

LAND AUCTION

**466 +/- TOTAL ACRES IN FORD COUNTY, KANSAS
SELLING IN TWO INDIVIDUAL TRACTS**
Thursday, November 2, 2023, AT 10:00 AM
 Auction will be held at
VFW Post 1714, 909 13th Ave, Dodge City, KS
 (Small Hall, South Entrance on the South side of Building)

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. **Both of these tracts are choice land and lie extremely well. It is a great opportunity to add to your operation.**

TRACT 1:

LEGAL DESCRIPTION: South half (S/2) of Section Ten (S10), Township Twenty-five (T25), Range Twenty-six West (R26W), Royal West Plat Township in Ford County, Kansas.

AUCTION ACRES: 317 +/- acres of tillable dryland

CROPS: There are currently no planted crops on this tract. All acres are open.

DIRECTIONS FROM NORTH HWY 50 & 14th Ave., Dodge City, KS: North on 14th Ave. approximately 3 miles to Correction Line Rd./ Garnett Rd., then West 5.5 miles to 105 Rd., then 4 miles North to Chestnut Rd., then West 1 mile to the Southeast corner of the subject property. **Signs will be posted.**

DIRECTION FROM 106 Rd. (TRACT 2): South .5 mile to Chestnut, then West 2 miles to the Southeast corner (104 Rd.) of the subject property. **Signs will be posted.**

CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	295.4	27

WINDMILL LEASE: This land is being sold subject to a wind energy lease that is in the development period dated 3/6/2012. New buyer will receive a copy of the lease after the closing date.

MINERALS: All minerals are believed to be intact, and the seller's mineral interest (100%) will sell with the land.

TAXES: The 2022 total taxes were \$2,841.44. The 2023 taxes will be prorated to the date of closing.



Seller: Tylor Stateler, Hope Stateler & Sara Stateler



TRACT 2:

LEGAL DESCRIPTION: Northwest quarter (NW/4) of Section Seven (S7), Township Twenty-five (T25), Range Twenty-five West (R25W), Royal East Plat Township in Ford County, Kansas.

AUCTION ACRES: 149 +/- acres of tillable dryland

CROPS: There are currently no planted crops on this tract. All acres are open.

DIRECTIONS FROM NORTH HWY 50 & 14th Ave., Dodge City, KS: North on 14th Ave. approximately 3 miles to Correction Line Rd./Garnett Rd., then West 5.5 miles to 105 Rd., then 4 miles North to Chestnut Rd., then East 1 mile, then .5 mile North on 106 Rd. to the Southwest corner of the subject property. **Signs will be posted.**

DIRECTION FROM 104 Rd. and Chestnut Rd. (TRACT 1): East 2 miles on Chestnut Rd. to 106 Rd., then North .5 to the Southwest corner of the subject property. **Signs will be posted.**

CROP BASIS:

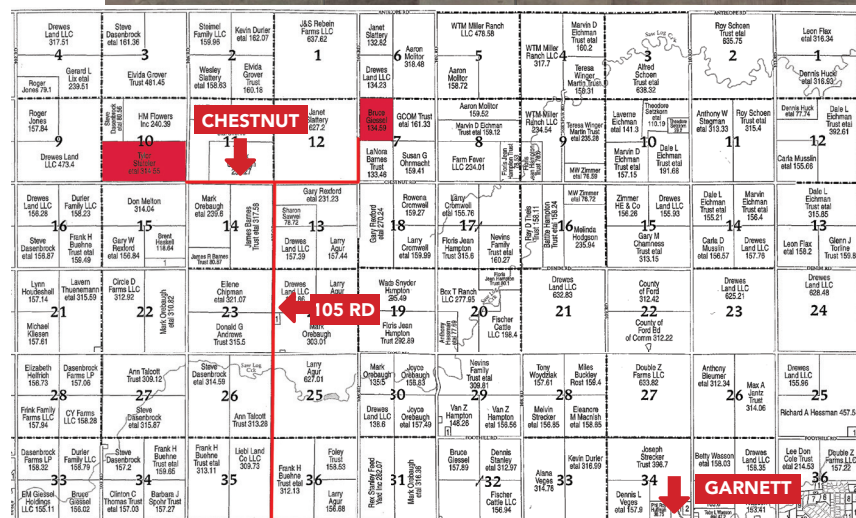
Crop	Base Acres	PLC Yield
Wheat	48.41	57
Corn	24.61	162
Sorghum	31.88	90

WINDMILL LEASE: This land is being sold subject to a wind energy lease that is in the development period dated 3/6/2012. New buyer will receive a copy of the lease after the closing date.

MINERALS: All minerals are believed to be intact, and the seller's mineral interest (100%) will sell with the land.

TAXES: The 2022 total taxes were \$1121.46. The 2023 taxes will be prorated to the date of closing.

Seller: Bruce Giessel



MANNER OF SALE: This real estate will be offered in two (2) individual tracts only. There will be no combination of the tracts. The auction procedure and increments of bidding will be at the discretion of the auction company.

POSSESSION: The new buyer will receive immediate and full possession on both tracts at closing. All acres on both tracts are open.

TERMS: \$25,000 per tract is to be paid on the 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 4, 2023.

INSPECTIONS: 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.



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Dodge City, KS

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

Mike Burkhart, Broker/Auctioneer

620-430-2000

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