

# 160 ACRES RUSH COUNTY LAND

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# AUCTION



## FRIDAY, OCTOBER 30, 2020

**COMMENCING AT 11:00 A.M.**

**SELLERS: TODD & RENEE BAUER**

**LOCATION: CARR AUCTION GALLERY, 909 AUCTION AVE.,  
WEST HWY. 156, LARNED, KS 67550**

### 160 ACRES RUSH COUNTY LAND

**LEGAL DESCRIPTION:** SW/4 36-19-19, Rush Co., KS. 160 Acres, More or Less, Consisting of 155.84 Acres Cropland, 4.56 of this Acreage is in CRP Through 9/30/2030 at \$33.77/Acre (Buyer to Receive 90% of This Annual Payment) & a 13.84 Acre Tract @ \$32/Acre Through 2035 (Buyer to Receive 60% of Future Payments). 79.8 Acre Wheat Base, 16 Acre Grain Sorghum Base.

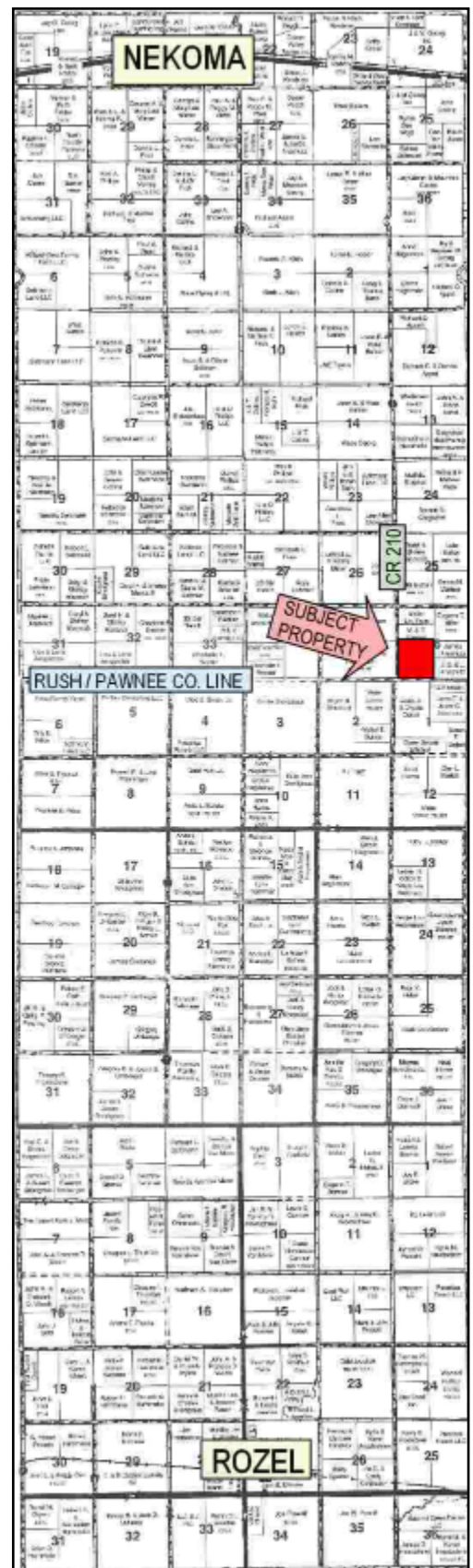
### TERMS & CONDITIONS

**TERMS:** \$5,000 Down on Day of Sale. 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:** At Closing, Subject to Current Tenant's Rights.

**MINERALS:** Sellers Mineral Interest Sells with Land and is Believed to be 100%.

**TAXES:** Sellers to Pay 2020 Taxes and All Prior Years. 2019 Taxes Were \$1,434.88.



**CARR**   
**AUCTION & REAL ESTATE, INC.**  
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 Rita Kurtz, Broker  
**620.285.3148**      [www.carrauction.com](http://www.carrauction.com)

Any Announcement Made Sale Day Shall Take Precedence Over All Advertised Material. Sells Subject to All Easements, Leases & Right-of-Ways of Record. Carr Auction & Real Estate, Inc. Will Be Acting as Seller's Agent.