

SOLD: \$271,000.00

CULTIVATION

CULTIVATION



AUCTION

FOR: JEAN M. SCHIFFMANN TRUST

MONDAY, DECEMBER 7TH, 2020

155 ACRES MORE OR LESS

LOGAN CO., KS

AUCTION LOCATION: Winona Fire Department, 204 Belleview Ave., Winona, KS 67764 **TIME: 10:00 a.m. CST**

Land Location

From the HWY 40 & Co Rd 280 Intersection at Page City, KS, 1.5 Miles South to the Northeast Corner of the property.

Legal Description

The Southeast Quarter (SE/4) of Section Twenty-five (25), Township Eleven (11) South, Range Thirty-five (35) West, of the 6th P.M., Logan County, KS

F.S.A. Information

155.38 Acres Cultivation

General Info

This is a nice productive tract of land with 96% being Keith Silt Loam soils and 76% being slopes of only 0-1%. This tract is located only 1 1/2 miles from Highway 40 giving it good access to local elevators. This is an excellent opportunity to own a tract of land with productive soils.

Taxes

Seller's to pay 2020 and prior taxes. Purchaser to pay 2021 and future taxes. 2019 taxes were \$1,416.80.

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 - 43.63	38 bu.
G. S. - 43.63	53 bu.
Corn - 43.64	96 bu.

Minerals

All Seller's interest to be conveyed to the Purchaser

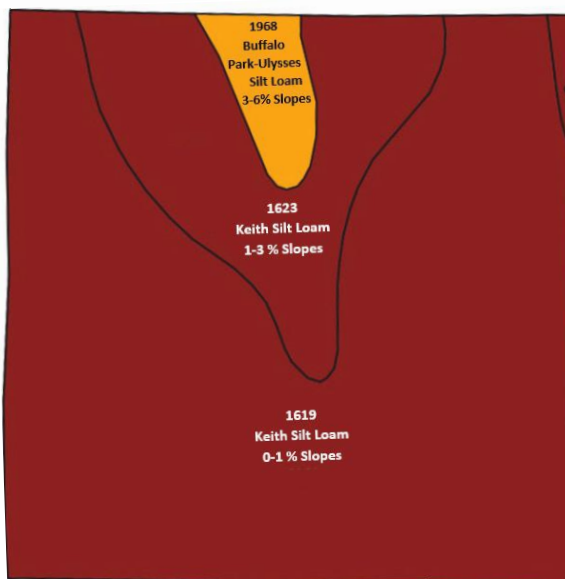
Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before January 7th, 2021 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

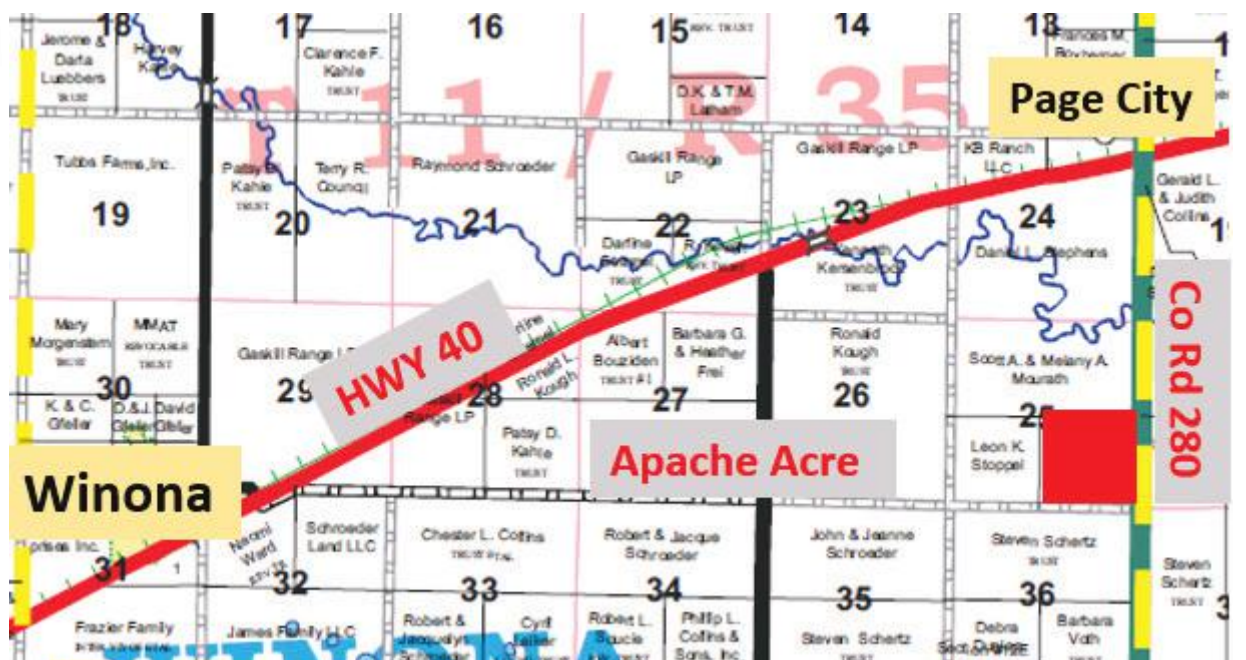
financial commitments can be arranged. Every effort will be made to honor said original closing date set forth in this contract. Sale is not contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, 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 U.S. Government survey. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Possession

Upon 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.

1390 E. 8th, Unit A Hays, Kansas 67601 (785) 628-2851 Toll Free 1-888-671-2851
E-Mail: farmland@farmlandauction.com Web: www.farmlandauction.com

