

Sold For: \$193,000.00



Wind Energy Lease

# AUCTION



FOR: URBAN I. HUDDLESTON ESTATE

FRIDAY, SEPTEMBER 22ND, 2017

# 160 ACRES MORE OR LESS

RUSH CO., KS

**AUCTION LOCATION:** LaCrosse Livestock Market Inc. 2340 Highway 183, LaCrosse, KS 67548

**TIME: 10:00 a.m.**

### Land Location

From the intersection of Hwy 96 and CR 120 in Alexander, Ks go 7 Mi. South to Ave X (10th St.) then 1 Mi. East to the Southwest Corner of the property.

From the intersection of Hwy 156 and 345th Ave in Burdett, Ks, go 1/2 Mi. North to O Rd., 1/2 Mi. West to 350th Ave (Alexander Rd.), 4 Miles North to T Rd., 1/2 Mi. West to 360th Ave (Alexander Rd.) then, 7 Miles North to Ave X (10th St.) then 1 Mi. East to the Southwest Corner of the property.

### Legal Description

Southwest Quarter (SW/4) of Section Twenty-Seven (27) Township Nineteen (19) South, Range Twenty (20) West of the 6th P.M. Rush County, Ks

### F.S.A. Information

149.47 Acres Cultivation

5.1 Acres C.R.P @ \$42.14/acre contracted 10-1-11 through 9-30-21 landowner's share being 100%

9.19 Acres Waterways/Shelterbelt

### General Information

This nice tract of productive cultivation, has excellent soils as well as the access being a well maintained gravel road on the east and south. The locals refer to the south side as 10th Street. There is also a nice shelterbelt on the south side of the property providing excellent protection for livestock as well as enhancing the hunting potential. This tract is currently in a wind energy lease.

### Taxes

Seller to pay 2017 and prior taxes based on 2016 taxes. Purchaser to pay 2018 taxes and subsequent. 2016 taxes were \$1,353.38

### Minerals

All seller's interest to be conveyed to buyer. To seller's knowledge all minerals are intact and will be conveyed to the purchaser.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before October 23rd, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

### Possession

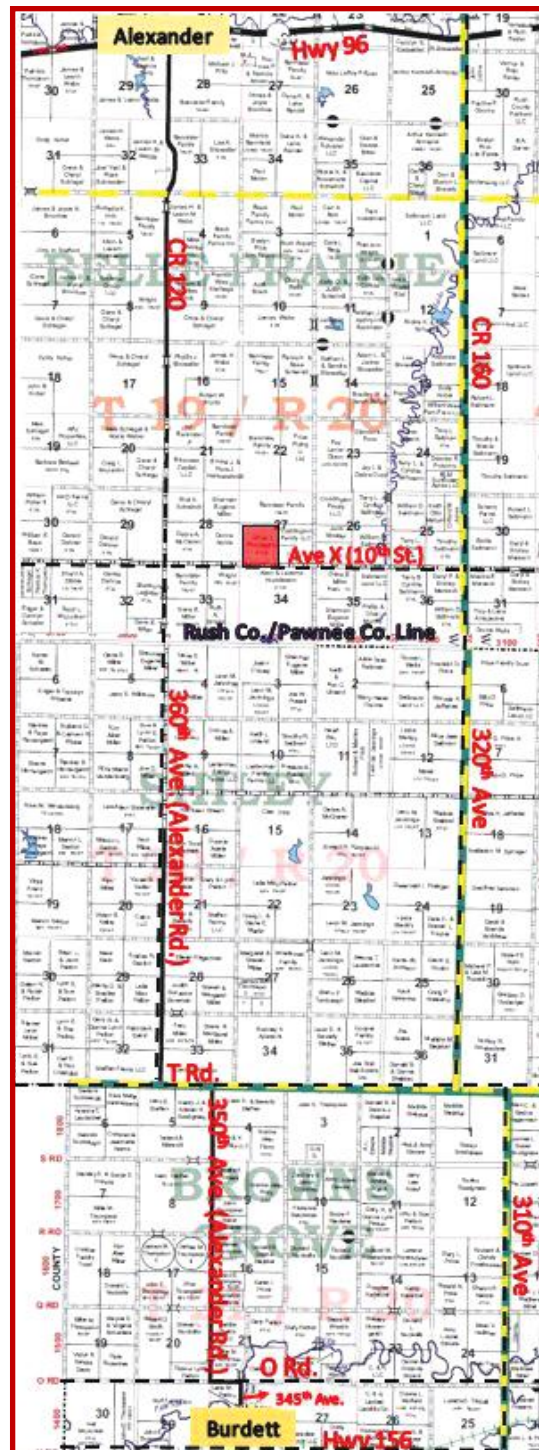
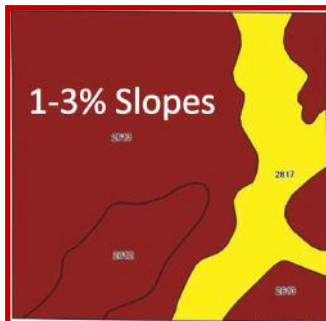
After the 2018 Wheat Harvest on the, to be planted 76.89 wheat acres, with 1/3 of the harvested wheat delivered to the nearest elevator in purchaser's name, with sellers paying for their 1/3 share of anhydrous & phosphate. Purchaser's to be responsible for their 1/3 share of any additional costs, including fungicide, in the spring. Possession on the 72.58 idle wheat stubble acres will be immediate upon purchaser paying the tenant \$15/acre totaling \$1,088.70 for chemical and application costs of the burn down. If another spraying is necessary to control volunteer wheat, on the idle wheat stubble acres, the expense will be shared equally between the tenant & the purchaser. Possession on the balance of the acreage including shelterbelt, waterways and, C.R.P. acres will be on October 1st, 2017 with purchaser to receive the 2018 C.R.P. payments and subsequent.

### Government Programs

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow crop interest. The property is currently in the PLC program with the PLC yields being: Wheat- 81.1bu, base- 40 Acres, & Grain Sorghum-19.8bu, base- 47 Acres

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. One of the seller's, Sherry DeHaan, holds a Kansas Real Estate License.



# Farmland Auction & Realty Co., Inc.

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