

Sold For: \$280,000



AUCTION



FOR: LOREN J. WERTH ET AL

FRIDAY, SEPTEMBER 8TH, 2017

220 ACRES MORE OR LESS

RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market Inc. 2340 Highway 183, LaCrosse, KS 67548

TIME: 10:00 a.m.

Land Location

From the intersection of Highway 183 and Highway 4 in LaCrosse, Ks, go 11 Miles North to Ave A then 2 1/2 Miles West to the Northeast Corner of the property

From the intersection of 183 Bypass and Hwy 183 in Hays, KS, go 11 1/2 Miles South to Ave A then 2 1/2 Miles West to the Northeast Corner of the property

Legal Description

North Half (N/2) of Section One (1) Township Sixteen (16) South, Range Nineteen (19) West of the 6th P.M., Rush County, Kansas

F.S.A. Information

183.46 Acres Cultivation
27.04 Acres Grassland
5.65 Acres Waterways

Taxes

Seller to pay 2017 & prior taxes, based on 2016 taxes. Purchaser to pay 2018 & future taxes. 2016 taxes were \$1,483.24

Minerals

All seller's interest to be conveyed to purchaser, to seller's knowledge all 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 October 9th, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

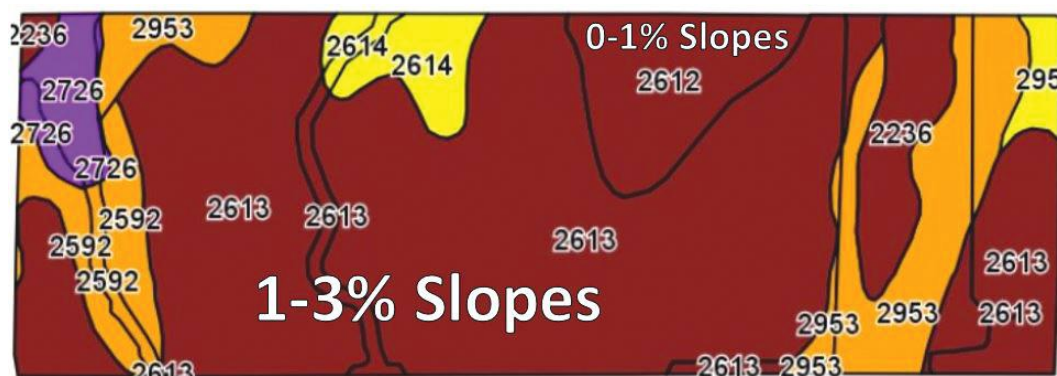
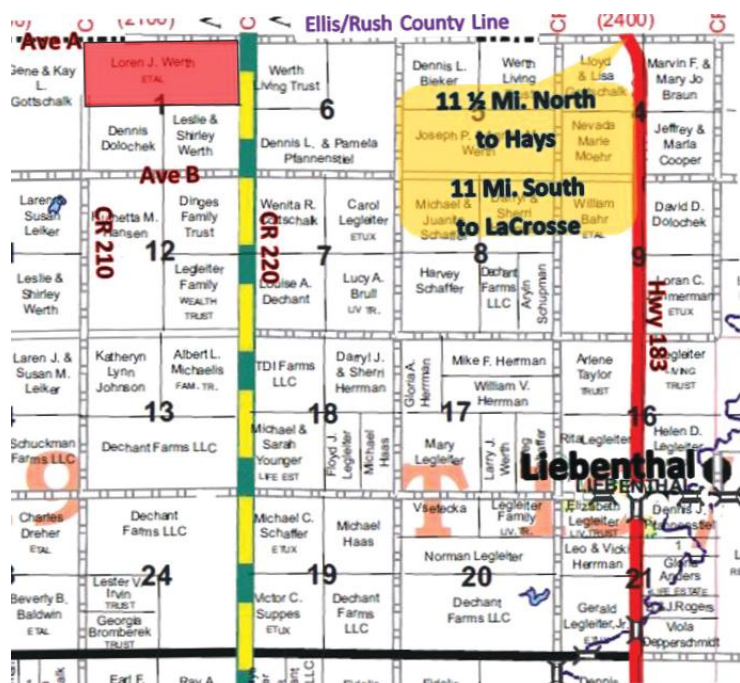
Possession

Possession on the planted milo acres will be February 28th, 2018, or in the event the tenant plants these acres to a fall seeded crop then possession will be after the 2018 harvest of said crop. In either case, purchaser will receive the land owners 1/3 share of the crop harvested and delivered to the nearest elevator in purchaser's name. Possession on the grassland will be March 1st, 2018.

Government Programs & Bases

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. The property is currently in the PLC program with the yields being: Wheat-37bu, base- 87.27 Acres, Soybeans-25bu, base- 5.92 Acres, & Grain Sorghum-65bu, base- 52.71 Acres

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.



Farmland Auction & Realty Co., Inc.

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