

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

**LOT 2 - Tract 2: 160± Acres**



**Description**

**LOCATION**

TRACT 2: From Nashville, KS, at the intersection of Highway 42 and SW 170 Ave, south 2 miles to the property on the east side of the road.

**DESCRIPTION**

TRACT 2: Legal Description: N/2 N/2 28-30-10W, Kingman County, KS (full legal description to be provided by Security 1st Title).

Description: This 160± acre property is a productive tract of land with 121.85 acres of cropland and 39.71 acre of CRP grass. This tract of land sits between paved SW 170th Ave and unpaved SW 160th Ave, with access from either side, directly south of Tract 1.

Soils: 68.9% Shellabarger sandy loam, Class 2 soil; 17% Nalim and Shellabarger fine sandy loams, Class 2 soil; 13.4% Albion sandy loam, Class 3 soil

FSA Information: FSA states 161.83 acres of farmland with 161.56 acres of cropland; 39.71 acres CRP; wheat base acres 121.85 with 31 PLC yield. Annual CRP payment of \$1,856.00, split 50/50 with tenant.

**MINERAL RIGHTS**

TRACT 2: Seller's mineral interest will pass to the Buyer.

**TAXES**

TRACT 2: \$1,010.08 - 2024 Taxes will be prorated to the date of closing.

**POSSESSION**

TRACT 2: Possession of CRP grass on closing; 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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