

SOLD: TRACT 1-\$181,000.00

SOLD: TRACT 2- \$181,000.00



# AUCTION

FOR: FLETCHER

## MONDAY, OCTOBER 5TH, 2020

# 306 ACRES MORE OR LESS

### RUSH CO., KS

**AUCTION LOCATION:** McCracken Community Center, 402 1st St., McCracken, KS

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

#### Land Location

From McCracken Kansas, on HWY 4, go 4 miles North, then 1/2 mile West to Southeast corner of Tract 1.

#### Tract 1 - Legal Description

The Southwest Quarter (SW/4) of Section Nineteen (19), Township Sixteen (16) South, Range Twenty (20) West of the 6th P.M. Rush County, Kansas.

#### F.S.A. Information

Approx. 154 acres C.R.P.

(Pending C.R.P. contract approx. 154 Acres C.R.P. @ \$32.00/Acre, contract ending 9/30/2035)

#### Tract 2 - Legal Description

The Northwest Quarter (NW/4) of Section Nineteen (19), Township Sixteen (16) South, Range Twenty (20) West of the 6th P.M. Rush County, Kansas

#### F.S.A. Information

Approx. 145 acres C.R.P.

(Pending C.R.P. contract approx. 145 Acres C.R.P. @ \$32.00/Acre, contract ending 9/30/2035)

#### General Info

Both tracts 1 and 2 have been in a prior C.R.P. contract that expires on 9-30-2020. The Seller has signed both tracts into the new C.R.P. program beginning 10-1-2020 and ending 9-30-2035. If the Purchaser of either or both tracts elects not to stay in the C.R.P. program, then they may elect to get out of the program without affecting the other tract. In either case a small liquidable payment would need to be made to do so. Both tracts have good productive soils, with Tract 1 having highway 4 frontage, and there is also a county maintained road on the West side of both tracts being the Rush/Ness County line, as well as a county road on the North side of tract 2. This property also offers excellent upland bird and large game hunting.

#### Taxes

Seller will retain the 2020 C.R.P. payment and will pay the 2020 and prior taxes. Purchaser to be responsible for the 2021 and future taxes. 2019 taxes were, \$3,173.78.

#### 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.

#### Minerals

All Seller's interest to be conveyed to Purchaser, and to Sellers knowledge all the minerals are intact.

#### Terms

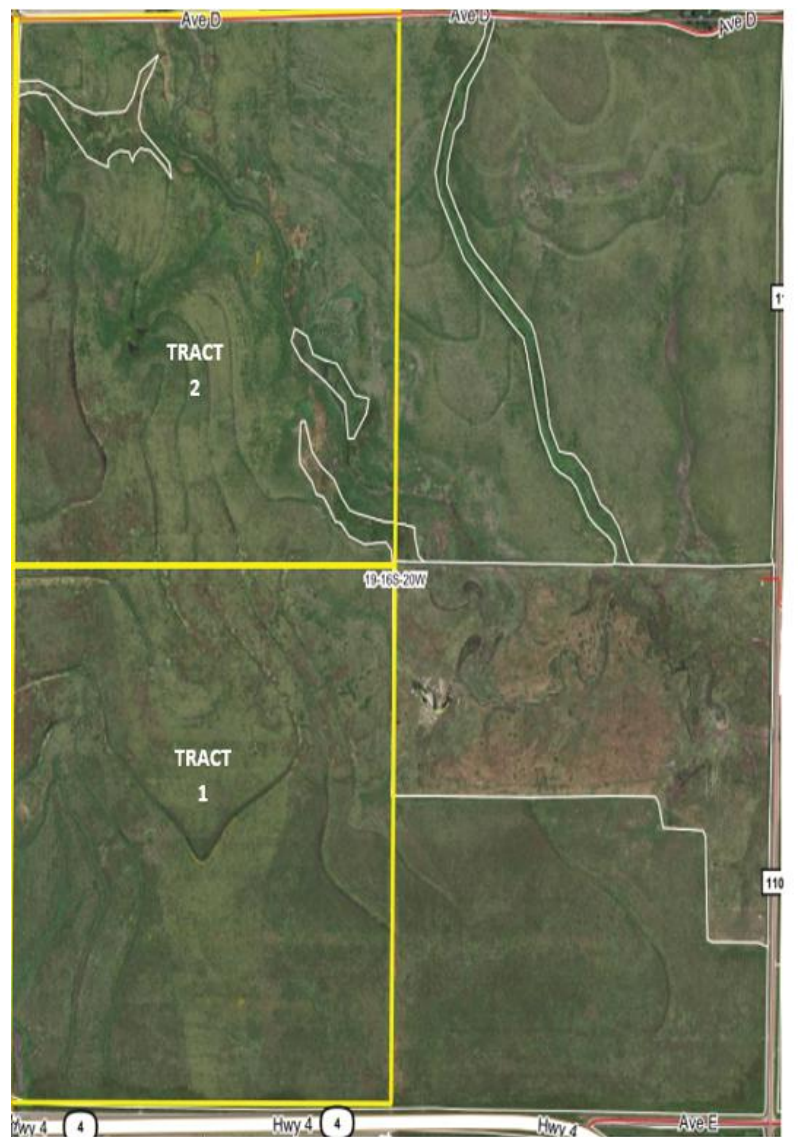
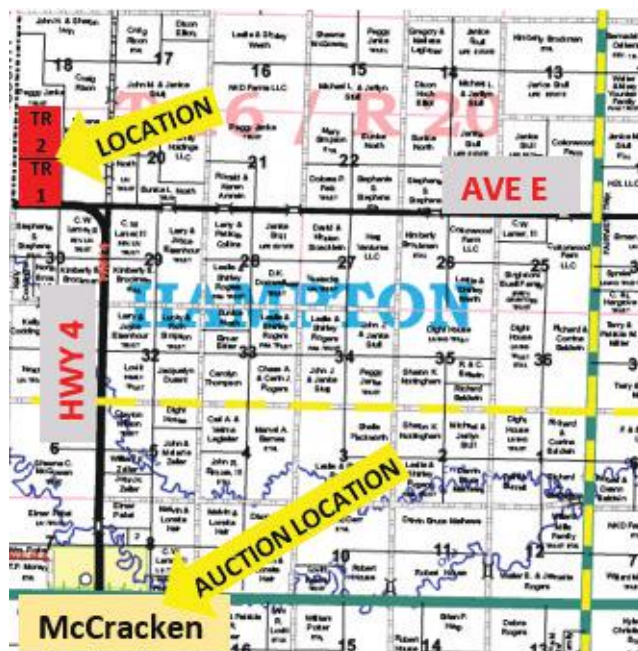
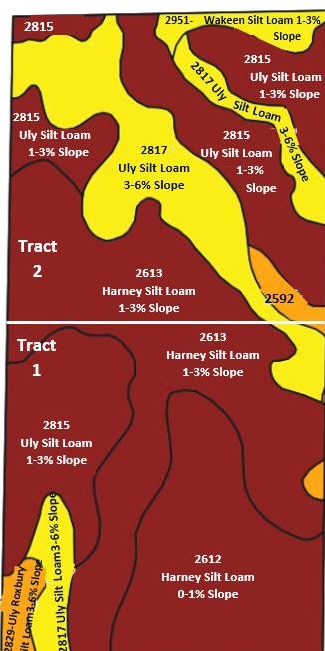
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 5th, 2020 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 19), all parties will agree to automatically

extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. 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 title insurance showing merchantable title in Seller. This tract is being sold by U.S. Government survey. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

#### Possession

Will be at closing. For the purpose of haying, possession may be granted after Purchaser and Seller have signed the contract and the Purchaser has paid the 10% down money.

### 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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