

SOLD: \$790,000.00

CULTIVATION

IRRIGATION

OIL PRODUCTION



AUCTION



FOR: THE OBORNY FAMILY

FRIDAY, OCTOBER 30TH, 2020
223 ACRES MORE OR LESS
RUSH CO., KS

AUCTION LOCATION: LaCrosse Livestock Market, 2340 US-183, Lacrosse, KS **TIME: 10:00 a.m.**

Land Location

From the intersection of HWY 183 and HWY 96 in Rush Center, Kansas go 1-mile East to the Northwest Corner of Property.

Legal Description

The East Half of the Northwest Quarter (E/2 NW/4) and the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), less an approximate 10-acre tract off the west end described as follows: from point of beginning in the Northwest corner of Northwest Quarter, thence south 1320 feet, thence east 305 feet, thence north 754 feet, thence northeast 252.6 feet, thence north 330 feet to Kansas Hwy 96, thence back to the point of beginning, all in Section Twenty-six (26), Township Eighteen (18) South, Range Eighteen (18) West of the 6th P.M. Rush County, Kansas

AND

The West Half of the Northeast Quarter (W/2 NE/4) and the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Twenty-six (26), Township Eighteen (18) South, Range Eighteen (18) West of the 6th P.M., Rush County, Kansas less and except two described tracts of real estate; one tract containing 1.89 acres, more or less and a second tract containing .97 acres, more or less.

Live internet bidding available.
Call for details.



F.S.A. Information

161.7 Acres Authorized Irrigated Cultivation
 34.76 Acres Fenced Grassland, Trees and Old Farmstead
 35.51 Acres Dryland Cultivation

General Info

This is a very nice property that offers an irrigation system with an 8 tower Reinke center pivot system, Model No. E20654-G/57, Serial NO. 0211-46869, purchased new in 2011, as well as dry land farming. Based on information provided by the Kansas Department of Agriculture Division of Water Resources Stafford, Kansas; there are two wells, #RH33 allocated for 86 acre feet at 700 gallons per minute, and #RH34 & allocated for 83 acre feet at 1,200 gallons per minute, combined into file no. 5599, allocated for 88 acre feet at 1050 gallons per minute that covers a total of 161.7 acres being on the above legal description, all in the Walnut Creek (IGUCA).

Taxes

Seller to pay for 2020 and Prior Real Estate taxes. Purchaser responsible for 2021 and future Real Estate taxes. Taxes for 2019 were \$5,128.90.

Seller to pay for 2020 and Prior Oil Royalty Tax. Purchaser responsible for 2021 and future taxes. Taxes for 2019 were \$225.28.

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- 54.96	40 bu.
Corn - 112.65	148 bu.
Sunflowers-8.64	1575 lbs.
Soybeans-12.88	28bu.

Minerals

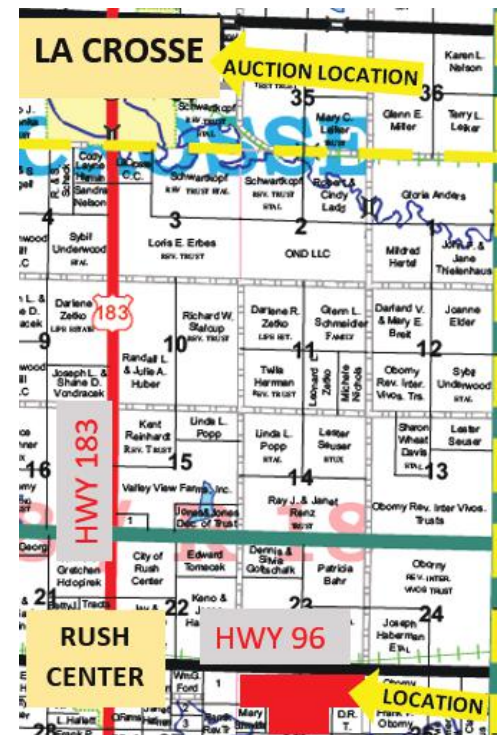
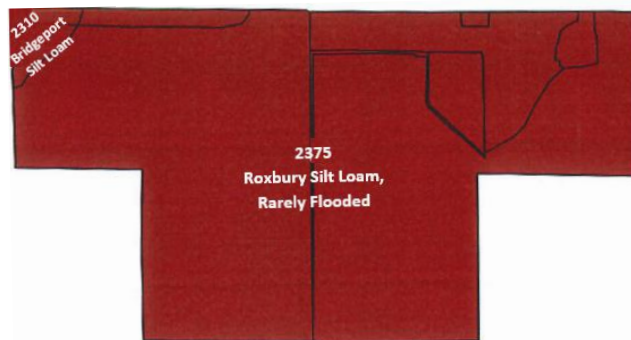
All Seller's interest to be conveyed to the Purchaser. There is one producing well drilled in 1977 and producing from the Arbuckle Zone with production of 850 bbls. in 2018, 739 bbls. in 2019 and a Royalty Interest of .1250. Transfer date will be January 1, 2021.

Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 30, 2020 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

Possession on the Cultivation, which is all planted to corn, will be after the 2020 corn harvest or closing whichever comes later. Possession on the Grassland will be immediate upon closing.



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

