# LAND AUCTION

480 +/- TOTAL ACRES IN GRAY & MEADE COUNTY, KANSAS **SELLING IN TWO INDIVIDUAL TRACTS** 



Tuesday, April 15, 2025 - 10:00 am

**Fowler Senior Center** 310 Church St., Fowler, KS

Seller: Estate of Arnold D. Dalgarn

Can't attend? Phone bids accepted by prior arrangements. All phone bidders must be registered and approved prior to auction day.



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

> Mike Burkhart, Broker/Auctioneer 620-430-2000









### **GRAY COUNTY, KS**AUCTION ACRES: 320 +/- ACRES

**LEGAL DESCRIPTION:** 320 +/- acres in the East Half (E/2) of Section Thirty-three (33), Township Twenty-nine (29), Range Twenty-seven (27) West of the 6th P.M., Gray County, Kansas

This 320-acre tract is a continuous half section of diverse prime tillable dryland and native grass and pasture. Surrounding the pasture acres on the north, east, and west sides is an excellent four-wire barbed wire fence. The buyer will be responsible for coordinating with the neighboring landowner and tenant to reach an agreement to fence the southern boundary of the property. There are a total of 82.00 acres planted to wheat and 160.64 acres in fallow.

**LOCATED FROM ENSIGN, KS:** From the intersection of Y Road (Ford/Ensign Road) and 24 Road, go approximately 11 miles south to JJ Road, then 2 miles west to 22 Road. This will put you on the northeast corner of the subject property. The south boundary line of the subject property lays on the Meade/Gray County line. **Signs will be posted.** 

**LOCATED FROM FOWLER, KS:** From the intersection of E. 10th Ave./G Road and 26 Road/Church Street, go approximately 4 miles west to 22 Road, then 6 miles north to the Meade/Gray County line. This will put you on the southeast corner of the subject property. **Signs will be posted.** 



Dryland Tillable Acres 242.64 Native Grass/Pasture Acres 76.64

#### **CROP BASIS:**

Crop	Base Acres	PLC Yield
Wheat	120.70	28

**TAXES:** The 2024 real estate taxes totaled \$1,333.88. The buyer will be responsible for paying the entirety of the 2025 real estate taxes.

**POSSESSION:** The buyer will receive immediate possession on all open acres upon closing. At closing, the buyer will be responsible for the reimbursement of the seller's 1/3 share of the chemical application to the current fallow acres. Possession of the approximately 82.00 wheat acres will be granted after the 2025 wheat harvest. The buyer will also receive the seller's 1/3 share of the 2025 wheat crop. At the time of advertising, there were no expenses associated with the wheat acres. However, the buyer will be responsible for their 1/3 share of any fertilizer and chemical applications to the wheat acres that are incurred after closing.

**INPUT EXPENSES:** The buyer will be responsible for a total of \$1,029.53 in expenses related to the fallow acres upon closing. The new buyer will be responsible for completing a transfer of crop insurance coverage on the 2025 wheat acres. The insurance premium totals \$730.00 and the insurance policy is held through Southwest Ag Insurance in Copeland, KS.

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











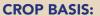
#### MEADE COUNTY, KS AUCTION ACRES: 160 +/- ACRES

**LEGAL DESCRIPTION:** 160 +/- acres the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Thirty-one (31), Range Twenty-seven (27) West of the 6th P.M., Meade County, Kansas

This 160-acre tract is fully terraced, tillable dryland and is conveniently located just off KS Hwy 54. There are a total of 65.63 acres planted to wheat and 77.8 acres in fallow.

**LOCATED FROM FOWLER, KS:** From the intersection of S. Main St. and KS Hwy 54, go approximately 7 miles southwest to L Road, then east to 21 Road. Then, ½ mile south to the northeast corner of the subject property. **Signs will be posted.** 

**LOCATED FROM MEADE, KS:** From the intersection of 19 Road and E. Carthage St./Hwy 54, follow Hwy 160 approximately 2 miles east to 21 Road, then 1 mile north to the southeast corner of the subject property. **Signs will be posted.** 



Crop	Base Acres	PLC Yield
Wheat	115.79	37
Grain Sorghum	41.11	40

**AGREEMENT FOR SURFACE USAGE:** Approximately 10 acres in the northwest corner of the property is currently leased to J&R Sand Co., Inc. (J&R Constructers Group, LLC.), under an Agreement for Surface Usage with Arnold Dalgarn. This agreement commenced on December 11, 2023, and is set to expire on June 30, 2025. The seller's portion of the lease payment, totaling \$5,000 for the period from January 1 to June 30, 2025, will be prorated to the day of closing, and the buyer will receive a credit for that amount. It will be the buyer's responsibility to extend

or negotiate any future lease agreements with J&R Sand Co., Inc. (J&R Constructers Group, LLC.). **To view the Agreement for Surface Usage, visit www.soldbyburkhart.com.** 

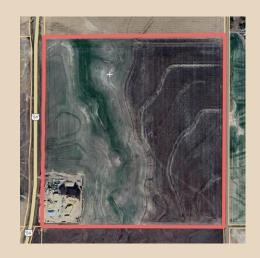
**TAXES:** The 2024 real estate taxes totaled \$365.64. The buyer will be responsible for paying the entirety of the 2025 real estate taxes.

POSSESSION: The buyer will receive immediate possession on all open acres upon closing. At closing, the buyer

will be responsible for the reimbursement of the seller's 1/3 share of the chemical application to the current fallow acres. Possession of the approximately 65.63 wheat acres will be granted after the 2025 wheat harvest. The buyer will also receive the seller's 1/3 share of the 2025 wheat crop. Additionally, the buyer will be responsible for the reimbursement of the seller's 1/3 share of the fertilizer and chemical application to the wheat acres.

**INPUT EXPENSES:** The buyer will be responsible for a total of \$285.64 in expenses related to the fallow acres and \$776.35 in expenses related to the wheat acres upon closing. The new buyer will be responsible for completing a transfer of crop insurance coverage on the 2025 wheat acres. The insurance premium totals \$571.00 and the insurance policy is held through Cottrell Insurance in Meade, KS.

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

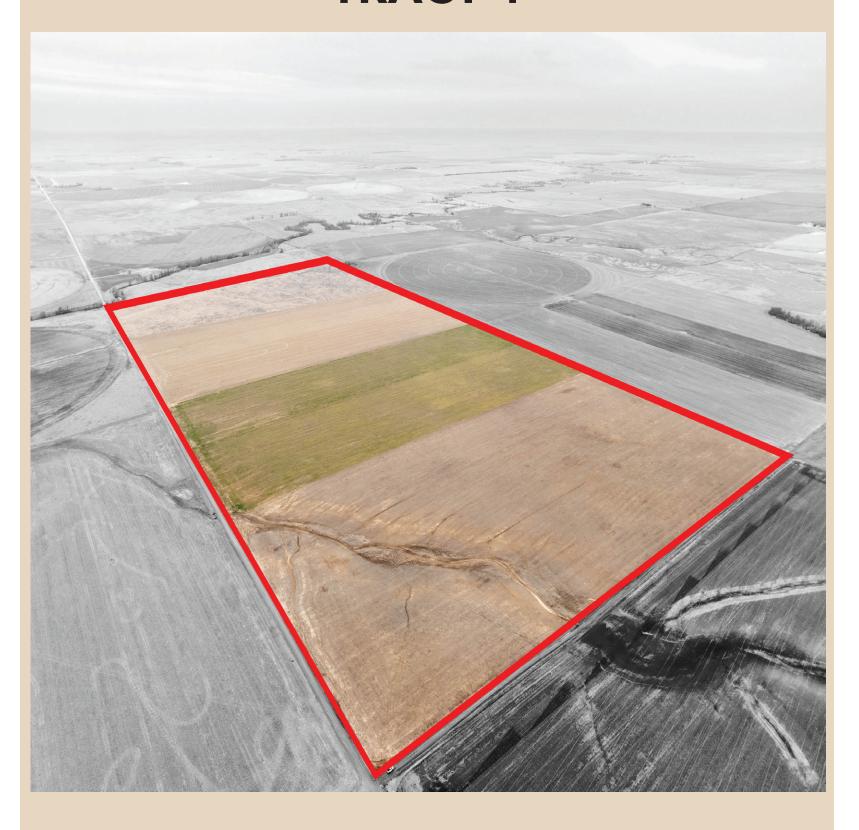




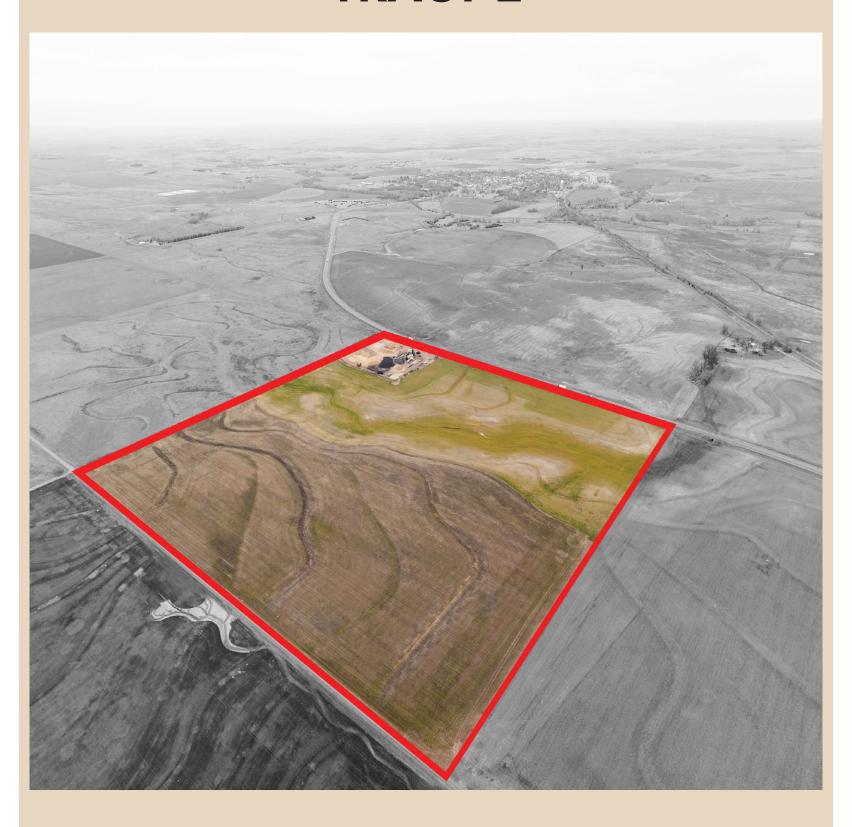




## TRACT 1



### TRACT 2



#### **MAP**

Reed Farms Inc 622 19 Dearne 10 Scelan 19 Dearne 10 Scelan 19 Scel	Thomas & Reed Farms Inc 653 21	J&S	V Elizabeth Emil & Judy Gall 278 23 159	Craig B & Robbie T & Senya R Koshin 150 Danica L Vost 158 Susan R Koshin 157 Thus 15	Steve & Carolda Edwards Trust 620	Forrest Dà Jeanete K Trickey 312 20	Clarence & Neola Herrman Trust 310 21 Chester Rexford Inc 316	G Michael Chice Eggleson Trust 117 Sterring Street Chice Control Chicago Chica	Ronnie F & 25 Patsy Sue Meyer 83 Danbeck	Verm Goetz LLC 158 LLC Mile H & GLA & Williams Carte Burlient 157				
Schmidt Henry Family Particeship Total Etail Schmidt Henry Family Particeship Total Etail Control Cont	Delbert McCune Family Partnership 637 28	Rick V Emil & Thomas Etal Gall 154  Delbart Sensible Sens	Kyle S Lewis Cars Company Lewis 238 B4T LLC 78	Bruce D & Susan R Keehn 157	Lercy E & Estelle A Huelskamp 305  Timothy A Huelskamp 154  Trust Etal 159	Thomas L Huelskamo Trust Etal 158 Carol Anr Salmon 29 Etal 22 22 22	Francis P Devine Trust Etal 307  28 David E McClaren 160  Salmon 160	Finkeldi Group LLC 312  Sammy Lane Cope 156 160	Bryce & Kude McClaren  Michelle K McClaren 322  8 yes A & McClaren 209  Marten Rose Ettl 71	C J Mike H Heyen Trust 154 Sammy Lane Cope 159 158				
Betty Lae Flynn 154 31 Charlet 154 3	Looppas G Schepel Etal 199 3 3 204	Harry E Zielke J 314 Sandra A Boyd Tust 158		RAC	Thomas L. Francis F. Huelstamo Touring Ita	Steve & Chester F Corocia Edverds Trust 180  Dohrman 320	Chaster E Arrivid & Linds L Mendenhal 158 324 34 34 35 NRLKLLC 83	Matthew L McClaren 155 Cccleston Uving Trust 159 Francis P Devine Trust Etal 159 Trust 159 Trust 159 Trust 159 Trust 159 Trust 159 Trust 159 Trust	Morrison Family 35 Inc Trust 315	Roco hc 314 36 Dana L Reese 155			•	
John & James & James & Conne Saver I Service & Conne S	Stephen E. & Lynda M Welfer 642	Down Home lac 637 3	Boyd Farms Inc 473  2  Down Home Inc 158	Inc Elizabeth	Jonathan Ladd Crooked Wilks Creek LLC 217,	Jonathar Ladd LLC 163	Sleven B & Marryin S Jones S J	Prairie Sky Chester Farms LLC Resford 157 325	Services 2	Mchael E & Rose M Lee Pey Trust 609	Elaine & Keenan M Post Rev Trust 309 Keenan M Rost Rev Trust 158	100	JTL Leasing FLP NV Violate 4 RLT/2 NV Violate 1 RLT/2 NV Violate 2 RLT/2 NV Violate 1 RLT	310
1	Samny Lane Cope 158 Schmidt Trust 158 Schmidt Waters 158 Schmidt Trust 156 Schmidt Sch	FD & Glenda Merkile Trust	Ellen L. Vereil Rev Trust 421 11	Down Home In Sand P & Pank P & Home In South P &	NH Editor Farms LC 277 Todd W& Brenda K Uwis 315	Bristot Key Marie Lews 197 Brends K Lewis 199 Steve & Carolida	Prairie Sky Farms LLC 315 Leroy A Huelskamp Trust 320 Thomas L & Janet M Huelskamp Trust 315	Tem Renee Michelle / Eiffner 158 McClaren 159 McClaren 15	Douglas L McClaren 478	L2 CJ Heyen Rev Trust 637 Sobba & Son LLC 478	Elaine & Keenan M Post Rev Trust 311  Jay W & Douglas Lundeen Trust 115  John D & Lundeen Lund	Sobba & Son LLC 555 8	Sebba & Sort LE Sort LE Sort LE CLE CLE CLE CLE CLE CLE CLE CLE CLE	10 Edwin L Burton 316
A Daie G & Verda M Koohn Trust Side M Koohn Side M Ko		Sammy Lane Cope 160  Fry Family Family Fams  15 Ellen L Verell Rav Trust 165  Fry Sammy Lane Cope	469 14 Boyd Farms Inc 156 Ellen L Vereil Rev Trust 160 157	Boyd Farms Inc 157 160	18	Steve & Carolds Edwards Trust 630 17	Mildred Leroy A Huelskamp Trust 158 Larry G & Sonya K Padgett 160 180 Leroy A Homestead 180 LLC 180 LC 180	Douglas Lundeen Trust 321 15  Prairie Sky Farms LLC 261	Cathryn L Blankenship 162	Vane & Mary K Lett Rey Trust 162	Lundeen Carlson Trust 153  Douglas 4 Jay W 5 Johnson Curis Carlson Trust 153  Douglas 4 Jay W 5 Johnson Carlson Lundeen Carlson Etal 159	17	William P. Susan K Geuryan 321  Gregory Sheldon Buryan 321  Gregory Sheldon Buryan 320	Goetz Farms Inc 321  Goetz Farms Inc 641
191 19 1 20 471  Match L & Debble L 20  Met D & Serry & Restords Inc. 2314  Met D & Serry & Restords Inc. 2314  No.	Trust 635 21	22 323 22 323 Mark A & Ruth A Miller 634 27	Sammy Lane Cope Europe People Rev Flust 1317	Y 24	Bradley James Janice J Padgett 159 Brock 159	Gayle L & Janice J Brock 308  Gayle L & Janice J Brock 308  Gayle L & Janice J Brock 156	Timothy & 2 1 Ti	Prairie Farms GP 146  Fowler Feeders LLC 621  27	Prairie Sky Farms LLC 154 Sigley Trust 156 Son LLC 156 26	Goldbug Farmal LC Sobba & Son LLC 25	Sobba & Jason M Son LLC McClaren 152 156	Steven 20 Steven	320 21 H&R Family LP 318  H&R Family LP Laneer 328	22
Meri D 8 ASA David Krause Reford LLC Trust 320 321 ASA BBV	Mark A & Ruth A Miller 159  Mark A & Lana Ruth A Koehn Trust	Lana Koehn Trust 319	Mark A & Ruth A Miller 162  Jolene Koehn Etal 322  Mark A & Koek Ruth A Miller 162  Kobs Family Farm LLC 156	George W. A. D. Eck &	George W & G W Harris Humon 156 159  George W & Bontene J Harris 228  DDD	Todd W & Brenda K Leves 470  Elaine & Keenan M Turner Trust 159 Leura 32	Todd W & Brenda K Lewis 150  Todd W & Brenda K Lewis 150  Todd W & Brenda K Lewis 159	Patricia J Alfred Robert Noting 159 34	Fowler Feeders 155 159 159 159 159 159 159 159 159 159	Wilda Beth Acoya Rose 475	Stephen I. & Keith A. & Melhoda A. Barbara A. Whiteey 153  Thomas L. & Janet M. Huelskamp Trust 309	Keith Burton Etal 264 3.7	Diane L Hageman Single L Hageman Mageman Mageman Mageman 316 Single L Hageman Mageman	Elaine & Carol Post Post St. Rev Trust
Bentson Jackson Trust 159 152	Clark & Carolee Jantz 161	KMC Ag LLC 321	Kyle S Lewis 159	O For LLC	Farms	Hansen Frances A 316 Marrs 158	Gertrude E Norman 473	Joyce Mark G & Kimberly R Copenhave 158	Copenhaver	Themas L. Jeffry D & Catalina Zortman 150 157	Carolyn S Karen Walker Friesen	Farms	-	
Rexdords MBCW Irrev Trust 612	Winter Farmi II LLC 222	KMC Ag LLC 476	OL Eck & GW Harris 330	DDD Farms LLC 133	1—1	Verna Lee Hidebrand Family Partnership 163	Frances A Bouke Edward & Marrs Etal Ann Ann Marrs 155	J Daryl & Wayde & Tony Lynn Tieben 151	98 John A Hoop 394	Eunice Padcett Rev Trust 154	Mark D & Barry & Carolyn & Barry & Carolyn & Friesen Friesen 156 FOWL Lynde Liv Trust Water 457 Carolyn Caroly	6	Rosa E Cheney 120	Family LP 233  H&R Family LP 470  Ronald E & Norma C Lang
Rexfords MBCW Inc Inc Irrev Trust 612	Whiter Farm! ILLC 22  5 Don Rays a Hold Wester 154  KMC Ag LLC 155  Con a Mary Josewand Mary Josewand 155  Mary Josewand 155  Mary Josewand 155	KMC Ag LLC 476  Stotz-fus Land & Land & LLC 153  Susan Hurley Etail 157  Resolved 317		PDDD Farms LLC 133  2 DDD Farms Farms LLC 139  Table Inc 628  11	DDD Farms LLC 479  Alice Geneviewe Edwards 157  Bruce & Susan Koehn 236  Lela Harris 78		Frances A Bouke Edward & Marrs Etal Ann Ann Marrs 155	Justin	John A Hoop 394	Eurice Padgedt Trust 156 T	Kernn E Lynde Lynde 457 Ewset A 457 Ewset A Ewset A Ew	Games Rains	Rosa E Cheney 150  Audrey Hisher Graham Etal 157  Rosa E Family LP (150 PM)  Michelle Graham Etal 157	H&R Family LP 470  4 Ronald E & Norma C Ltdg Lang Lang 433
Renderds Services Control of the Con	Winter Famili ILC Fami	KMC Ag LLC 478  Substan Lotte List Sussan Meri D & Merity D Merity	Critical Society of Control of Co	Frances A Face South Fluid Marian Control Fluid Mar	DDD All All All All All All All All All	Service Land Prince Land Land Land Land Land Land Land Land	Frences A Comed a Medicina di Serie di	Jory A Jo	John San San San San San San San San San Sa	Padgett Trust 158 158 2 Geogory R Salmon Rev Trust 151 8	Kgren E Grunde G	CL Post Cregory R First Tust 150 Community Land 150	Construction of the Constr	HARY LP  A Tomat 6 4  Tomat 6 4  Tomat 6 4  Tomat 6 4  Tomat 6 7  Tomat 7
Renderds Front Total 612 612 612 612 612 612 612 612 612 612	Winter Famil ILC	Susan Mario A Subtrata Cristo Susan Mario A Sustanta Cristo Susan Mario A Susan Susa	Col. Eck 8 GW Harris STO  Locate STO  Loca	Pipel Lick Control of the Control of	DDDs FLC 479  APD Care river Care	John A Federal Collins of the Collin	Process A Comman & Co	J Dory A Wareful A Carlot State Stat	John John John John John John John John	Euribee France CL Post Trust 155 154 155 154 155 154 155 154 155 155	Rose E FOVILLY Trust 15 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CL Poots Carpenor Rate State S	Monte La Company La Co	HAR Panny LP  Any LP  Any LP  Any LP  Any LP  Any LP  Andrey Caryfort  Audrey Caryfort  Clay  Andrey Caryfort  Clay  Andrey Caryfort  Clay  Any LP  Andrey Caryfort  Any LP  Any
Renderds    A	Winter Famil ILLC Fami	Subschaft Subsch	Col. Eck & GW Harris Story Sto	Pipel LLC  2 DOD  11  TAE INC  07/80  11  11  12  13  14  16  16  17  17  18  18  18  18  18  18  18  18	DDD CALL ATTO CONTROL ATTO CONT	Parick Las Program of	Process A Common a Security of	J Deryt A John Street Control of the	John A Jo	Enrice Page 1 Table Buck Representation of the Company of the Comp	Roma E FOWL 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CL Poot Service Style Service	Marie Superior Superi	HART LP  A Drought 6 A Drought
Renderds  Renderds  For Family  For Family	Winter Famili ILC Fami	Subschedung Subsch	Col. Eck & GW Harris San Dear Col. E	POPO FINANCIA MARINE MA	Porns Late 1  Porns Porn	Particle And Parti	Process A Common a Service of Service S	Joseph A Jos	John Sand Sand Sand Sand Sand Sand Sand San	Euribe Fadgett 155 Euribe Fadget	Kerrin I Long I	CL Pool Command of Parmer LLC Property of Par	Diane I. Diane I. Diane I. Lageman I 162 150 150 162 162 162 162 162 162 162 162 162 162	HART LP  A Browned E 4  Browned E 4  Browned E 5  Browned
Renderds Mac Wires Tutal 612 612 612 612 612 612 612 612 612 612	Winter Carlotte Carlo	Susan Age of the Control of the Cont	Col. Eck & GW Harris Sand Sand Sand Sand Sand Sand Sand Sand	Part of the control o	Porns Aro Consenses  Bruce & Con	Signar Francis Land Proposed And Proposed An	Process A Comercia a Service of S	Jory A where a control of the contro	DODO REPORT OF THE PROPERTY OF	Enrice Page 1 CL Post	Rome E FOWI LIVE TO THE PROPERTY OF THE PROPER	CL Poot Service Style Service	Comment of the commen	HARP LP  Framely LP  A Broad E 4
Renderds  Fry Family  Fry Fami	White Familia LC Familia F	Susan Age of the Control of the Cont	Control of Section 1 Control o	Frances A Full Comment of the Commen	PDTO C AND CONTROL OF THE PROPERTY OF THE PROP	Particle And Parti	Frences A Common a Base of Management of Femile State of	Joseph A Warrier A Control of the Co	John A Jo	Enrice Page 1 CL Post	Rome E FOUL TOTAL	CL Pool Printed Bly Green Trust 1-10 Printed Bly Green Bly Gr	Power Last Seyfert Edward Last Seyfert	HART LP  Framey LP  A Broad E 4  Broad E 4  A Broad E 5  B

#### INFORMATION

**MANNER OF SALE:** This real estate will be offered in two individual tracts. 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 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 May 15, 2025, or upon such terms as may be acceptable to the seller. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Earnest money will be held by High Plains Title in Dodge City, KS 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 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 to be approximate and are from reliable sources. However, it is the buyer's responsibility to do their own inspections and due diligence.

**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 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.

**AUCTIONEER'S NOTE:** The Estate of Arnold Dalgarn is offering 480 acres of prime land located in Gray and Meade Counties for sale at public auction. Tract 1 is a diverse property featuring a mix of pastureland and tillable farmland, providing excellent opportunities for agricultural use. Tract 2 is conveniently located with close access to markets and situated directly on the highway. These tracts offer a variety of potential uses and present an excellent opportunity to expand your operation.



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

For detailed photos, drone video and more information visit

www.soldbyburkhart.com

BURKHART
REAL ESTATE & AUCTION
PO Box 1564
Dodge City, KS 67801