

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


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





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.**

FSA INFORMATION:

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.



TRACT
2

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 BASIS:

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 Constructors 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 Constructors 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.



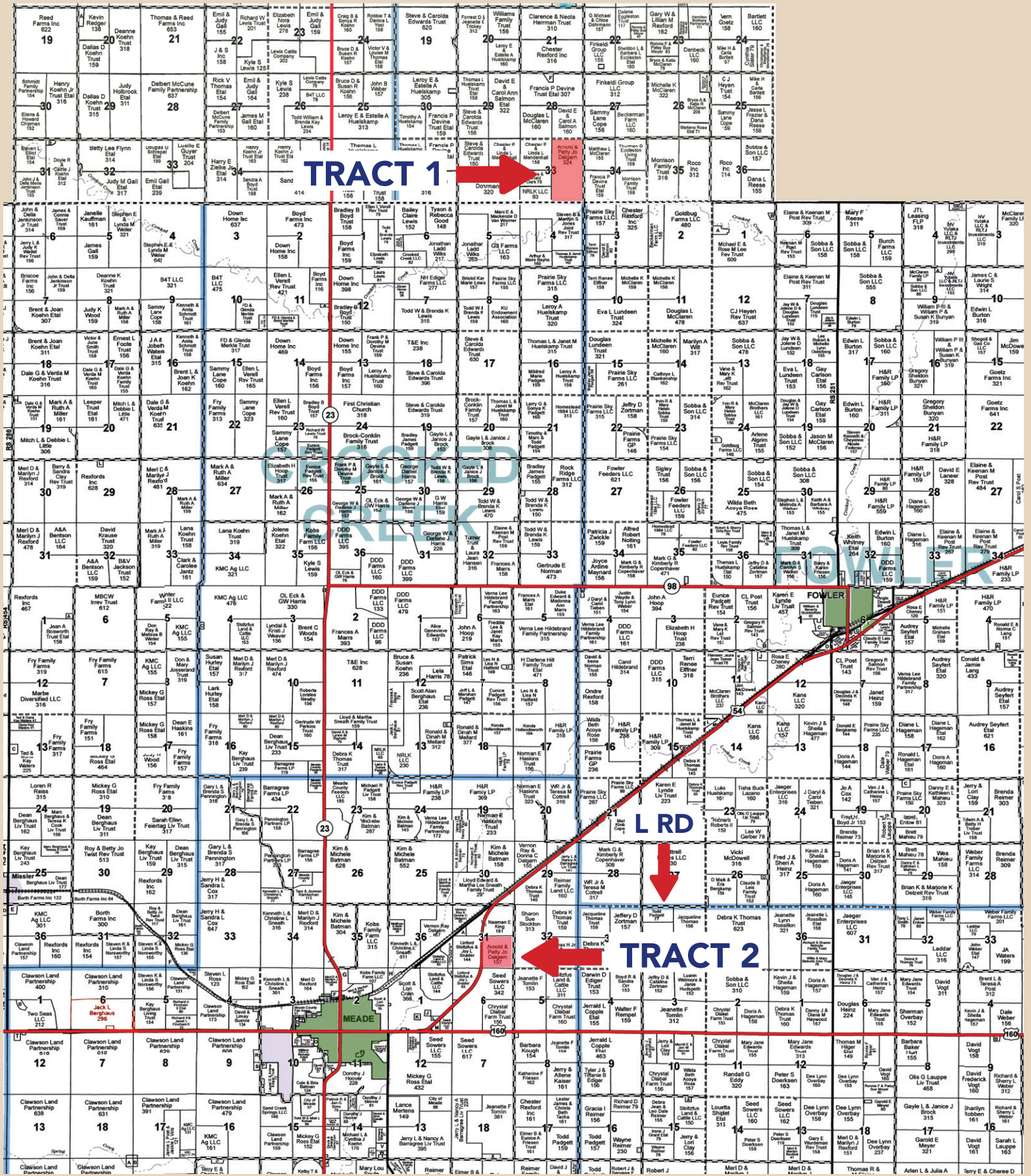
TRACT 1



TRACT 2



MAP



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.



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APRIL 2025						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4	5
6	7	8 Alice Ryan and Querbach Farms Land Auction	9	10	11	12
13	14	15 Dalgarn Land Auction (Meade/Gray Co.)	16	17 Ingram Land Auction (Meade Co.)	18	19 Day Residential Real Estate Auction (Meade, KS)
20	21	22	23	24	25	26
27	28	29	30			

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

For detailed photos, drone video and more information visit

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