



# AUCTION



## For: Gene A. & Regina L. Michaelis TR

### Friday, November 17, 2023

## 303 acres More or Less Rush County Farmland

<b>AUCTION LOCATION:</b>	La Crosse Livestock Inc., 2340 Highway 183 La Crosse, KS 67548	<b>TIME:</b> 9:00AM
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#### LAND LOCATION:

From LaCrosse, KS go five miles North to Ave G, then west 1 1/2 miles to the Northeast Corner of Tract #2. From Liebenthal, KS, South 3 miles to Ave G, West 1 1/2 miles to the Northeast Corner of TR2.

#### TRACT 1 LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) of Section Six (6), Township Seventeen (17) South, Range Eighteen (18) West of the 6th P.M., Rush County, KS

#### F.S.A. INFORMATION:

143.13 Acres Cultivation (planted to wheat), 4.84 acres waterways.

#### TRACT 2 LEGAL DESCRIPTION:

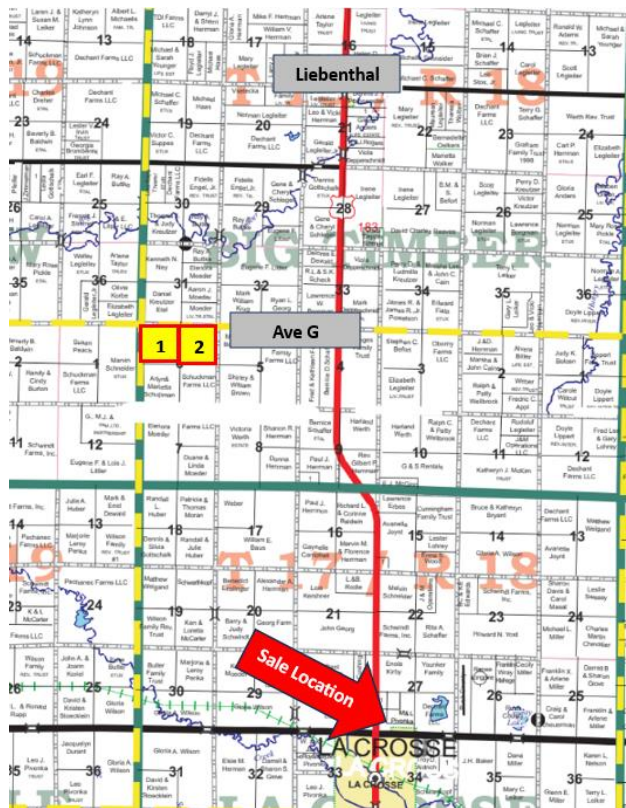
The Northeast Quarter (NE/4) of Section Six (6), Township Seventeen (17) South, Range Eighteen (18) West of the 6th P.M., Rush County, KS

#### F.S.A. INFORMATION:

123.14 Acres Cultivation (53.09 acres planted to wheat, 70.06 acres milo), 19.37 acres CRP @ \$29.25/acre 10/01/2020 through 9/30/2030, 12.59 acres unfenced grass and waterways.

#### GENERAL INFORMATION:

Both tracts have productive Class II soils with Tract 1 being 97.5% Harney silt loam soil with 1-3%. Tract 2 is 81.7% Harney silt loam soil with 1-3% slopes. They are bordered by a well-maintained county road to the north that provides good access to both tracts.



#### MINERALS:

All seller's interest to transfer 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 and all future taxes to be paid by the BUYER. The 2022 taxes were \$1,511.14 for Tract 1 and \$1,355.60 for Tract 2.

#### 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, Tract 1 & 2 Combined

Wheat Base Acres	148.0a	36bu
Grain Sorghum	76.8a	56bu

FOR MORE INFORMATION OR TO SEE THE OTHER SALES WE HAVE LISTED SCAN THE QR CODE TO BE DIRECTED TO OUR WEBSITE

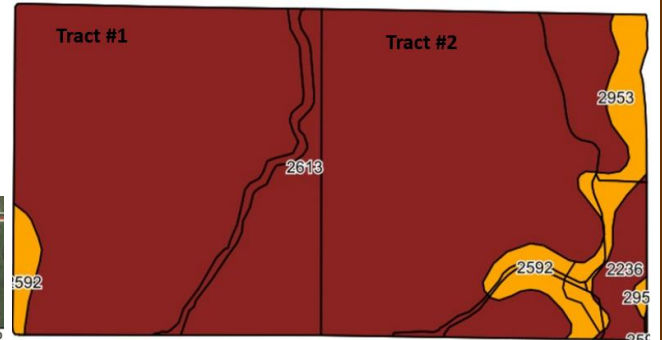


#### POSSESSION:

**TRACT 1:** Possession will be after the 2024 wheat harvest or August 1, 2024. The tenant will pay the buyer a prorated cash rent of \$2,862.60 at the completion of the 2024 wheat harvest or August 1, 2024. Possession on the waterways will be January 1, 2024.

**TRACT 2:** Possession on the 53.09 acres planted to wheat will be at the completion of the 2024 wheat harvest or August 1, 2024. Tenants will pay the buyer a prorated cash rent of \$1,061.80 at the completion of the 2024 wheat harvest or August 1, 2024. Possession on the 70.06 acres milo stubble, CRP and unfenced grass and waterways will be January 1, 2024. The October 1, 2024, CRP payment will be transferred to the buyer, being 100%.

**LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.**



**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 18th, 2023, 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 Trustees 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 LaCrosse 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 Agent: Jason Dellett (785) 650-4986**

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



# Farmland Auction & Realty Co., Inc.



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