

Sale Name: November 30th, 2023 Sedgwick & Sumner Co., KS 414 +/- Acres Multi-Parcel Land Auction

LOT 2 - Tract 2



Description

TRACT 2 216 +/- Acres - Sedgwick Co., KS

LEGAL DESCRIPTION: SW ¼ of 34-29-1E & Part of the SE ¼ of 33-29-1E

LOCATION: From Mulvane go west on K-53 then north on S Hydraulic Ave.

DESCRIPTION: 216 +/- acres of which approximately 150 +/- acres are equipped with two Zimmatic tower irrigation systems, featuring 4 & 7 towers, with drop nozzles and 6 cylinder JD motor. The balance is dryland cultivation, Cowskin Creek, mix of heavy trees, and an old farmstead. Soils are 88% Class 2 and the remainder to Class 3 & 5. FSA states 212.57 acres of Farmland with 175.48 acres to cultivation. Its proximity to I-35 further enhances its appeal. Blacktop frontage and electricity is available.

WATER RIGHTS: #29729 priority date 4-21-1977, #45113 priority date 5-7-2022, #46299 priority date 9-19-2005, Authorized Acre Feet 150, Well Depth 54', Static Water level 12'

Class 2 soils include: Canadian fine sandy loam, Saltcreek and Naron fine sandy loams, Waldeck sandy loam, Tabler silty clay loam, Canadian-Waldeck fine sandy loams, Blanket silt loam

Class 3 soils include: Lesho clay loam, Milan loam, Milan clay loam

Class 5 soils include: Elandco silt loam

MINERAL RIGHTS: Seller's mineral interest will pass to the Buyer.

TAXES: 2022 Taxes: Tract 1 \$1,674.26. Taxes will be prorated to the date of closing.

POSSESSION: Possession will be upon closing. Seller reserves all 2023 crops.

TERMS: Earnest money required and shall be paid the day of the auction. Tract 1: \$30,000.00; Tract 2: \$100,000.00; Tract 3: \$20,000.00 with the balance due on or before January 10, 2024. The property is selling in "as is" condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. The buyer and seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.

Quantity: 1



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