

CULTIVATION

Hwy 183 Frontage

GRASSLAND



# AUCTION



## For: The Nevada Moehr Trust Friday, December 10, 2021 160 acres More or Less Rush County, KS

**AUCTION LOCATION:** La Crosse Livestock Market, La Crosse, KS **TIME:** 10:00AM

### LAND LOCATION:

From Hays, KS, 12 miles South on Hwy 183. From La Crosse, KS, 10 miles North on Hwy 183. From Rush/Ellis Co. line, 1/2 mile South to the Northeast Corner of the property.

### LEGAL DESCRIPTION:

The Southwest Quarter (SW/4) of Section Four (4), Township Sixteen (16) South, Range Eighteen (18) West of the 6<sup>th</sup> P.M. Rush County, KS

### F.S.A. INFORMATION:

132.3 Acres Cultivation  
18.5 Acres Grassland  
4.2 Acres Waterways

### GENERAL INFORMATION:

This is a very nice tract with HWY 183 frontage. The cultivation on this tract is productive with mostly Class II Harney Silt Loam Soils having 1-3% slopes. The grassland is clean, as it has been hayed in the past. There is a possibility that part of the grassland could be put into grain production.

### TAXES:

Sellers to pay the 2021 and prior taxes. Purchasers to pay for 2022 and future taxes. The 2020 taxes were \$1,527.06.



### MINERALS:

To the Seller's knowledge, all minerals are intact, and will be conveyed to the purchaser.

### GOVERNMENT PROGRAMS:

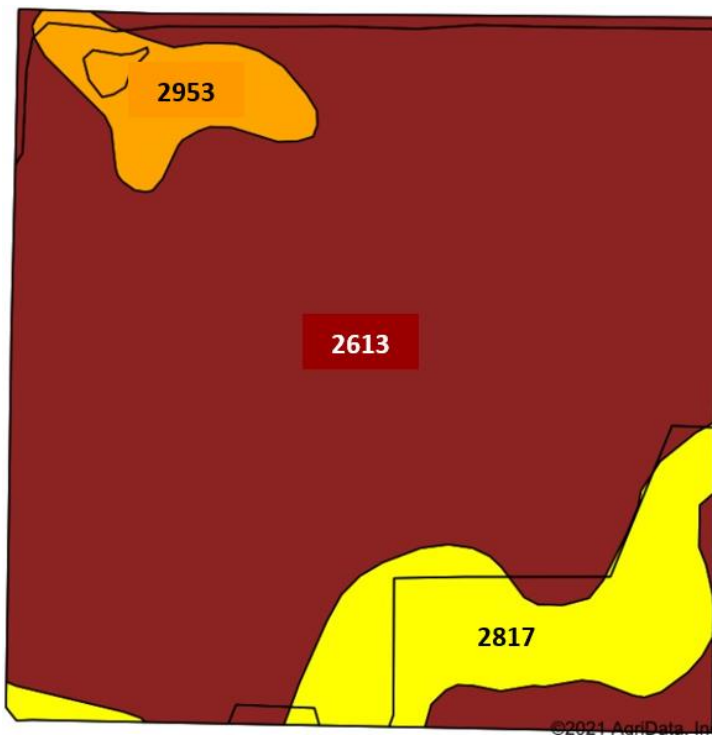
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. The farm is in the PLC program.

Base Acres	PLC Yield	
Wheat	67.2	52
Grain Sorghum	29.86	80
Corn	18.64	102

### POSSESSION:

Possession on the grassland and waterways will be at closing with the hay bales to be reserved. Possession on the cultivation which all planted to wheat will be after the 2022 wheat harvest with the landowner/purchaser receiving their 1/3 share of the harvested crop delivered to the elevator in landowner/purchaser's name. Purchaser to be responsible for their 1/3 share of the cost relating to this crop including crop insurance premium, top dressing fertilizer in the spring and a fungicide if necessary.

**LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
2613	Harney silt loam, 1 to 3 percent slopes	128.16	82.7%		Ile
2817	Uly silt loam, 3 to 6 percent slopes	18.97	12.2%		IIle
2953	Wakeen silt loam, 3 to 7 percent slopes	7.90	5.1%		IVe
Weighted Average					2.22



**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before January 10, 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. 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.

1390 E. 8<sup>th</sup>, Unit A Hays, KS 67601  
E-mail: farmland@farmlandauction.com

(785) 628-2851

Toll Free: 1-888-671-2851

Web: www.farmlandauction.com

