

Sale Name: August 27th, 2024 Kingman Co., KS 640± Acres Multi-Parcel Land Auction

LOT 1 - Tract 1: 480± Acres



Description

LOCATION

TRACT 1: From Nashville, KS, at the intersection of Highway 42 and SW 170 Ave, go south 1 ¼ miles to the NW corner of the property, property is on the east side of the road.

DESCRIPTION

TRACT 1 Legal Description: S/2 N/2 & S/2 21-30-10W, Kingman County, KS (full legal description will be provided by Security 1st Title)

Description: This 480 +/- acre property is a productive tract of land in several ways - it boasts 32.59 acres of CRP grass, 279.22 acres of pasture, 160.8 acres of cropland, and 3 wind towers. This tract of land sits between paved SW 170th Ave and unpaved SW 160th Ave, with access from either side. There are also two windmills and two solar wells for cattle water, and good fencing. Income from the wind tower lease is \$18,000 per year. \$500 annual payment for the MET tower.

Soils: 33.9% Shellabarger sandy loam, Class 2 soil; 13.6% Nalim and Shellabarger fine sandy loam, Class 2 soil; 11.4% Pratt loamy fine sand, Class 3 soil; 12.1% Albion sandy loam, Class 3 soil; 7.9% Case-Clark clay loams, Class 4 soil; 5.8% Nalim clay loam, Class 3 soil; 6% Nalim loam, Class 2 soil; 3.6% Hayes-Solvay loamy fine sands, Class 3 soil; 2.7% Pratt-Tivoli loamy fine sands; Class 6 soil; 2.1% Clark clay loam, Class 3 soil; .9% Lincoln loamy sand, Class 3 soil

FSA Information: FSA states 479.52 acres of farmland with 194.67 acres of cropland; 32.59 acres CRP; wheat base acres 162.08 with 31 PLC yield. Annual CRP payment of \$1,776.00, split 50/50 with tenant.

MINERAL RIGHTS

TRACT 1: Seller's mineral and wind interest will pass to the Buyer.

TAXES

TRACT 1: \$1,750.02 - 2024 Taxes will be prorated to the date of closing.

POSSESSION

TRACT 1: Possession of CRP grass on closing, possession of pasture on November 1, 2024, and possession of cropland after 2025 wheat harvest.

TERMS

Earnest money required and shall be paid the day of the auction. Tract 1: \$50,000; Tract 2: \$15,000, with the balance due on or before October 1, 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 complete "due diligence", and to have any and all inspections completed prior to bidding. Buyer is responsible for $\frac{1}{3}$ share of fertilizer/chemical costs for the 2025 wheat crop. Buyer will receive $\frac{1}{3}$ share of the 2025 wheat crop. Seller will keep the second half pasture rent. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on 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. There is no Buyer's premium.

Quantity: 1



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