

CULTIVATION



GRASSLAND



AUCTION

For: The Schwartzkopf Family
Friday, December 10, 2021
160 acres More or Less Rush County, KS

AUCTION LOCATION: La Crosse Livestock Market, La Crosse, KS

TIME: 10:30AM

LAND LOCATION:

From the intersection of Highways 183 and K-4 in La Crosse, KS, go 2 miles West on K-4 to CR-230, then 1 ½ miles North to the Southeast corner of the property.

LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of Section Nineteen (19), Township Seventeen (17) South, Range Eighteen (18) West of the 6th P.M. Rush County, KS

F.S.A. INFORMATION:

93.07 Acres Cultivation

63.38 Acres Grassland

GENERAL INFORMATION:

This is a very nice balanced tract of both cultivation and grassland. The cultivation has excellent Class II Harney Silt Loam soils with 1-3% slopes. The grassland is mostly early highly productive bottom land grasses and there is electricity on the property. This tract is less than four miles from La Crosse, KS with County Roads on the North and East for excellent access.

TAXES:

Sellers to pay the 2021 and prior taxes. Purchasers to be responsible for the 2022 and future taxes. The 2020 taxes were \$1,240.56.

MINERALS:

To the Seller's knowledge, all minerals are intact, and will be conveyed to the purchaser.

GOVERNMENT PROGRAMS:

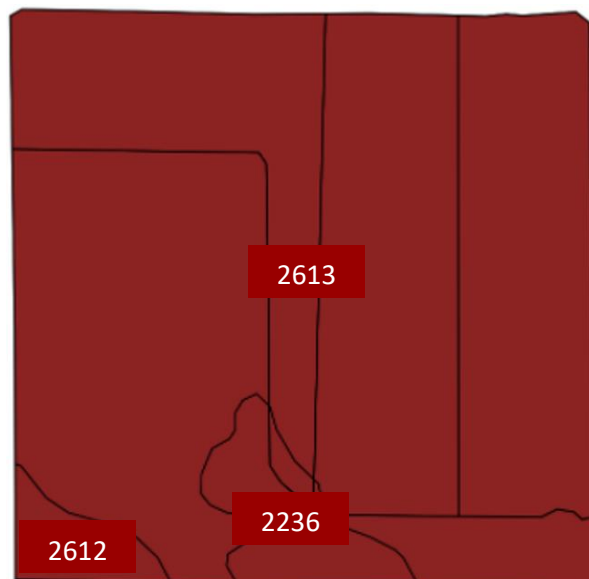
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. The farm is in the PLC program.

Base Acres	PLC Yield	
Wheat	52.8	33
Grain Sorghum	5.1	52

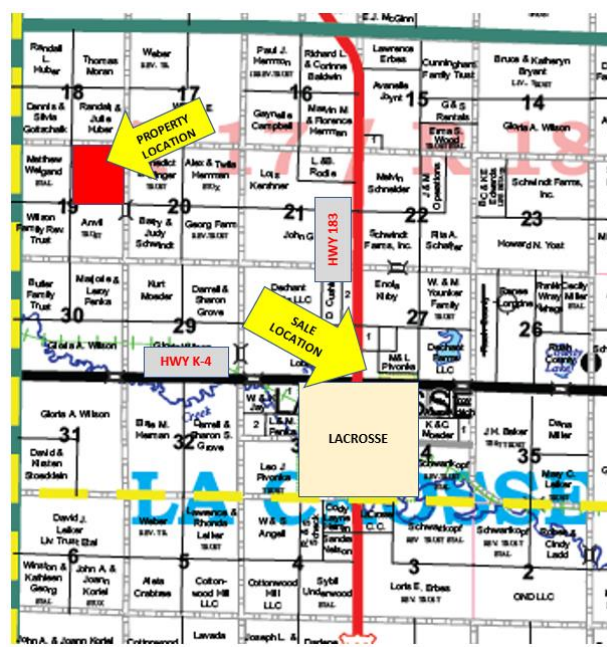
POSSESSION:

Possession will be at closing on the cultivated acres, which was all planted to milo and has been harvested. Possession on the grassland will be January 1st, 2022, with tenant reserving all personal property.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c"
2613	Harney silt loam, 1 to 3 percent slopes	142.89	91.3%		Ile
2236	Roxbury silt loam, occasionally flooded	9.00	5.8%		Ilw
2612	Harney silt loam, 0 to 1 percent slopes	4.56	2.9%		Iic
Weighted Average			2.00		



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before January 10, 2022, 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. However, due to circumstances beyond Farmland Auction & Realty Co. Inc's control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged. 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, 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 La Crosse Abstract & Title, LLC. 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.

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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