

# 160 +/- acres Rush Co.

## Real Estate &

### “Producing Minerals”

For: Ray J & Janet S Renz Liv TR

Friday, July 12<sup>th</sup>, 2024



# FARMLAND

Auction & Realty Co.

## -AUCTION-

### AUCTION LOCATION

La Crosse Livestock Market  
2340 N Hwy 183, La Crosse, KS

TIME: **9 AM**

#### LAND LOCATION:

Rush Center, KS Hwy 183/K 96, North 1 mile to P Ave, East 1 mile to the SW Corner of the Tract.

#### LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Fourteen (14), Township Eighteen (18) South, Range Eighteen (18) West of the 6<sup>th</sup> P.M., Rush County, KS.

#### F.S.A. INFORMATION:

154.92 +/- acres  
110.02 acres CRP at \$28.20/acre (10/01/2020 through 9/30/2035)  
44.9 +/- acres unfenced grass and waterways

#### GENERAL INFORMATION:

This tract features a nice tract of established CRP grass with a good stand and cover. The October 1, 2024, and future CRP payments of \$3,103 will transfer to the buyer. There is also a single producing oil well on this tract that will transfer to the new landowner with an effective date of transfer of the 1<sup>st</sup> of the month immediately following closing.

#### MINERALS & PRODUCING OIL

#### ROYALTIES:

All Seller's Interest will convey with the property. To the Seller's knowledge, all minerals are intact with a Royalty Interest of .125. This unit is in the Arbuckle Formation and has been in production since 1981 and is currently operating. Annual production history (0bbls 2023, 201bbls 2022, 170bbls 2021, 224bbls 2020, 671bbls 2019) Effective date of transfer to be the 1<sup>st</sup> of the month immediately following closing. The existing Saltwater Disposal Agreement pays \$500 annually to the landowner and will transfer to the Buyer.

#### TAXES:

Year 2023 real estate taxes in the amount of \$503.48 and all prior taxes to be paid by the Seller. Year 2024 and all future taxes to be prorated to the day of closing based upon 2023 tax amounts.

#### 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.

#### POSSESSION:

There are no current tenancies on the property  
Possession to be at closing.

**LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.**



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**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before August 16<sup>th</sup>, 2024, 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. Sale is not contingent on the 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 Trustees 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.

**Listing Agent:** Jason Pfeifer (785) 483-1805

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