

LAND AUCTION

320 +/- ACRES IN FINNEY COUNTY, KANSAS

SELLING IN ONE INDIVIDUAL TRACT

SURFACE AND WATER RIGHTS ONLY

(252 +/- ACRES OF IRRIGATED CROPLAND)

THURSDAY, NOVEMBER 9, 2023 – 10:00 AM

CLARION INN - 1911 E KANSAS AVE GARDEN CITY, KS

(AUCTION HELD IN THE NORTH BALLROOM)

Auctioneer's Note: 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 inspection & due diligence. **CMU Partnership will sell this prime irrigated half section of cropland at public auction. This land is choice and is located just off 83 Hwy with great access to markets.**

LEGAL DESCRIPTION: East Half (E/2) of Section Twenty-one (S21), Township Twenty-five (T25), Range Thirty-two West (R32W), in Ivanhoe Twp East, Finney County, KS

LOCATED FROM THE EAST SIDE OF GARDEN CITY: From the intersection of KS Hwy 50 & 83 Hwy take the overpass South on 83 Hwy 8 miles to Annie Sheer Rd., then 1.7 miles East to the Southwest corner of the subject property. **Signs will be posted.**

LOCATED FROM BUFFALO DUNES GOLF COURSE: On 83 Hwy go 1.5 miles South to Annie Sheer Rd., then 1.7 miles East to the Southwest corner of the subject property. **Signs will be posted.**

IRRIGATION INFORMATION: There are two irrigation wells located on this tract that are covered under **water right file #18571-00 (Northeast quarter) and water right file #16265-00 (Southeast quarter)**. Water right file #18571-00 (new well drilled on 11-18-2013) is permitted for 256 AF and 320 authorized irrigated acres and water right file #16265-00 is permitted for 229 AF and 320 authorized irrigated acres. The irrigation well located on the Northeast quarter was pumping 700 gallons per minute at the end of the 2023 season. The irrigation well located on the Southeast quarter was pumping 400 gallons per minute at the end of the 2023 season. The sprinkler located on the Northeast quarter is a 9-tower, 1987 T & L sprinkler with drop down nozzles that are nozzled at 700 gallons per minute. The sprinkler located on the Southeast quarter is an 8-tower, 1989 T & L sprinkler with drop down nozzles that are nozzled at 400 gallons per minute. **(Drill logs and test hole logs can be found on our website www.soldbyburkhart.com)**

IRRIGATION EQUIPMENT: The two sprinklers, gear heads, pumps, water meters and all underground lines will sell with the land. The irrigation NG engines will not be included with the sale.

CROP BASIS:

Crop	Base Acres	PLC Yield	HIP
Corn	287.46	175	100

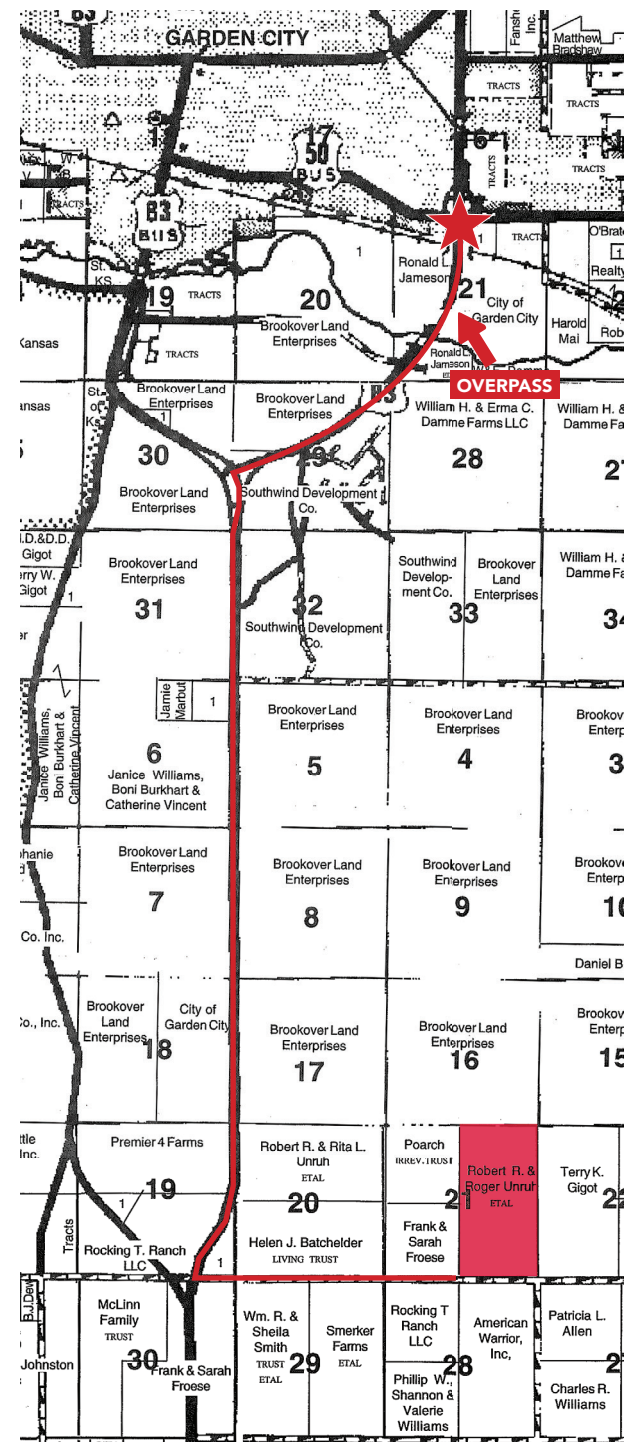
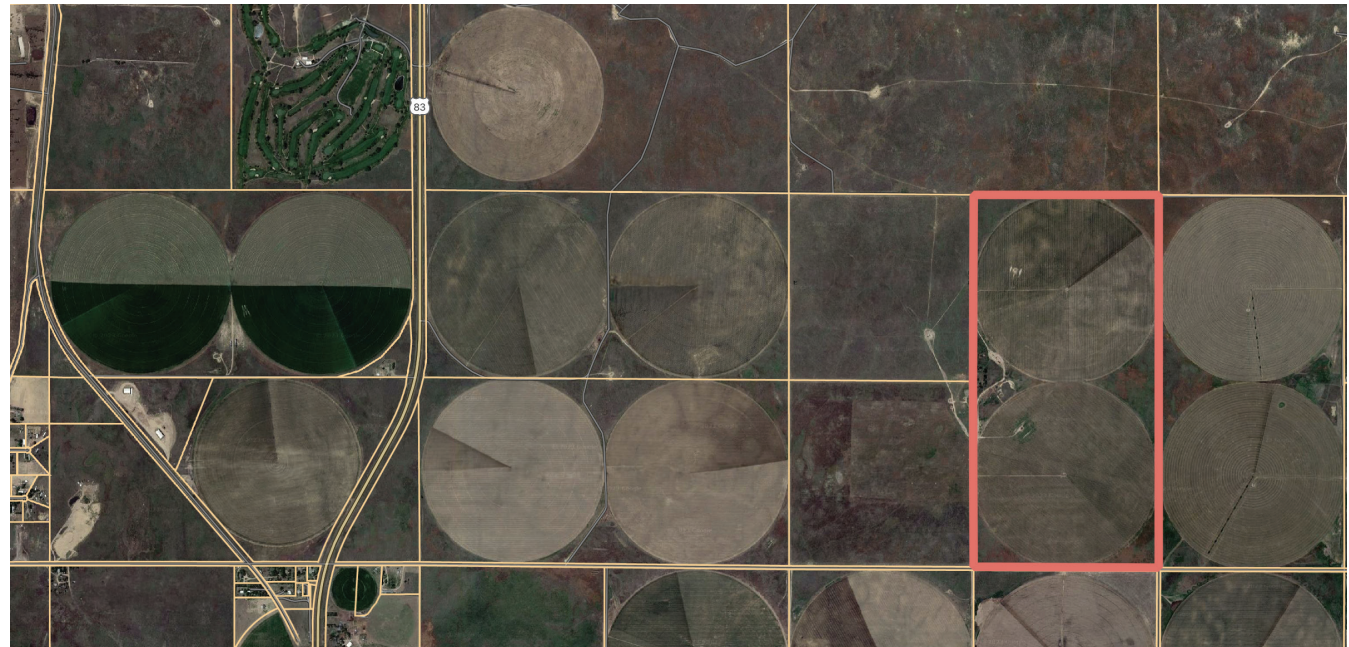
TAXES: The 2022 taxes totaled \$2,424.47. The 2023 taxes will be paid by the Seller.

POSSESSION: All land is open and full possession will be given to the buyer upon the date of closing. The former tenant would be interested in re-leasing the land.

MINERALS: None of the minerals will be sold. Selling surface and water rights only.

TERMS: \$50,000 to be paid down day of sale with the signing of contract. Buyer and seller will split the cost of title insurance & escrow fees 50/50. Balance of purchase price will be due at closing, on or before December 8, 2023.

MANNER OF SALE: This real estate will be offered in 1 tract only. No acres will be divided.



Can't attend? Phone bids accepted by prior arrangements. For more information, call (620) 430-2000.

Seller: CMU Partnership

For detailed photos, drone video and printable sale bill, visit www.soldbyburkhart.com

Mike Burkhart, Broker/Auctioneer

620-430-2000

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Dodge City, KS

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