

# 160 Acres More or Less

## Rush Co. Real Estate

For: Judith & Albert Hugh and  
The Late Ruth Yawger

Thurs., November 6, 2025



### AUCTION LOCATION

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

TIME: **6:00 PM**

#### LAND LOCATION:

From Intersection of Hwy K4 & Hwy 183 in LaCrosse, KS, go 4 miles West to CR 210, then South 1 mile to the NW Corner.

#### LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) of Section One (1) Township Eighteen (18) South, Range Nineteen (19) West of the 6th PM, Rush Co., KS

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

152.00 Acres Cultivation  
3.15 Acres Waterway

#### GENERAL INFORMATION:

This is a very nice tract of cultivation being 79% Harney silt loam with 0-3% slopes and 21% Uly silt loam with 1-3% slopes. Access is good via well maintained county roads CR 210 on the West and M Avenue on the North. This property is in close proximity of two competitive grain elevators at Rush Center and LaCrosse.

#### TAXES:

Sellers to pay all of the 2025 and prior years taxes. The Purchaser to pay the 2026 and future taxes. 2024 Taxes were \$1,285.08.

#### MINERALS:

To Sellers knowledge all minerals are intact and will convey with the surface

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

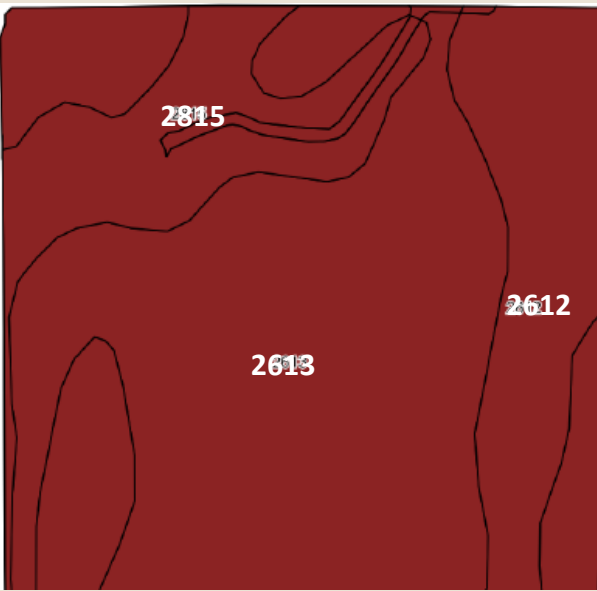
**FOR MORE  
INFORMATION SCAN  
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WEBSITE**



#### GOVERNMENT PROGRAMS:

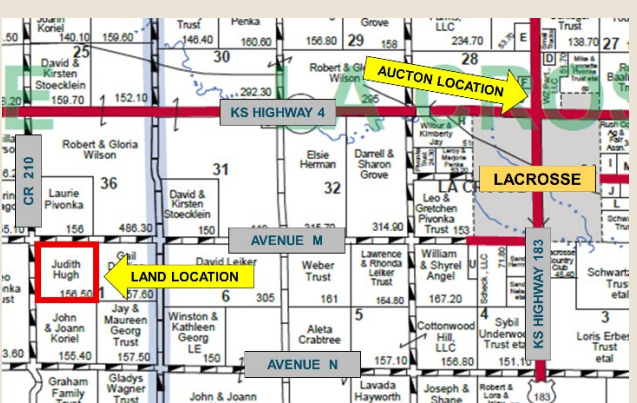
Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in. Government payments to follow current F.S.A. guidelines. This tract is enrolled in the PLC program.

FSA Information		
	Base Acres	PLC Yield
Wheat	55.71	43
Gr Sorghum	69.29	51



#### POSSESSION:

Possession on approximately 49 acres planted to milo will be after 2025 milo harvest or December 30, 2025, whichever is later with Sellers retaining their 1/3 share of the harvested milo. Possession on approximately 103 acres planted to wheat will be after 2026 wheat harvest or August 1, 2026, whichever comes first with Purchasers 1/3 share of the harvested wheat delivered to the elevator in Purchasers name. Purchasers will be responsible for paying their 1/3 share of any future cost related to the growing crop including top dressing in the spring, Federal Crop Ins. Prem., and a fungicide application, if needed.



**TERMS:** 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before December 19, 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 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 Security 1st 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:** 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.

Roger Legleiter, Lic. R/E Sales & Auctioneer  
Jason Dellett, Lic. R/E Sales & Auctioneer  
1390 E. 8<sup>th</sup>, Unit A Hays, KS 67601  
E-mail: [farmland@farmlandauction.com](mailto:farmland@farmlandauction.com)

Jason Pfeifer, Broker & Auctioneer  
(785) 628-2851

Jarett Pfannenstiel, Lic. R/E Sales & Auctioneer  
Kalli Windholz, Lic. R/E Sales  
Toll Free: 1-888-671-2851  
Web: [www.farmlandauction.com](http://www.farmlandauction.com)