



AUCTION



FOR: ROBERT & LINDA APPEL

FRIDAY, NOVEMBER 16TH, 2018
110 ACRES MORE OR LESS
RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market— 2340 Hwy 183, LaCrosse, KS **TIME: 10:00 a.m.**

Land Location

From the intersection of Hwy 183 & Hwy 4 in LaCrosse, KS, go 10 1/2 Miles East to the property.

Taxes

Seller to pay 2018 and prior taxes.
 Purchaser to pay 2019 and future taxes.
 2017 taxes were \$982.98.

Minerals

All Seller's interest to be conveyed to the purchaser. To seller's knowledge, all mineral rights are intact.

Legal Description

East Half of the Southeast Quarter (E/2 of the SE/4) and the East Half of the West Half of the Southeast Quarter (E/2 of the W/2 of the SE/4) Section Twenty-Nine (29) Township Seventeen (17) South, Range Sixteen (16) West of the 6th P.M. Rush County, Ks-Less the Railroad & Hwy Right Of Ways.

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-78.1	37bu.	PLC

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 17th, 2018 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 with the cost of the title insurance to be split equally between the Purchaser and the Seller.

F.S.A. Information

104.85 Acres Cultivation
 3.22 Acres Waste Grass

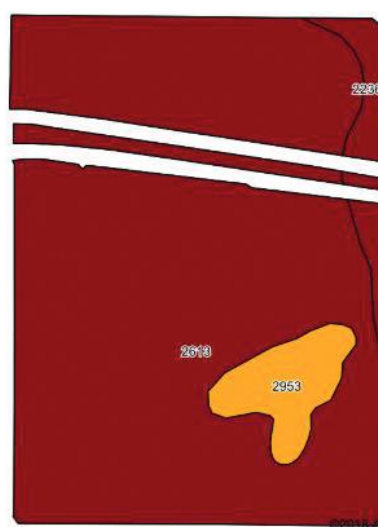
Possession

Immediately on approximately 50+/- acres of wheat stubble with the purchaser paying the tenant \$12/acre or \$600 for custom farming fees if he's able to complete the discing due to the extremely wet conditions. After the 2019 wheat harvest on the approximate 50+/- acres wheat acres with 1/3 of the harvested wheat delivered to the nearest elevator in the land owner's name. Purchaser to be responsible for their 1/3 share of any additional cost related to the growing wheat crop including federal crop insurance that is in the 70% level.

General Information

This is a nice tract of cultivation with good productive soils consisting of 90% Harney Silt Loam, with 1-3% slopes, 5% Roxbury Silt Loam, occasionally flooded, & the balance being Wakeeny Silt Loam. The access is excellent with K-4 Hwy splitting this tract as well as a well maintained gravel road on the East & South sides. It is also located within Six (6) miles of three competitive grain elevators.

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.

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