

ELAINE RULE

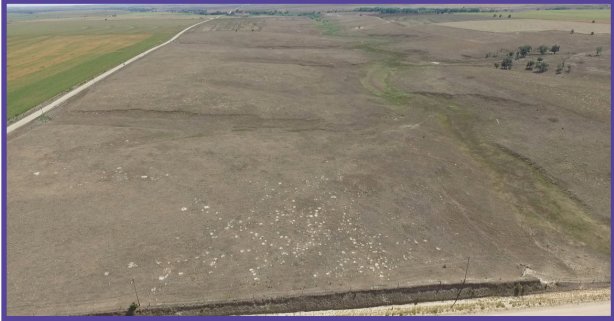
156 +/- ACRES NORTON CO. LAND



AUCTION

MONDAY - JANUARY 23, 2023 - 10AM

Auction Location: Sleep Inn & Suites at 201 E. Holme Street in Norton, KS 67654



MUST HAVE DRIVERS LICENSE OR POSITIVE PHOTO ID TO REGISTER FOR BIDDER NUMBER

SELLERS: Elaine Rule

LEGAL DESCRIPTION: The Northeast Quarter (NE/4) of Section Thirty-one (31), Township Two (2) South, Range Twenty-four (24) West of the 6th P.M., Norton County, Kansas being 156.22 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 38.37 acres of cultivation and 117.85 acres of pastureland. On the cropland, all acres are idle. The cropland is primarily class II, Holdrege Silt Loam and has proven to be extremely productive over the years. The pasture has native grass that was not grazed during the 2022 grazing period. Water is provided by a water well. The property has excellent access being located only 1/2 a mile from HWY 36.

FSA INFORMATION: It carries a 20.33 acre wheat base W/43 bu PLC yield, 10.25



acre corn base W/92 bu PLC yield and 2.42 acre grain sorghum base W/ 113 bu. PLC Yield.

LAND LOCATION: From Norton, KS – 9 miles West on HWY 36 to W. 9 RD, North 1/2 Mile to the Southeast corner of the property.

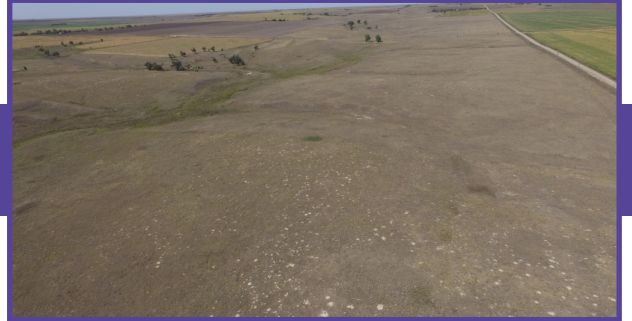
MINERALS: Seller shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact.

POSSESSION: Immediate upon closing.

TAXES: Seller shall pay all the 2022 taxes and prior years' taxes, if any. The 2023 and subsequent years taxes shall be the responsibility of the buyer. 2022 taxes were \$710.44.

TERMS, TITLE INSURANCE AND

CLOSING: Ten Percent (10%) down the day of the sale, with the remaining balance due upon closing. Owner's policy and closing expense will be shared 50/50 between the buyer and seller. Mortgage policy, if required, will be the expense of the buyer.

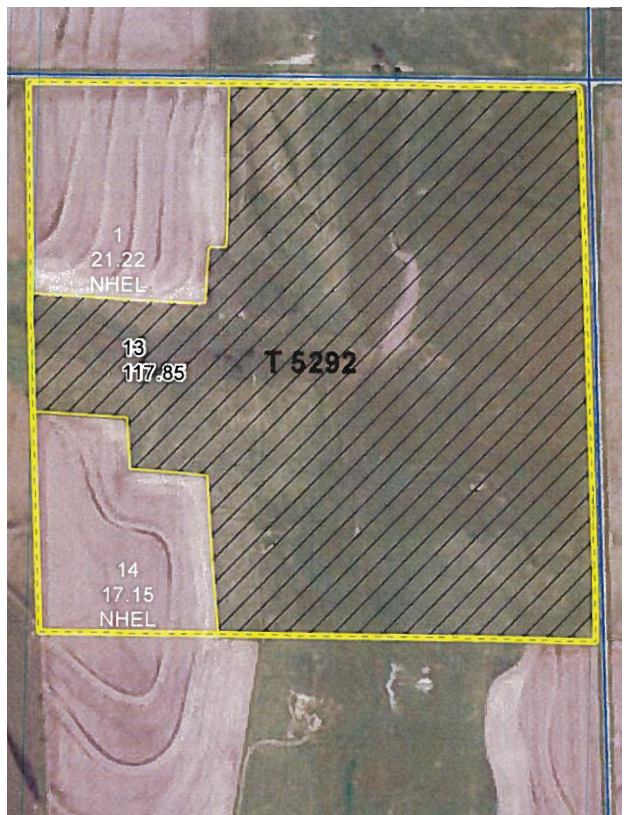


Closing shall be on or before March 1, 2023. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.

CONDITIONS: All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Bidding increments are solely at the discretion of the auctioneer. Announcements made day of sale shall take precedence over printed material.

Come Early for Refreshments & to Register for Bidder Number

For live online bidding & more information visit www.4Cauction.com



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