



AUCTION

For: The "Late" Dave Legleiter Friday, August 19th, 2022

150 acres More or Less Rush County, KS

AUCTION LOCATION: La Crosse Livestock Market 2340 US-183 Hwy, La Crosse, KS **TIME:** 10:30AM

LAND LOCATION:

From Liebenthal, KS, go 3 1/2 miles East to road CR 280 then 1/2 mile north to the SW Corner of the property.

LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) of Section Eighteen (18), Township Sixteen (16) South, Range Seventeen (17) West of the 6th P.M., Rush County, KS

F.S.A. INFORMATION:

74.23 Acres Fenced Grassland
75.09 Acres CRP @ \$23.93/acre-09/30/2030 with landowner receiving 100% of the payments

GENERAL INFORMATION:

This tract features 74.23 acres of fenced grassland with spring fed water through the draws. The CRP provides excellent upland game bird cover for recreational activities and a guaranteed payment through 2030. This could potentially be a nice homesite, while also caring for livestock and hunting out your backdoor.

TAXES:

Sellers to pay the 2022 and prior taxes with the purchaser to be responsible for the 2023 and future taxes. Taxes for 2021 were \$490.36. Natural Gas well 2021 taxes were \$20.10.

MINERALS:

All sellers interest to be conveyed to the purchase, and to sellers' knowledge all minerals are intact. This tract also shares in the Royalty Interest of a Natural Gas Well located in the Northeast Quarter. The seller's interest being 0.03125. Production in 2020 was 1,455mcf, 2021 was 1,248mcf. Effective date of transfer to be the 1st day of the month immediately following closing.

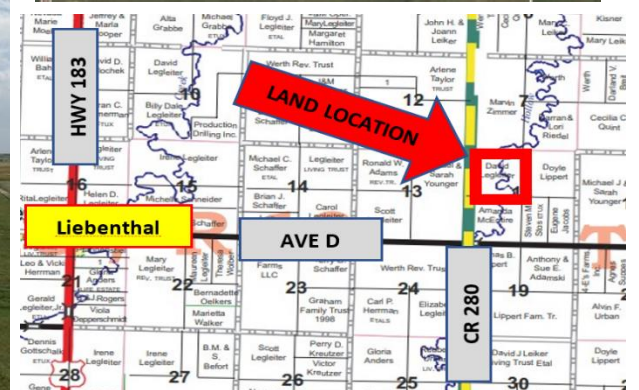
GOVERNMENT PROGRAMS:

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.

POSSESSION:

To be on 11/1/2022 on the fenced grass. Possession on the CRP to be at closing. Seller to retain the 10/1/2022 CRP payment with purchaser to receive the 2023 and all future C.R.P. payments.

LIVE INTERNET & PHONE BIDDING



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before September 19, 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 Warranty 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 the La Crosse Abstract & Title, LLC. This tract 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.

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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