

CULTIVATION

GRASSLAND



# AUCTION



FOR: WALTER J. LEGLEITER

FRIDAY, MARCH 26TH, 2021

240 ACRES MORE OR LESS RUSH CO., KS

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

TIME: 10:00 a.m. CST

## Land Location

From Liebenthal, Kansas, go 3 Miles S. on Hwy 183 to Avenue G, then go 3 1/4 Mi. W. to SEC of property.

## Legal Description

Northwest Quarter (NW/4) and the West Half of the Southeast Quarter (W/2 SW/4) of Section Thirty-six (36), Township Sixteen (16) South, Range Nineteen (19) West of the 6th P.M., Rush County, Kansas.

## F.S.A. Information

222.77 Acres Grassland

7.48 Acres Alfalfa

6.60 Acres Creek &amp; Trees

## General Info

This is a nice tract of native grass with many attractive features. The north end of this tract has Big Timber creek running through it, along with an alfalfa field, which together provides some of the best large game hunting, as well as excellent livestock protection. The northern part also contains a water well with a pumpjack powered by electricity, and three open front livestock sheds and corrals. There is also a windmill on the southern part of this tract as well. The fences, and the access is good along with good clean, productive native grass.

## Taxes

Seller to pay 2020 and prior taxes. Purchaser to pay 2021 and future taxes. 2020 taxes were \$840.12.

## 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.

## Minerals

All Seller's Interest to be conveyed. To Seller's knowledge, all minerals are intact.

## Terms

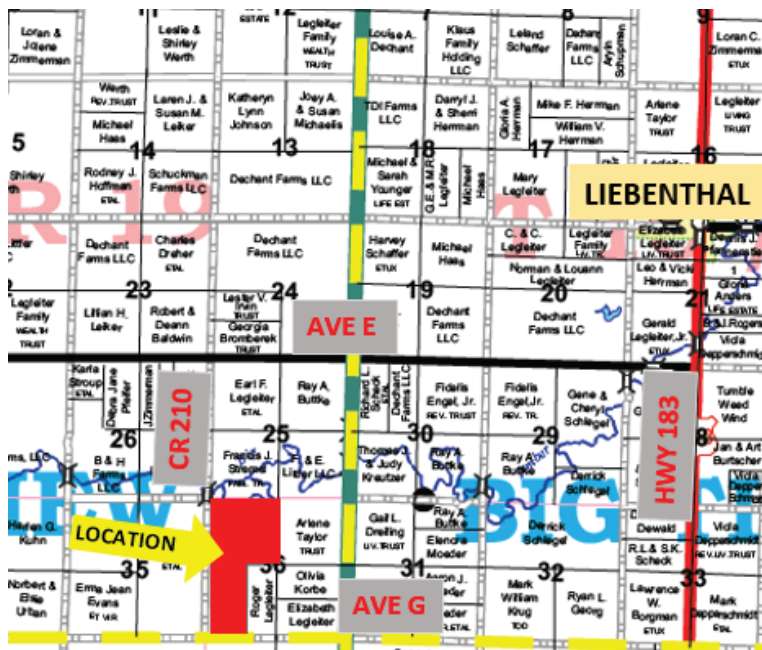
10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before April 26th, 2021 or as soon as title requirements, if any, can be corrected. Due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, concerning the Novel Coronavirus (COVID 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.

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