey with the property. To the seller's knowledge, all minerals are intact.

TAXES:

Year 2023 and all prior taxes to be paid by the SELLER. Year 2024 taxes 50% paid by the Seller and 50% to the Buyer based on 2023 and R/E Taxes. The 2023 Real Estate taxes were \$1,137.36.

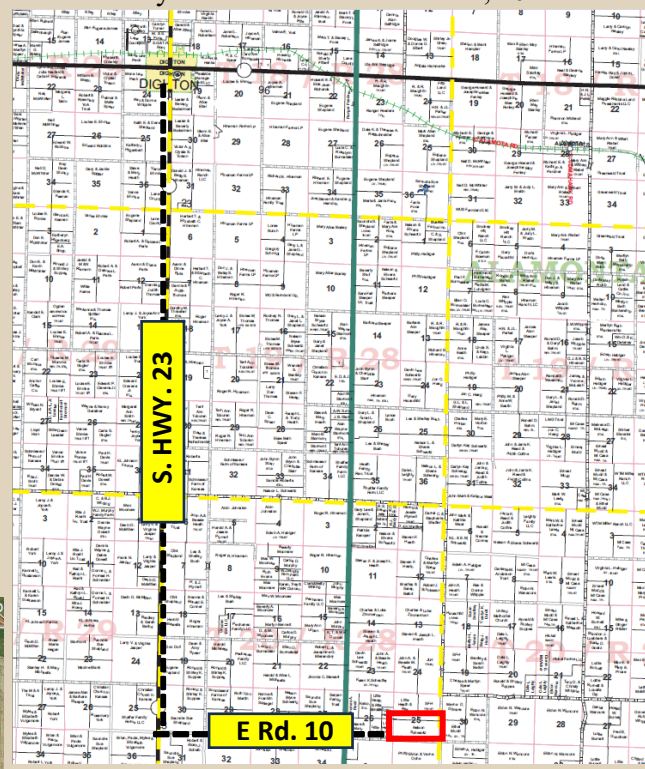
GOVERNMENT PROGRAMS:

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. This tract is enrolled in the PLC program.

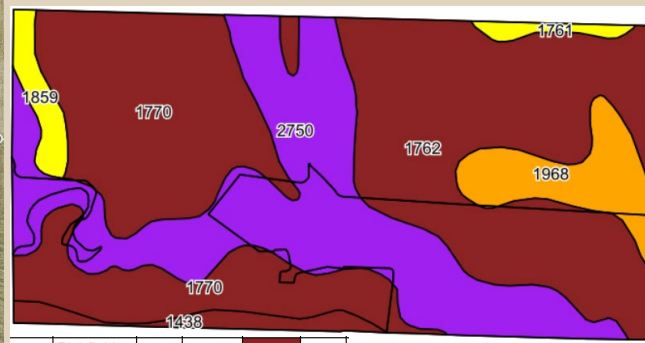
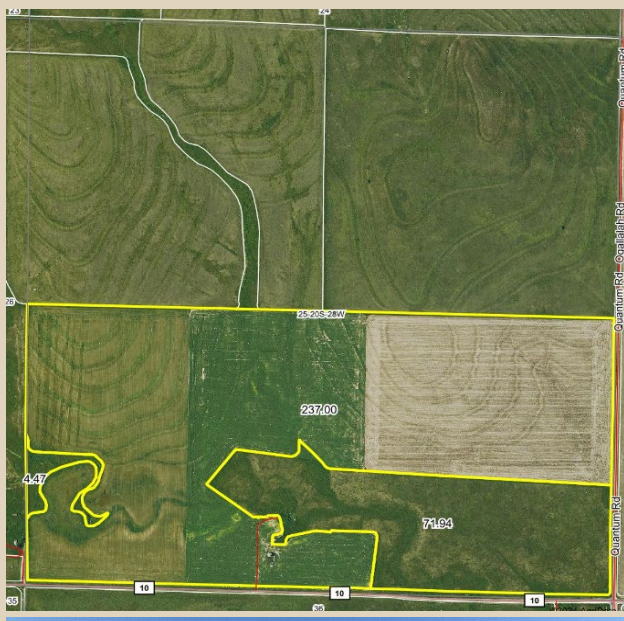
FSA Information		
Wheat Base Acres	75.39a	33bu
Grain Sorghum Base Acres	51.44a	54bu

POSSESSION:

Possession will be after the 2024 wheat harvest or August 1st, 2024, whichever comes first. Possession on the balance of the acres will transfer at closing. Further, the tenant agrees to transfer 100% of their payments on the Grassland CRP contract to the new buyers effective with closing with the buyer to receive the October 1, 2024.



**FOR MORE INFORMATION,
SCAN THE QR CODE TO BE
DIRECTED TO OUR WEBSITE**



Soil Type	Acres	%	Class
Richfield silt loam, 1 to 3 percent slopes	96.60	30.8%	Ile
Richfield-Ulysses silt loams, 1 to 3 percent slopes	93.82	29.9%	Ile
Penden clay loam, 7 to 15 percent slopes	86.22	27.5%	Vle
Buffalo Park-Ulysses silt loams, 3 to 6 percent slopes, eroded	19.38	6.2%	IVe
Grigston silt loam, rarely flooded	7.57	2.4%	IIc
Ulysses silt loam, 3 to 6 percent slopes	6.83	2.2%	IIle
Richfield silt loam, 0 to 1 percent slopes	2.99	1.0%	IIlc

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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 30th, 2024, or as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. Sale is not contingent on the 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, rights-of-way, 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by Ness County Abstract & Title. This tract is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.



Listing Agents: Kalli Pfeifer (785) 324-1758 & Jason Pfeifer (785) 483-1805

Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

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