

LAND AUCTION

**618 +/- CONTINUOUS ACRES IN GRAY COUNTY, KANSAS
SELLING IN THREE INDIVIDUAL TRACTS
(116+/- Acres of Irrigated Cropland)**



Tuesday, September 10, 2024 - 11:00am

**Gray County Fairgrounds – 4H Room
1706 Ave. A, Cimarron, KS 67835**

Sellers:

Elizabeth Schartz and Steven & Paula Thompson

Online and phone bidding available. Visit www.soldbyburkhart.com to register for online bidding.
Phone bids accepted by prior arrangements.

All phone and internet bidders must be registered and approved 48 hours prior to auction day!



BURKHART
REAL ESTATE & AUCTION
Dodge City, KS
www.SoldByBurkhart.com



For detailed photos, drone video and more information visit
www.soldbyburkhart.com.

Mike Burkhart, Broker/Auctioneer
620-430-2000



GRAY COUNTY, KS

**AUCTION ACRES: 310 +/- TOTAL ACRES
(116 +/- ACRES OF IRRIGATED CROPLAND)**

LEGAL DESCRIPTION: 310 acres in the East Half (E/2) of Section Three (S3), Township Twenty-five (T25), Range Twenty-nine West (R29W) in Logan Southeast Township, Gray County, KS

LOCATED FROM INGALLS, KS: From the intersection of Hwy 50 and Main Street (County Road 13), 4.7 miles North on County Road 13 to H Road., then 2.0 miles West to the Southeast corner of the subject property.
Signs will be posted.

TAXES: The 2023 taxes totaled \$3,560.06. The seller will be responsible for paying the 2024 taxes.

IRRIGATION INFORMATION: There is one irrigation well located on this tract that is covered under **water right file #28002-00** which is permitted for 234 AF and 544 authorized irrigated acres. Per the flow meter located on the pivot, the irrigation well was pumping 180+/- gallons per minute on August 6, 2024. The sprinkler located on this tract is a 7-tower 2021 Zimmatic 700C with drop down nozzles that are nozzled at 220 gallons per minute. (Well information can be found at www.soldbyburkhart.com).

IRRIGATION EQUIPMENT: The following irrigation equipment will be sold with the land. The Zimmatic 700C sprinkler, gearhead (**installed new on August 6, 2024**), pump, water meter, all underground lines, John Deere diesel irrigation engine, and the diesel fuel tank.

POSSESSION: The buyer will receive possession at the conclusion of the Fall 2024 harvest.

MINERAL RIGHTS: The entirety of the seller's mineral interest will sell with the land. All the minerals are believed to be intact, open, and unleased



TRACT
2

GRAY COUNTY, KS
AUCTION ACRES: 153+/- ACRES OF TILLABLE DRYLAND

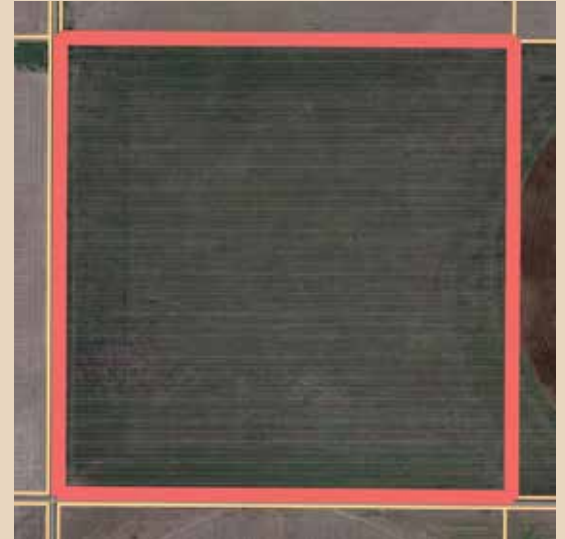
LEGAL DESCRIPTION: 153 acres in the Southwest Quarter (SW/4) of Section Three (S3), Township Twenty-five (T25), Range Twenty-nine West (R29W) in Logan Southeast Township, Gray County, KS

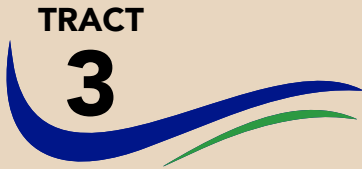
LOCATED FROM INGALLS, KS: From the intersection of Hwy 50 and Main Street (County Road 13), 4.7 miles North on County Road 13 to H Road., then 3.0 miles West to the Southwest corner of the subject property. **Signs will be posted.**

TAXES: The 2023 taxes totaled \$968.56. The seller will be responsible for paying the 2024 taxes.

POSSESSION: The buyer will receive possession at the conclusion of the Fall 2024 harvest.

MINERAL RIGHTS: The entirety of the seller's mineral interest will sell with the land. All the minerals are believed to be intact, open, and unleased.





GRAY COUNTY, KS

AUCTION ACRES: 155 +/- acres of tillable dryland

LEGAL DESCRIPTION: 155 acres in the Northwest Quarter (NW/4) of Section Three (S3), Township Twenty-five (T25), Range Twenty-nine West (R29W) in Logan Southeast Township, Gray County, KS

LOCATED FROM INGALLS, KS: From the intersection of Hwy 50 and Main Street (County Road 13), 4.7 miles North on County Road 13 to H Road., then 3.0 miles West, and 0.5 mile North on 10 Road to the Southwest corner of the subject property.

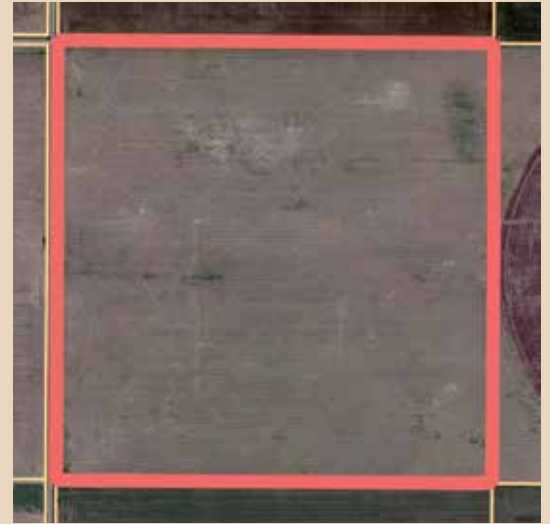
Signs will be posted.

TAXES: The 2023 taxes totaled \$974.84. The seller will be responsible for paying the 2024 taxes.

POSSESSION: Upon closing, the buyer will receive immediate possession.

INPUT EXPENSES: At closing, the buyer will be responsible for paying the input expenses associated with the chemical application for the weed control.

MINERAL RIGHTS: The entirety of the seller's mineral interest will sell with the land. All the minerals are believed to be intact, open, and unleased.



INFORMATION

MANNER OF SALE: This real estate will be offered in 3 individual tracts only. No acres will be divided. There will be no combination of any tracts.

TERMS: The successful bidder(s) will pay a \$25,000.00 earnest money deposit per tract to be paid down the day of the sale with the signing of the contract. Buyer and seller will split the cost of title insurance & escrow fees 50/50. Balance of the purchase price will be due at closing, on or before October 10, 2024, or upon such terms as may be acceptable to the seller. Personal and corporate checks are acceptable for the down payment the final payment to be made in certified funds. Earnest money will be held by High Plains Title in Dodge City in their trust account. High Plains Title will also serve as the closing agent and will prepare and complete all title work. **Financing, if necessary, must have been arranged and approved prior to the auction.**

EVIDENCE OF TITLE: Seller will provide title insurance to the buyers in the amount of the purchase price, with the premium to be paid one-half by the seller(s) and one-half by the buyer(s). Escrow fee will be split 50/50.

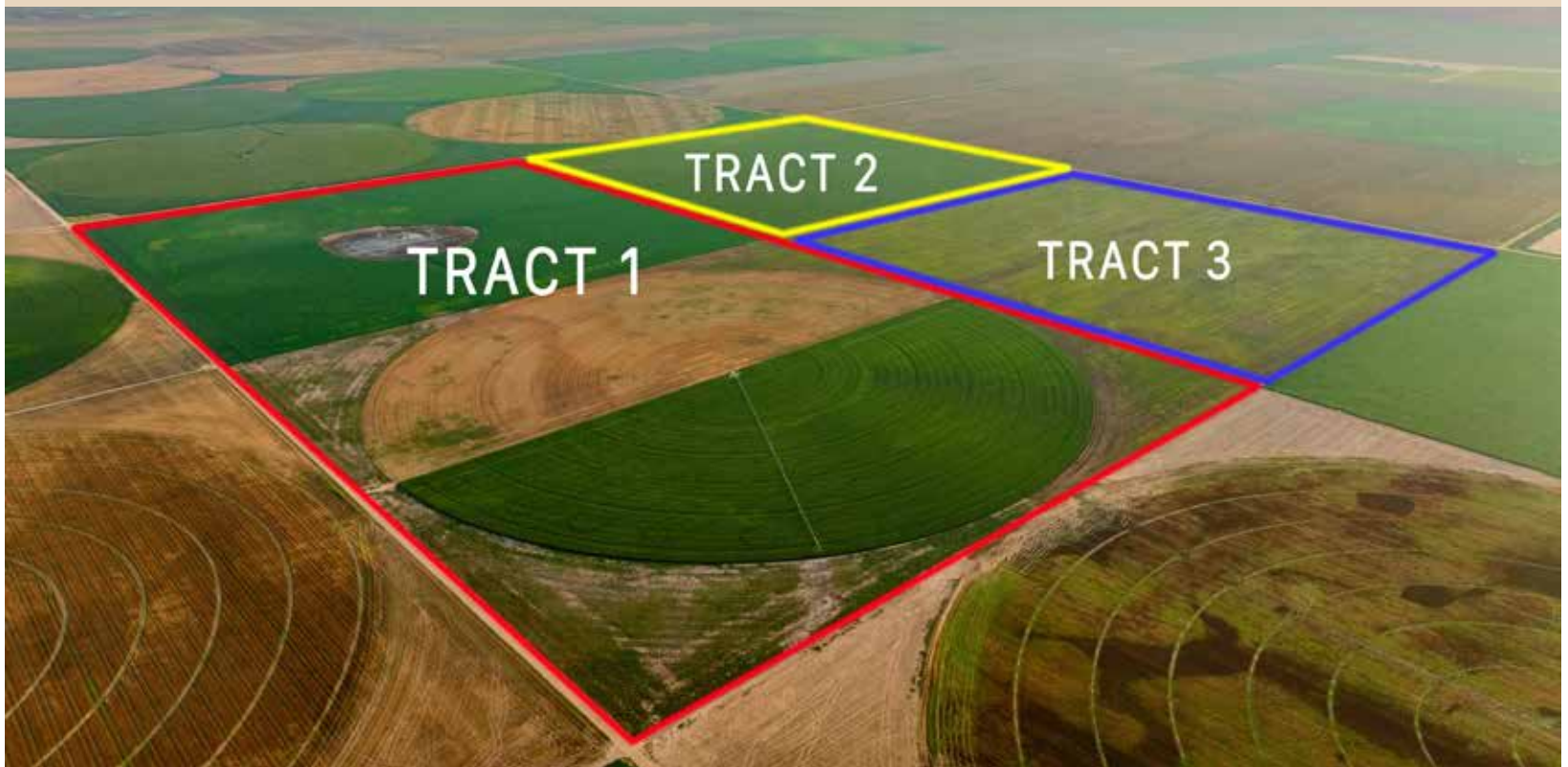
FSA INFORMATION: All information is deemed correct. Acreage figures are considered approximate and are from reliable sources. However, it is the buyer's responsibility to do their own due diligence.

WATER RIGHTS: All water rights will be sold with the land.

INSPECTIONS: Each potential buyer is responsible for having conducted their own independent inspection and due diligence concerning pertinent facts about the property prior to signing of the contract. Neither the seller or Burkhart Real Estate & Auction, its agents, or representatives, are making any warranties about the property, either expressed or implied.

Announcements made the day of the sale take precedence over any printed advertising

AUCTIONEER'S NOTE: Burkhart Real Estate & Auction is honored to be selling these prime tillable tracts at public auction! These three tracts are easily accessible and have great access to markets. Don't miss your opportunity to bid your price and add these tracts to your portfolio.



TRACT 1



TRACT 2



TRACT 3





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REAL ESTATE & AUCTION



SEPTEMBER 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
8	9	10	11 Good Land Auction	12	13	14 City of Dodge City Auction
15	16	17	18	19	20	21
22	23	24	25	26	27	28 Steve Hale Personal Property Auction
29	30	1	2	3	4	5

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PO Box 1564
Dodge City, KS 67801

