

Sale Name: April 29th, 2025 Rice/Reno Co., KS 290± Acres 7 Tracts Land Auction

LOT 1 - Tract 1 – 85± Acres



Description

Tract 1 – 85± Acres

Legal Description: Part of the SE ¼ of 9-21-8W in Rice Co., KS – Legal description to be updated upon survey. Survey to be done prior to closing.

Location: Northeast corner of the K-14 & N Broadway Ave interchange. Approx. 1 mile north of Sterling, KS on N. Broadway Ave.

Description: Prime irrigated farmland located at the Sterling Interchange, offering 85± acres with excellent water rights. This highly productive tract is currently irrigated under pivot, which is tenant-owned. Pivot and equipment is NOT included in the sale. Tenant is willing to sell the pivot and equipment to the new buyer or remove from the location. With easy access to major roadways, fertile soil, and reliable water, this property presents a great opportunity for agricultural investment or future development potential.

Taxes: 2024 taxes were \$3,608.56 for Tracts 1-3 combined. Taxes will be separated to each tract and prorated to the date of closing.

Possession: Upon closing

Minerals: Rights owned by seller will transfer to buyer

Water Rights: Water rights will pass to the buyer. File no. 6979 (Irrigation use) – Total acres authorized: 70; Authorized Quantity (AF): 51.8; Authorized Rate (GPM): 800 – This file to be separated from Tract 2 prior to closing. Information from the Division of Water Resources.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$30,000.00; Tract 2: \$5,000.00; Tract 3: \$3,000.00; Tract 4: \$1,000.00; Tract 5: \$3,000.00; Tract 6: \$15,000.00; Tract 7: \$30,000.00; with the balance due on or before May 29, 2025. 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. 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.

The Bidding Process: You are invited to attend the in-person auction in Sterling, Kansas, at Studio 96, 121 S Broadway Avenue. Alternatively, you can pre-bid and bid online during the auction by registering at www.gavelroads.com. The live bidding will start at approximately 6:00 PM CDT. Each Tract will sell individually. The auction will begin with Tract 1 and go sequentially through all seven tracts. The bidder with the highest bid per tract wins that tract. The property is selling Absolute which means the seller has not reserved a minimum bid. There is no buyer's premium percentage that will be applied after your final bid.

Quantity: 1



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