

CULTIVATION

FARMSTEAD & IMPROVEMENTS

GRASSLAND



AUCTION



For: The Gloria Wilson Estate Friday, March 25th, 2022 328 acres More or Less Rush County, KS

AUCTION LOCATION: La Crosse Livestock, 2340 US-183, La Crosse, KS **TIME:** 10:00AM

LAND LOCATION:

Tract 1: From K4/Hwy 183 in La Crosse, KS, East 1 mile to CR 260, then North 2 miles to Tract 1.

Tract 2: From K4/Hwy 183 in La Crosse, KS, West 2 miles to the Northeast Corner of Tract 2.

LEGAL DESCRIPTION TRACT #1:

The South Half (S/2) of Section Fourteen (14), Township Seventeen (17) South, Range Eighteen (18) West of the 6th P.M., Rush County, KS

F.S.A. INFORMATION:

205.62 Acres Cultivation
107.35 Acres Grassland
2.82 Acres Waterway

GENERAL INFORMATION:

This is a nice tract of productive cultivation and grassland. The cultivation is approx. 75% Class II Harney Silt loam with 0-3% slopes, and the balance of the cultivation is Class III Wakeen silt loam with 1-3% slopes. The grassland has excellent Harney silt loam Class II soils with 0-3% slopes providing an opportunity to possibly put into grain production. There is also a set of pipe corrals and supporting out buildings. The access is good with well-maintained gravel roads on the south, west and east side, and very conveniently located 3 miles from La Crosse, KS.

LEGAL DESCRIPTION TRACT #2:

A tract in the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty-one (31), Township Seventeen (17) South, Range Eighteen (18) West of the 6th P.M., Rush County, KS being 8.1296 acres Surface Rights Only. A survey has been recorded and will be provided.

F.S.A. INFORMATION:

8.1296 Acres Farmstead & Improvements

GENERAL INFORMATION:

This is a very nice tract that would make an excellent home site. The access is good as it is located 2 miles west of La Crosse, KS on K-4. There is rural water and two machinery storage sheds. One shed is a 60'x126' all-metal Butler brand structure with 16' sidewalls and a 28' sliding door on the east end, and a 20' sliding door and a walk-through door on the north side. There is also a 40'x60' wood framed arch style Quonset. The building has an 18' sliding door on the east end and hand door. Both buildings have electricity, and both have a concrete footing with dirt floors. This is a very nice tract with many uses.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.

TAXES:

Tract 1: SELLER to pay for 2021 and prior taxes. PURCHASER to pay for 2022 and all future taxes. 2021 taxes were \$1,814.50.

Tract 2: SELLER to pay the 2021 and prior taxes. The 2022 taxes will be prorated to date of closing based upon appraisers estimate of \$865.00.

MINERALS:

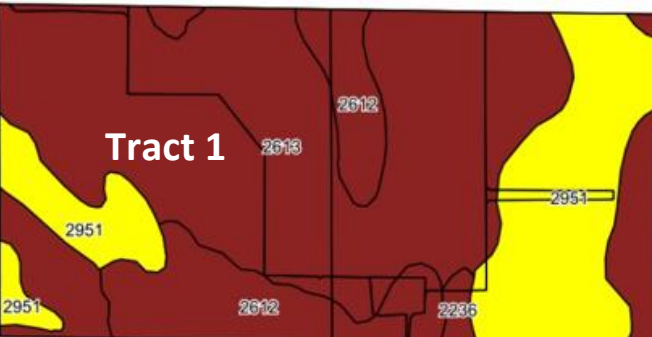
Tract 1: All Sellers Interest to be conveyed and to seller's knowledge all the minerals are intact

Tract 2: Surface Rights Only

GOVERNMENT PROGRAMS:

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow crop interest, and current F.S.A. guidelines. The farm is in the PLC program.

TR#1 Base Acres	PLC Yield
Wheat - 61.03	42
G.S. - 57.89	68



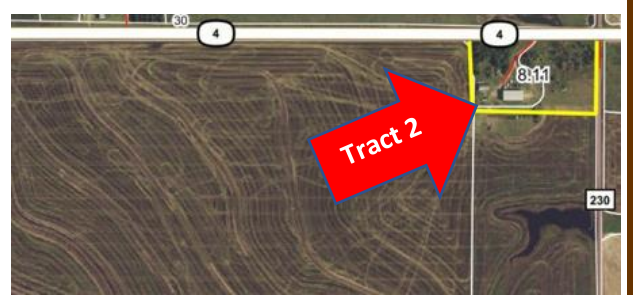
POSSESSION:

Tract 1: To be at closing on the grassland and cultivation, which is currently milo stalks. Seller agrees to leave the electricity on until closing, at sellers' expense.

Tract 2: To be at closing. Seller agrees to leave rural water, and the electric turned on until closing at seller's expense.



Code	Soil Description	Acres	Percent of field	Non-irr Class Legend
2613	Harney silt loam, 1 to 3 percent slopes	191.51	60.6%	
2951	Wakeen silt loam, 1 to 3 percent slopes	74.15	23.5%	
2612	Harney silt loam, 0 to 1 percent slopes	47.45	15.0%	
2236	Roxbury silt loam, occasionally flooded	2.87	0.9%	



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 25th, 2022, or as soon as title requirement, 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, rights-of-way, 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 and pay for title insurance showing merchantable title in the Seller. Title Insurance is being prepared by La Crosse Abstract & Title LLC. Tract I is being sold by U.S. Government Survey. If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser. Tract II has a recorded survey.

Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.

Farmland Auction & Realty Co., Inc.



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