

SOLD: \$100,000.00



AUCTION



FOR: DELLETT FAMILY

FRIDAY, MARCH 20TH, 2020

100 ACRES MORE OR LESS
PAWNEE CO., KS

AUCTION LOCATION: LaCrosse Livestock Market, 2340 US-183,
LaCrosse, KS

TIME: 10:00 a.m.

Land Location

From the corner of HWY 96 and Hwy 183 in Rush Center, Kansas, go 7 Miles South to Avenue X, then go 4 Miles West to County Road 210, go 2 miles South to Y Road, then ¾ mile East to the SWC of the property.

From the corner of HWY 156 & HWY 183, travel 9 Miles North to X Road, then go 4 Miles West to 270th Avenue, go 1 mile North to Y Road, then travel East ¾ mile to the SWC of the property.

Legal Description

The East 1,785 feet of the South Half of Section One (1), Township Twenty (20) South, Range Nineteen (19) West of the 6th P.M. Pawnee County, Kansas, constituting approximately the East 1/3 of the South Half of Section One (1), constituting approximately 106 2/3 acres.

F.S.A. Information

83.78 Acres Cultivation
10.45 Acres Grassland
3.67 Acres Waterways

General Info

This is a nice tract of land that is terraced with established waterways. It also has good productive soils on the cultivation as well as the small tract of grassland. The good soils and the 1 to 3 % slopes on this tract of grass, provides the potential to break out the grass and have an all cultivated tract, following F.S.A. & N.R.C.S. guidelines. The cultivation is currently idle, providing the opportunity to harvest a fall crop this year.

Taxes

Seller to Pay 2019 and prior taxes.
Purchaser to pay 2020 and future taxes.
2019 taxes were \$971.50

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.

Base Acres PLC Yield

Wheat- 40.6	30 bu.
G. S.- 11.3	43 bu.

Minerals

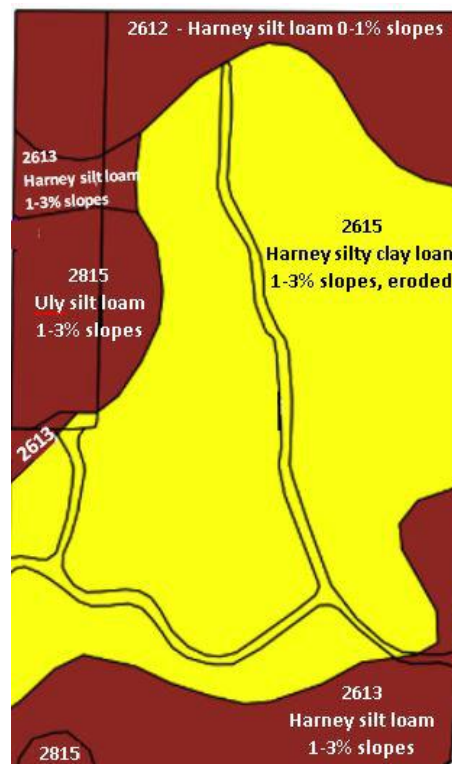
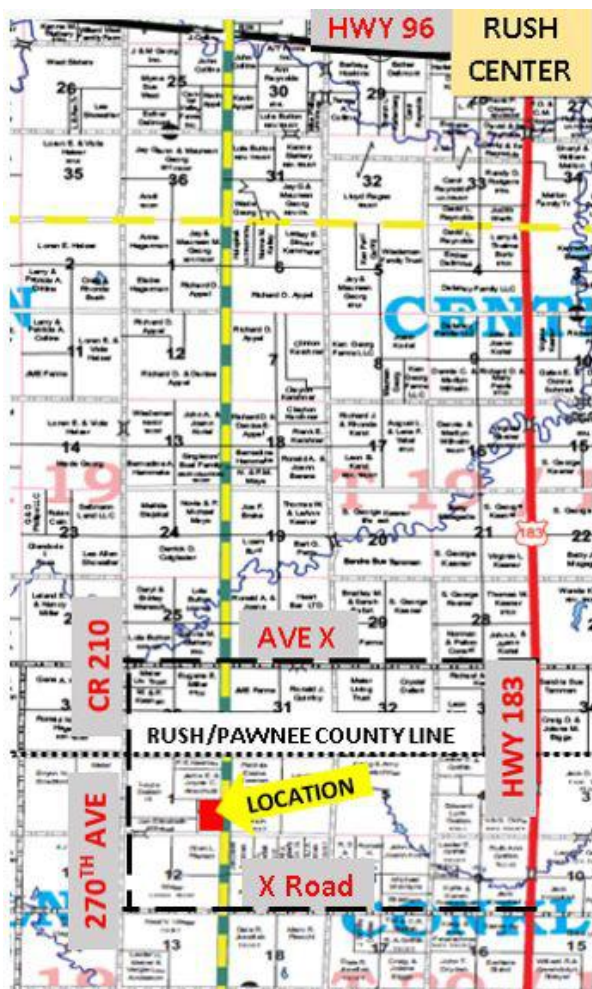
All Seller's interest to be conveyed to Purchaser.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before April 20th, 2020 or as soon as title requirements, if any, can be corrected. 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, right-of-ways, 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, meets and bounds description. If the Purchaser feels a survey is needed, the cost shall be the responsibility of the Purchaser.

Possession

Possession will be at closing.



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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