

320 acres More or Less

Rush Co. Real Estate

For: Travis Williams & Lana Houston

Thursday, October 9, 2025



FARMLAND
Auction & Realty Co.

-AUCTION-

AUCTION LOCATION

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

TIME: 6 PM

LAND LOCATION:

From Hwy K4 and Hwy 183 in LaCrosse, KS, go 4 miles east to CR290, then North 1.5 miles to the SE Corner of Tract 1.

TRACT 1 LEGAL DESCRIPTION:

The Northeast Quarter (NE/4) of Section Nineteen (19) Township Seventeen (17) South, Range Seventeen (17) West of the 6th PM, Rush County, KS

TRACT 1 F.S.A. INFORMATION:

159.76 Acres Fenced Grassland

TRACT 2 LEGAL DESCRIPTION:

The Northwest Quarter (NW/4) of Section Nineteen (19) Township Seventeen (17) South, Range Seventeen (17) West of the 6th PM, Rush County, KS

TRACT 2 F.S.A. INFORMATION:

160.63 Acres Fenced Grassland

TRACT 3 COMBINATION:

Tract 1 & Tract 2 will be offered as a combined tract with the highest aggregate price being the manner of sale.

GENERAL INFORMATION:

This is a very nice clean tract of well-managed fenced grassland. Both tracts have primarily new fences less than 7 years old and have been grazed with a dividing & cross fences between the 2 tracts for the purpose of rotational grazing. There is a 240' water well with 120' of water on tract 1 in the Northwest Corner with electric submersible pump and pressure tank that supplies water to both tracts to the center of each tract. A set of corrals are also on Tract 1 with a loadout. Both tracts could be broken out for cultivation. Soils are all Class II & III Silt Loam with minimal slopes. Whether you are looking for an excellent tract of well-managed grassland or possibly to break some out for cultivation, this is the opportunity you have been looking to purchase.

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 on Tract 1: \$396.20 Tract 2: \$1279.30

MINERALS:

All sellers' minerals to be conveyed. To seller's knowledge, all minerals are intact.

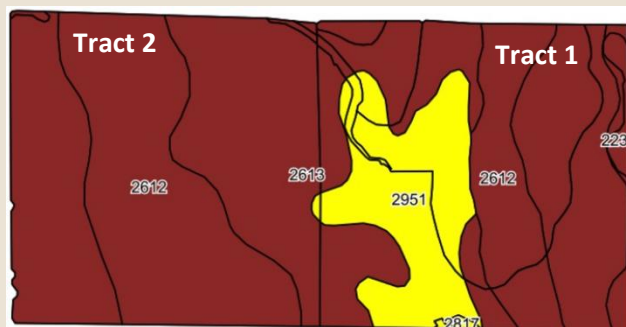
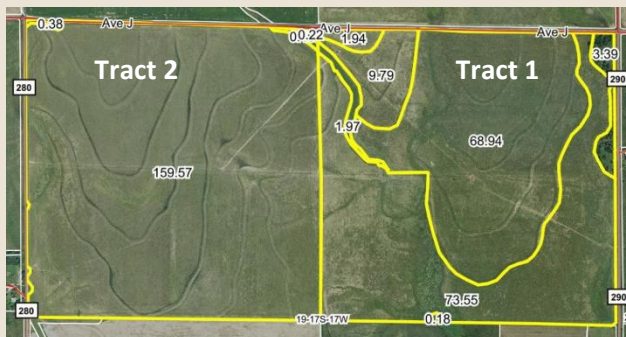
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GOVERNMENT PROGRAMS:

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	Tract 1	Tract 2
Wheat	89.6a / 32bu	106.6a / 32bu
Gr Sorghum	11.5a / 44bu	53.9a / 52bu
Sunflowers	18a / 686bu	

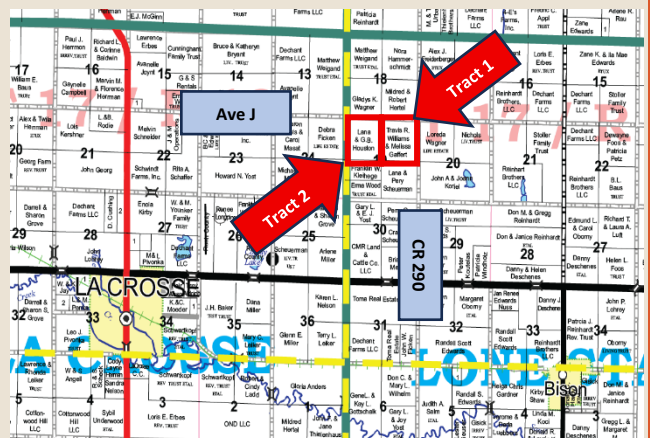


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
2613	Harney silt loam, 1 to 3 percent slopes	173.63	54.1%		Ile
2612	Harney silt loam, 0 to 1 percent slopes	96.48	30.1%		Iic
2951	Waken silt loam, 1 to 3 percent slopes	43.49	13.6%		Ilie
2236	Roxbury silt loam, occasionally flooded	6.30	2.0%		Iiw
2817	Uly silt loam, 3 to 6 percent slopes	0.49	0.2%		Ilie
Weighted Average					2.14

POSSESSION:

Possession to be no sooner than December 20th, 2025, or at closing whichever occurs last.

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TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 23, 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 First Title, LaCrosse, KS. These tracts are 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 Pfeifer (785) 483-1805, Kalli Windholz (785) 324-1758

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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