

Bid by Phone **LAND AUCTION**

**320 +/- TOTAL ACRES IN MEADE COUNTY, KANSAS
SELLING IN TWO INDIVIDUAL TRACTS**



**BIDDING POOL CLOSES
Thursday, May 22, 2025 – 10:00 AM**

**TO PARTICIPATE IN THE AUCTION, YOU MUST REGISTER AND PLACE A BID IN THE BIDDING
POOL PRIOR TO THURSDAY, MAY 22, 2025 – 10:00 AM**

**If you are not registered and have not submitted an initial bid by the bidding pool deadline you
will not be able to participate in the auction.**

Seller: C.L. Post Trust

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.

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

TRACT 1

Auction Acres: 160 +/- Acres Meade County, KS

LEGAL DESCRIPTION: 160 +/- acres in the Northwest Quarter (NW/4) of Section Seven (7), Township Thirty-one (31) South, Range Twenty-six (26) West of the 6th P.M., Meade County, Kansas

This 160-acre tract consists entirely of high-quality, tillable dryland. The entire tract is currently planted in wheat. The northern boundary runs along H Road, while the western edge borders 26 Road, a paved county-maintained roadway. This tract is conveniently located less than ½ mile south of the Fowler Elevator.

LOCATED FROM FOWLER, KS: Land is located at the intersection of 26 Road/Cemetery Road and KS Hwy 54. **Signs will be posted.**



CROP BASIS

Crop	Base Acres	PLC Yield
Wheat	63.92	43
Grain Sorghum	42.02	63

TAXES: The 2024 real estate taxes totaled \$490.84. The 2025 real estate taxes will be prorated to the date of closing.

POSSESSION: The buyer will receive possession at the conclusion of the 2025 wheat harvest.

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, Kansas (KS119)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2375	Roxbury silt loam, rarely flooded	32.8	22.1%
2612	Harney silt loam, 0 to 1 percent slopes	0.2	0.1%
2710	Missler silty clay loam, 0 to 1 percent slopes	0.0	0.0%
2814	Uly silt loam, 0 to 1 percent slopes	67.6	45.6%
2815	Uly silt loam, 1 to 3 percent slopes	47.6	32.1%

TRACT 2

Auction Acres: 152 +/- Acres Meade County, KS

LEGAL DESCRIPTION: 160 +/- acres located in Lots One (1), and Two (2), and the South Half of the Northeast Quarter (S ½ of NE ¼) of Section Two (2), Township Thirty-one (31) South, Range Twenty-seven (27) West of the 6th P.M., Meade, Kansas

This 160-acre tract consists entirely of high-quality, tillable dryland. The land is completely open and currently not planted to any crops. Its northern boundary runs parallel to paved G Road, offering easy access. Conveniently situated less than two miles west of the Fowler Elevator, this tract is ideally located.

LOCATED FROM FOWLER, KS: From the intersection of G Road and 26 Road/ Church St., go approximately 1 mile West to the Northeast corner of the subject property. **Signs will be posted.**

CROP BASIS

Crop	Base Acres	PLC Yield
Wheat	69.61	43
Grain Sorghum	45.75	63

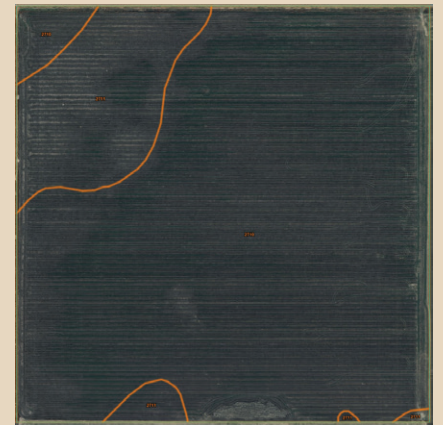
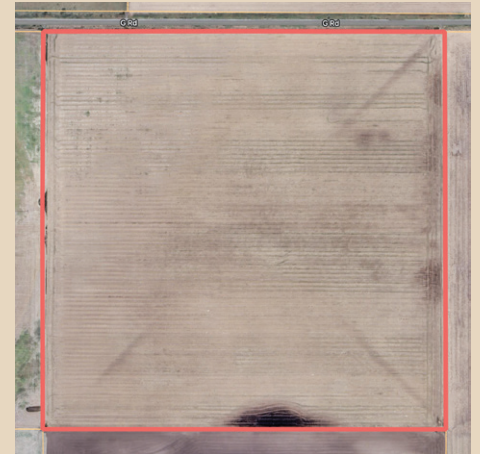
TAXES: The 2024 real estate taxes totaled \$274.96. The 2025 real estate taxes will be prorated to the date of closing.

POSSESSION: The buyer will receive immediate possession on all acres upon closing.

INPUT EXPENSES: The buyer will be responsible for a total of \$1,223.51 in expenses related to weed control. This expense will be due upon closing.

CHEMICAL APPLICATION: The following chemicals have been applied to this tract: 60oz. of Finesse Cereal and Fallow Herbicide – 12x20, 10gallons of MCPE Phenoxy Herbicide – 2x2.5.

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.



Meade County, Kansas (KS119)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2710	Missler silty clay loam, 0 to 1 percent slopes	135.7	84.4%
2711	Missler silty clay loam, 1 to 6 percent slopes	25.2	15.6%



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.

SALE METHOD: The real estate will be offered for sale by private phone auction. Buyers must register and place an initial bid prior to May 22, 2025 – 10:00am CST to be included in the bidding pool. All bids must be submitted to Mike Burkhart by telephone at 620-430-2000. After the bidding pool deadline, all active bidders will be informed of the high bid and allowed to advance their bids. The auctioneer will contact each bidder in the bidding pool for advancement of bids starting on Thursday, May 22, 2025 – 10:00am CST. Bids will be accepted until no further advances are made. All bidding parties will remain confidential. Bidding increments will be at the sole discretion of the auction company. **Bidders agree that once a bid is submitted the bid will be honored.**

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 June 23, 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 Meade County Title Services, LLC. in Meade, KS in their trust account. Meade County Title Services, LLC. 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: Burkhart Real Estate & Auction is honored to offer via bid by phone auction two premium tracts of prime tillable farmland, ideally located just minutes from Fowler, Kansas.

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

