

320 ACRES RUSH COUNTY LAND

AUCTION

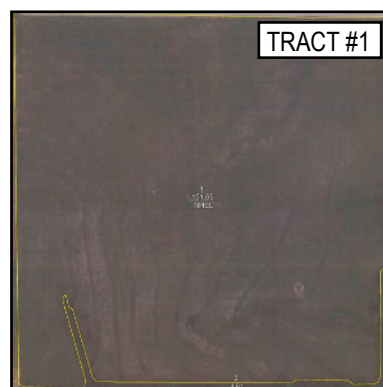
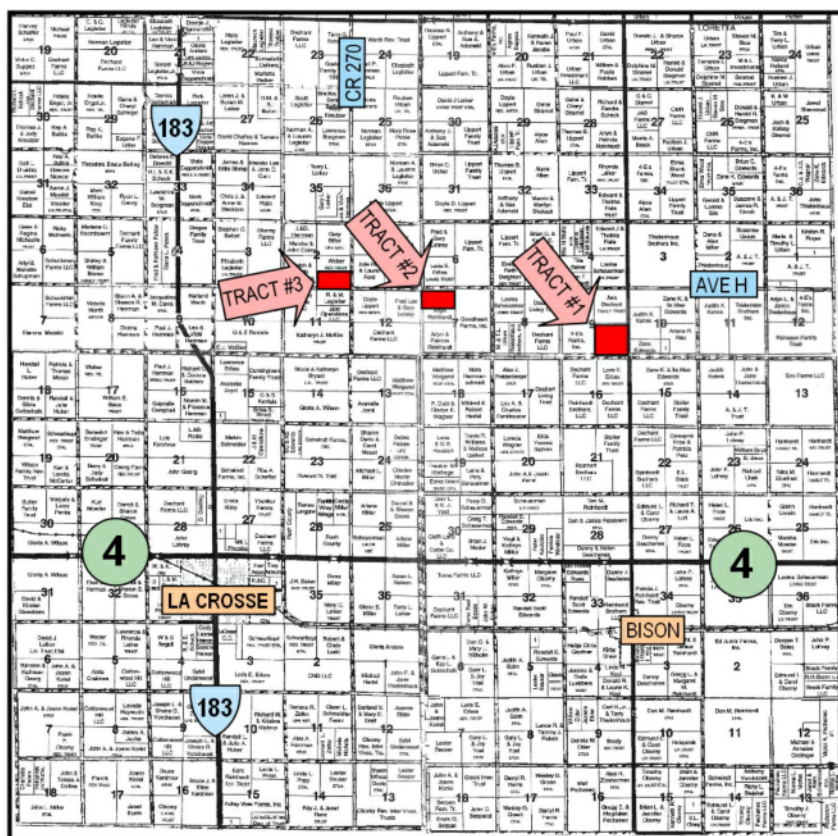


TUESDAY, AUGUST 4, 2020

COMMENCING AT 11:00 A.M.

SELLERS: FRANKLIN & FREDRIC APPL TRUSTS

LOCATION: JCT 4 DINER, 1601 MAIN ST., LA CROSSE, KS 67548



320 ACRES RUSH COUNTY LAND

TRACT #1: SURFACE RIGHTS IN AND TO SE/4 9-17-17, Rush Co., KS—160 Acres, More or Less, Consisting of 156.26 Acres Dry Cropland. 104 Acre Wheat Base, 52 Acre Grain Sorghum Base. Expired CRP Grass, 25 Acres, More or Less, to Be Planted to Cane. 2019 Taxes Were \$1,771.32.

TRACT #2: SURFACE RIGHTS IN AND TO N/2 NW/4 7-17-17, Rush Co., KS—80 Acres, More or Less, Consisting of 77 Acres Dry Cropland. 19 Acre Grain Sorghum Base, 13 Acre Sunflower Base. All Planted to 2020 Wheat. Buyer Receives None of the 2020 Wheat Crop. 2019 Taxes Were \$865.24.

TRACT #3: SURFACE RIGHTS IN AND TO S/2 SE/4 2-17-18, Rush Co., KS—80 Acres, More or Less, Consisting of 79 Acres Dry Cropland. 19 Acre Grain Sorghum Base, 13 Acre Sunflower Base. All to be Planted to Milo. Buyer to Receive 1/3 of Said Crop and Pay 1/3 of Related Expenses. 2019 Taxes Were \$894.76.

TERMS & CONDITIONS

TERMS: \$10,000 Down on Day of Sale on Tract #1; \$5,000 Down on Day of Sale on Tracts #2 & 3, Balance Due in 30 Days or Sooner With Title Approval. Title Insurance Will Be Used, Cost Will Be Shared 50/50 Between Buyer & Seller.

POSSESSION: Subject to Current Tenants Rights.

TAXES: Prorate to Closing.

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