

Sold For: \$575,000



Rural Water

AUCTION



FOR: THE WILLIAM G. SCHMIDT TRUST
FRIDAY, MAY 20TH, 2016

320 ACRES MORE OR LESS RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market: 2340 N Hwy 183
LaCrosse, KS 67548

TIME: 10:00 a.m.

Legal Description

South Half (S/2) of Section Twenty- Eight (28) Township Sixteen (16) South, Range Nineteen (19) West of the 6th P.M., Rush County, KS

FSA Information

259.06 Acres Cultivation (80.08 Acres Wheat)
53.09 Acres Grassland
3.66 Acres Farmstead including a 102' X 40' Machine Shed, and also has rural water

Land Location

From the junction of Hwy 183 and Hwy K-4 in LaCrosse Ks: 7 miles North, 6 1/2 miles west, and 1/2 mile South to the NW/corner of property

General Information

This is a very nice highly productive property having 94.4% Harney Silt Loam soils with 1-3% slopes on the cultivation as well as the grassland for an option to be considered. The access is also excellent being one-half mile off the county black top and a well maintained county gravel road on three sides.

Taxes

Seller to pay 2015 and prior taxes, purchaser to pay 2016 and subsequent taxes. The 2015 taxes were \$2,230.62

Minerals

All sellers interest to be conveyed and to sellers knowledge 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 June 20th, 2016 or as soon as title requirements, if any, can be corrected. Title insurance will be furnished, and paid for, by sellers.

Government Payments

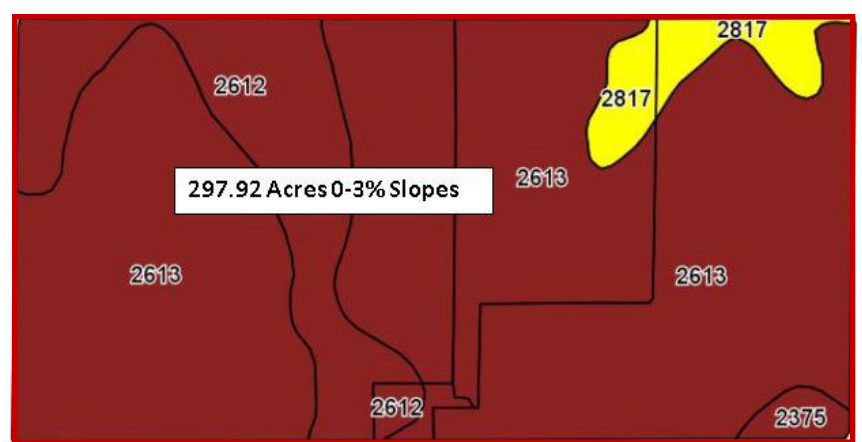
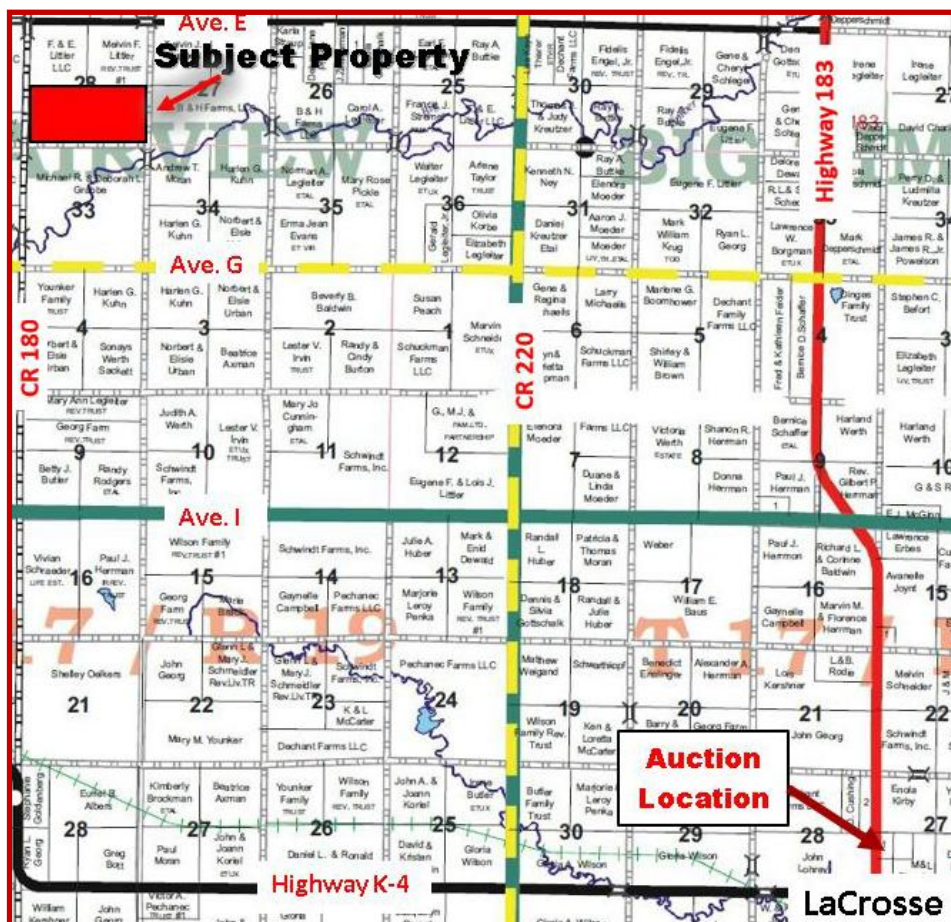
Purchaser to stay in compliance with all U.S. Government Programs the property is presently enrolled in. Purchaser to receive crop interest payments for 2016 and future payments. This farm is in the PLC farm program.

Wheat Base 111.77 Acres PLC Yield 42 bu.
Grain Sorghum Base 67.83 Acres PLC Yield 73 bu.

Possession

Immediate on approximately 82 idle acres (milo stalks) and after paying the tenant \$984.00, representing \$12.00/acre custom farming, after the 2016 wheat harvest on planted wheat acres with the sellers 1/3 share of the crop harvested and delivered to the nearest elevator in purchaser's name. On the acres to be planted to milo possession will be after the 2016 milo harvest with the purchasers 1/3 share of the crop harvested and delivered to the nearest elevator in purchaser's name with purchaser being responsible for payment of their 1/3 share cost of the fertilizer. Possession on the grassland, and farmstead will be at closing. Sellers paying rural water through June 2016, purchaser responsible for July 2016 and future payments.

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.



Farmland Auction & Realty Co., Inc.

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