

160 acres More or Less Rush County Real Estate For: Mary Ann Legleiter Rev. Trust Friday, Sept. 20, 2024



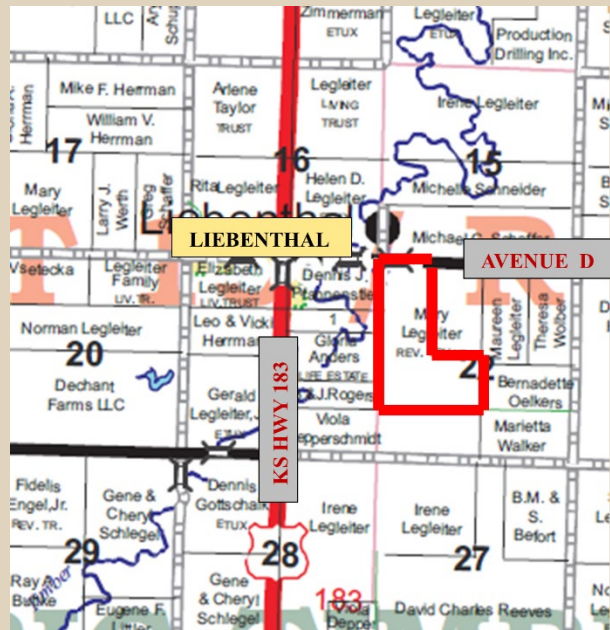
AUCTION LOCATION

**LaCrosse Livestock Market
2340 Highway 183, La Crosse, KS**

TIME: 9:00 AM

LAND LOCATION:

From Leibenthal, KS, go East on Ave. D 1/2 mi to NW corner of property



MINERALS:

All Seller's Interest will convey with the property. To the seller's knowledge, all minerals are intact.

TAXES:

The 2024 and all prior taxes to be paid by the SELLER. The 2025 and all future taxes to be paid by the PURCHASER. The taxes on this tract to be determined and announced day of sale.

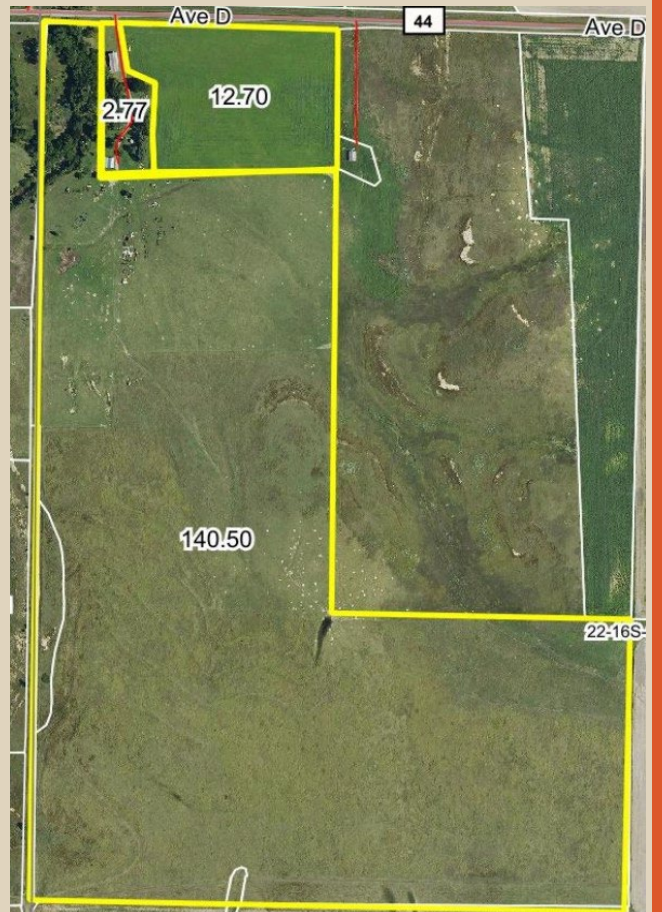
GOVERNMENT PROGRAMS:

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.

LIVE INTERNET & PHONE BIDDING AVAILABLE. CALL FOR DETAILS.

POSSESSION:

This farm is under cash lease through Feb. 28, 2025. Possession on grassland and cultivation will be March 1, 2025. Possession on the machine utility shed will be upon closing.



LEGAL DESCRIPTION:

The West Half (W/2) of the Northwest Quarter (NW/4) and the North Half (N/2) of the Southwest Quarter (SW/4) of Section Twenty-Two (22), Township Sixteen (16) South, Range Eighteen (18) West of the 6th P.M., Rush County, Kansas.

F.S.A. INFORMATION:

12.7 Acres Cultivation
140.75 Acres Grassland
2.77 Acres Farmstead

GENERAL INFORMATION:

The property offers an excellent opportunity for country living with blacktop access on the north via Avenue D. The farmstead offers great protection and shade for livestock from trees as well as Big Timber Creek that cuts through the NW corner of the tract. Buildings include a nice all metal farm utility building, 36' X 82', wired for electricity and concrete floor. There is an older barn, 27' X 40', along with other supporting out buildings. There is a water well, hydrants, and pressure tank system at the farmstead powered by electricity. Soil types on the cultivation are primarily Roxbury silt loam, rarely flooded.



**FOR MORE INFORMATION,
SCAN THE QR CODE TO BE
DIRECTED TO OUR WEBSITE**



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before Nov. 1, 2025, 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. Sale is not contingent on the 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 Trustees 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 LaCrosse 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.



Listing Agents: Roger Legleiter 785-623-8717

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

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