



# 160 acres More or Less

## Rush Co. Real Estate

For: DeWayne and Vicky Foos and Revocable  
Inter Vivos Trust of Patricia A. Petz

**Friday, August 22, 2025**

# FARMLAND

Auction & Realty Co.

# -AUCTION-

### AUCTION LOCATION

La Crosse Livestock Market  
2340 Hwy 183, La Crosse, KS 67548

TIME: **9 AM**

#### LAND LOCATION:

From Bison, KS go 1 mile east on Highway 4 to County Road 320. North on CR 320 1.5 miles to the south-east corner of the property, signs will be posted.

#### LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of Section Twenty-two (22), Township Seventeen (17) South, Range Seventeen (17) West of the 6th P.M., Rush Co., KS.

#### F.S.A. INFORMATION:

155.70 Acres Cultivation  
1.92 Acres Waterway  
0.80 Acres Building Site  
0.93 Acres Lease Road.

#### GENERAL INFORMATION:

This is a very productive tract of cultivation having all Class II Harney Silt loam soils with 1 to 3% slopes. The access is good with a well-maintained gravel road, CR 320, on the east side and Ave J on the north side. There is an all metal 50' X 60' farm machine storage shed that was built in 1960. The building is in good condition with electricity and a dirt floor.

#### TAXES:

Sellers to pay all of the 2025 and prior years taxes. The Purchaser to pay the 2026 and future taxes. The taxes for 2024 were \$1,572.80.

#### MINERALS:

To Sellers knowledge 100% of the minerals are intact and will convey with the surface. Sellers currently have a 0.078125 interest in a unitized gas well with the last 3 years production being 2024: 392 mcf; 2023 1,538 mcf and 2022 490 mcf. Sellers to retain the 2025 payment and date of transfer to Purchasers will be January 1, 2026.

#### 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. These tracts are enrolled in the PLC program.

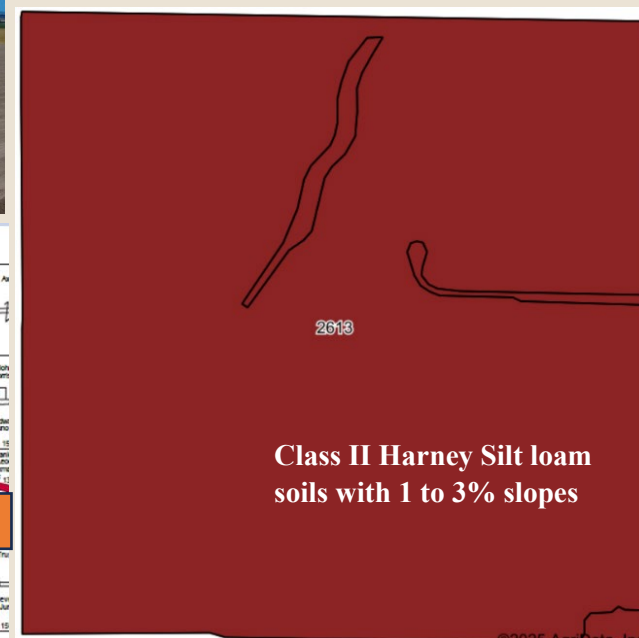
FSA Information		
Base Acres	Acres	PLC Yld
Wheat	118.30	31
Gr Sorghum	16.4	52



#### POSSESSION:

Possession of the cultivated acres planted to milo for the 2025 crop year shall be granted upon completion of the 2025 milo harvest or December 31, 2025, whichever occurs first. Tenant retains all rights to the 2025 milo crop, including the right to harvest and receive proceeds therefrom. Possession of the shed will be granted October 31, 2025. All other possession, including grass, waterways, and non-cropped acres, shall be granted at closing unless otherwise agreed upon in writing.

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

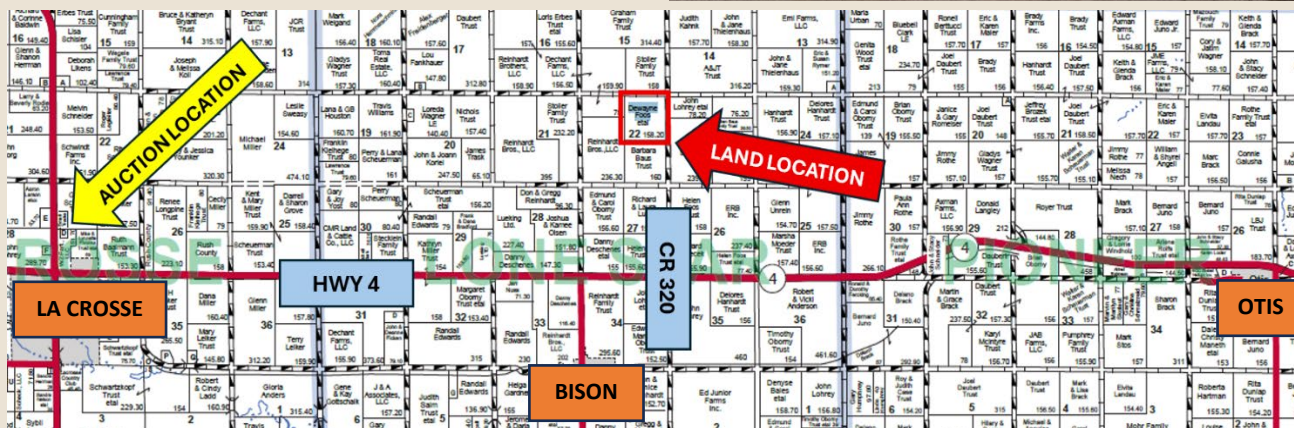


Class II Harney Silt loam soils with 1 to 3% slopes

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 October 6, 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 good and sufficient Deeds 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 Security First Title, LaCrosse, KS. 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 Agent:** Jason Dellett (785) 650-4986, 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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