

# NATIONS AUCTION

Hays, KS  
785.621.2100



nationsauction.com

## FRIDAY, APRIL 16<sup>TH</sup>, 2021 at 10 am

AUCTION LOCATION: 700 W 48<sup>TH</sup>, HAYS, KS

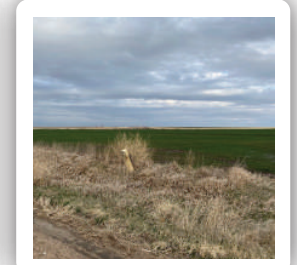
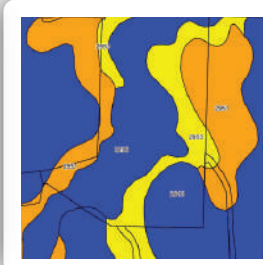
### 160 Acres +/- Rush County, KS

BROKER: DALE HASELHORST | SELLER: BRIAN & JENNIFER SCHAFFER



Area Symbol: KS165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class 'c	ir Class 'c
2613	Harney silt loam, 1 to 3 percent slopes	60.75	39.0%		ile	ile
2951	Waken silt loam, 1 to 3 percent slopes	38.15	24.5%		tile	tile
2236	Roxbury silt loam, occasionally flooded	34.65	22.2%		tlw	tlw
2953	Waken silt loam, 3 to 7 percent slopes	22.31	14.3%		IVe	IVe
Weighted Average						



**LAND LOCATION:** From Liebenthal go 2 ½ miles East on the blacktop Ave D to CR 270. Go ½ mile North to the SWC of the property. SIGNS WILL BE POSTED!

**MANNER OF SALE:** Offered in 1 tract. Tract: 1 all real estate

**LEGAL DESCRIPTION:** Northwest Quarter (NW4) of Section Thirteen (13), Township Sixteen (16) South, Range Eighteen (18) West of the 6th P.M. Rush County, Kansas

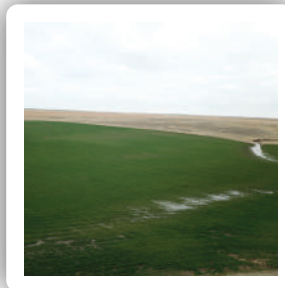
**FSA INFO:** Any Future FSA payments will follow the crops and will be paid pursuant to FSA Regulations. See Chart for FSA acreage.

FSA INFORMATION	CROP NAME	BASE ACRES	PLC YIELD	PROGRAM
88.63 ACRES CULTIVATION	WHEAT	45.18	34	PLC
62.35 ACRES FENCED GRASSLAND	GRAIN SORGHUM	21.12	52	PLC
2.88 ACRES WATERWAYS				
2.00 ACRES IMPROVEMENTS				

**155.86 TOTAL ACRES**

**GENERAL INFORMATION:** Very nice balanced property. The grassland is fenced with a nice pond. This property also includes a livestock facility with shed and corrals. 40'x90' Astro building with concrete floor, and a 3,000 bushel grain bin. Supporting farmstead with electricity, water well, and septic system. Sits only half mile off blacktop.

**MINERAL RIGHTS:** All sellers interest to be conveyed to the purchaser. To Sellers' knowledge all minerals are intact.



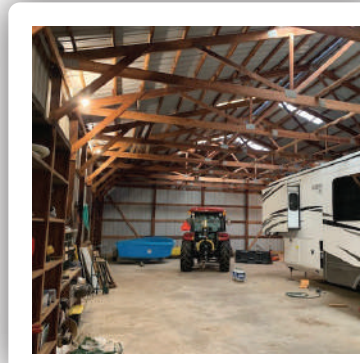
**POSSESSION:** Possession on the Grassland, Idle Cultivation, and improvements will be upon closing. Possession on the approximate 60 acres of planted wheat will be after the 2021 wheat harvest with 1/3 of the harvested wheat being delivered to an elevator in landowners name (Purchaser). Purchaser is responsible for 1/3 of fertilizer, or fungicide applied to the growing crop. Purchaser will be responsible for their 1/3 share of the crop insurance premium. Crop insurance is in the 75 percentile.

**TERMS:** 10% down on day of sale, balance to be paid in full at Closing on or before May 15, 2021 or upon such terms as may be acceptable to the Seller. Personal and Corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Bidding is contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Due to circumstances beyond Nations Auction/Elite Realty control, concerning COVID 19, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

**CLOSING:** On or before May 15, 2021

**REAL ESTATE TAXES:** Seller to pay the 2020 and prior taxes. Purchaser to pay 2021 and future taxes. The 2020 taxes were \$1219 & 2021 taxes were \$1162.

**ACREAGES:** All acreage figures are approximate +/-, but are populated from a reliable source. All FSA Information is subject to change, include, but not limited to the number of crop land acres, grass acres, base acres and yields. FSA acreage may not be the same as deeded acres or county appraiser acres. Acres are not covered by title insurance.



**ACCEPTANCE OF BIDS:** The successful bidders will be required to enter in a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

**EVIDENCE OF TITLE:** Seller will provide title insurance to the buyer in the amount of purchase price and the premium will be paid 50/50 by buyer/seller. Title evidence will be provided on sale day

**INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller or NATIONS AUCTION/Elite Realty its agents or representatives, are making any warranties about the property, either expressed or implied.

**EASEMENTS:** The seller agrees to convey said property by a good and sufficient Deed to the purchase, 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) agree to pay 50% of the title insurance. If the Purchaser feels an additional survey is needed, the cost shall be the responsibility of the Purchaser.

**AGENCY:** NATIONS AUCTION/Elite Realty, its agents and representative, are Exclusive Agents of the Seller

## Live, Internet, & Phone Bidding Available

Auction Location: 700 W 48th, Hays, KS  
and online at: [nationsauction.com](http://nationsauction.com)

SCAN  
WITH SMARTPHONE CAMERA  
TO LEARN MORE

