



AUCTION



The Singleton/Bucl Family Irrev. Grantor's Trust
 Friday, October 27, 2023
 160 Acres More or Less Rush County, KS

AUCTION LOCATION:	La Crosse Livestock Inc., 2340 Highway 183 La Crosse, KS 67548	TIME: 9:00AM
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LAND LOCATION:

From Liebenthal go one mile south to Ave. E then west 9.5 miles to CR 150 and then south 1/2 mile to the northwest corner of the property. From McCracken go North 3.5 miles on Highway 4 to Ave. E then east 4 miles to CR 150 and south 1/2 mile to the northwest corner of the property.

LEGAL DESCRIPTION:

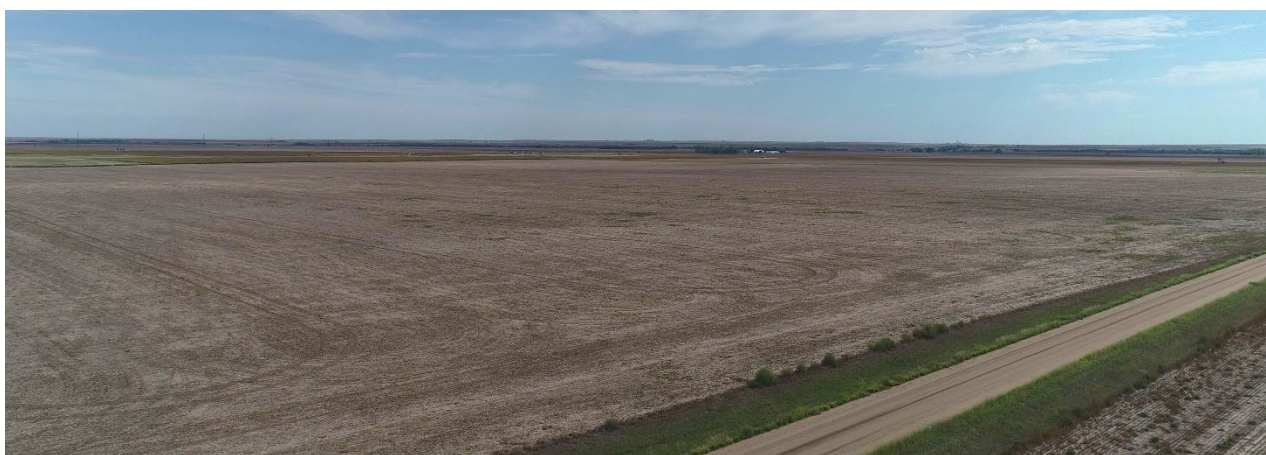
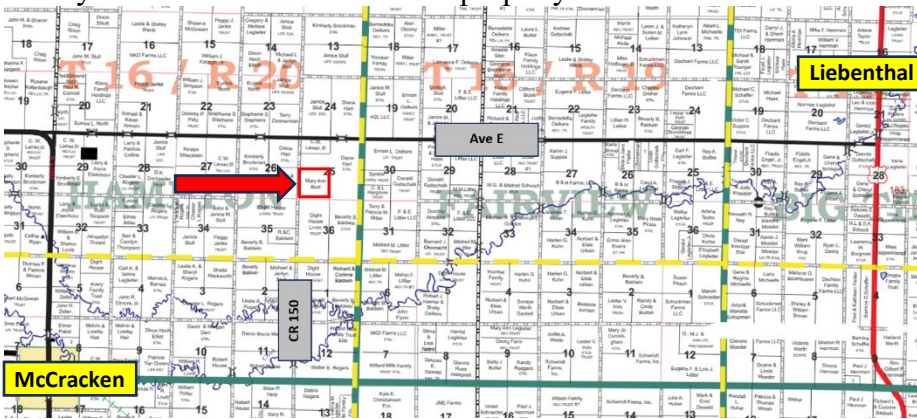
The Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Sixteen (16) South, Range Twenty (20) West of the 6th P.M. Rush County, KS

F.S.A. INFORMATION:

157.26 Acres Cultivation
 0.66 Acres Trees/Waste

GENERAL INFORMATION:

This is a very nice productive tract of land consisting of approximately 87.7% Harney silt loam soil ranging from 0 to 3 percent slope. The location is excellent being one half mile off the county blacktop and having a well-maintained county road on the west side of the property.



MINERALS:

All Seller's interest to transfer with the property. To the seller's knowledge, all minerals are intact.

TAXES:

Seller to pay the 2023 and prior taxes with purchaser paying the 2024 and future taxes. The 2022 taxes were \$1,609.66.

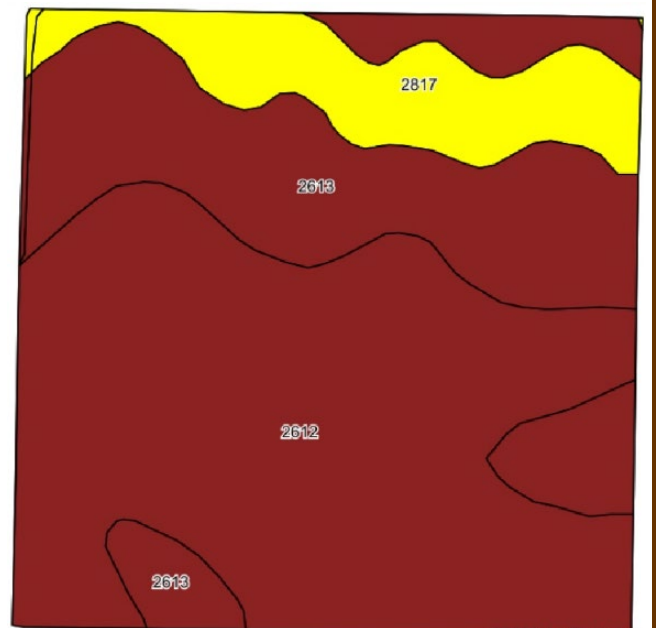
GOVERNMENT PROGRAMS:

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. This tract is enrolled in the PLC program.

FSA Information		
Wheat Base Acres	105.26a	46bu
Grain Sorghum	52.64a	92bu

POSSESSION:

Possession will be after the 2024 wheat harvest or August 1, 2024, whichever is first. The purchaser to receive \$2,500 cash rent to be paid after the 2024 wheat harvest no later than August 1, 2024.



2612	Harney silt loam, 0 to 1 percent slopes	87.63	55.5%		Ilc
2613	Harney silt loam, 1 to 3 percent slopes	50.86	32.2%		Ile
2817	Uly silt loam, 3 to 6 percent slopes	19.43	12.3%		Illc

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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 December 1, 2023, or as soon as title requirement, if any can be corrected. 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 LaCrosse Abstract & Title Company. 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 Dellett (785) 650-4986**

Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.



Farmland Auction & Realty Co., Inc.



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