

CULTIVATION



GRASSLAND



AUCTION

FOR: DON SCHLEGEL

TUESDAY, SEPTEMBER 7TH, 2021

40 ACRES MORE OR LESS RUSH COUNTY, KS

AUCTION LOCATION: Otis Senior Center, 105 West Fisher Ave, Otis, KS

TIME: 10:00 a.m. CST

Land Location

One Half (1/2) mile north of Otis, Kansas on CR 390 Road to the southeast corner of the property.

Legal Description

North Half (N/2) of the South Half (S/2) of the Northeast Quarter (NE/4) of Section Twenty-Six (26), Township Seventeen (17) South, Range Sixteen (16) West of the 6th P.M. Rush County, Kansas.

F.S.A. Information

39.27 Acres Cultivation

General Info

This is a very nice productive tract of cultivation with good Class II Harney silt loam soils having 0-3% slopes. The location and access couldn't be better as it is one half mile north of Otis Kansas with a good, maintained county gravel road on the east side of the property.

Taxes

Seller to pay first half and Purchaser to pay second half of the 2021 taxes based upon the 2020 taxes in the amount of \$451.02

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. The cultivation is in the PLC program.

Base Acres PLC yield

Wheat- 20.9 31bu.
G.S.- 8.4 60bu.

Minerals

All Seller's Interest to be conveyed, and to seller 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 Oct 12th, 2021, or as soon as title requirements, if any, can be corrected. Every effort will be made to honor said original closing date set forth in this contract. However, due to circumstances beyond Farmland Auction & Realty Co. Inc.'s control, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents can be arranged. Sale is not

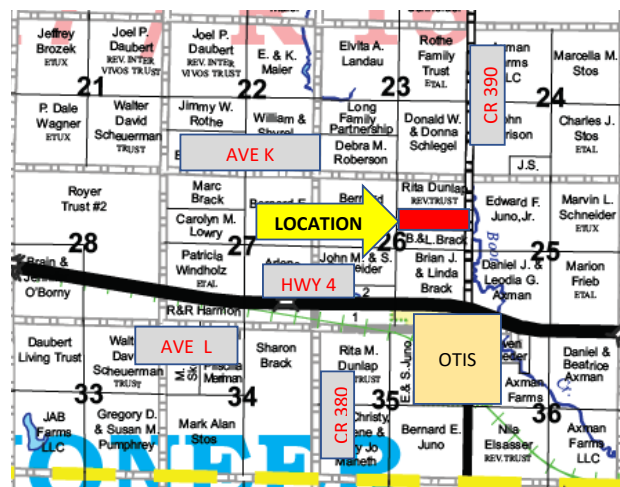
contingent on purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said property by a good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, right-of-ways, leases, reservations, and county zoning 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

The tenant's intention is to plant this tract all to wheat. Possession will be after the 2022 wheat harvest, with the landowners 1/3 share of the crop to be harvested and delivered to an elevator in the landowners name. The purchaser/landowner will be responsible for their 1/3 share of the fertilizer, fungicide if needed, and crop insurance premium, currently with Farm Bureau Insurance in LaCrosse, Kansas.



Live internet bidding available. Call for details.



Area Symbol: KS165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class ^{tc}	Irr Class ^{tc}	Range Production (lbs/acre/yr)	*n NCCPI Soybeans
2612	Harney silt loam, 0 to 1 percent slopes	20.21	51.5%		IIc	I	2910	70
2613	Harney silt loam, 1 to 3 percent slopes	19.06	48.5%		IIe	IIe	2954	69
Weighted Average							2931.4	*n 69.5

^{tn}: The aggregation method is "Weighted Average using all components"
^{tc}: Using Capabilities Class Dominant Condition Aggregation Method

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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