

LAND AUCTION

320 +/- ACRES • FORD COUNTY, KANSAS

Thursday, December 15th, 2022 — 3:00pm

Minneola Civic Connection / 130 South Main St. MINNEOLA, KS



Seller:
Todd E. Scheib Estate

For a private showing, please contact Mike Burkhart @ 620-430-2000

AUCTIONEER'S NOTE: Live and work right here! This highly productive ground produces wind, mineral and farm income making it easy to fit into anyone's operation. This property is not far from town located only 3 miles North of Minneola,KS on a blacktop road.

Can't attend? Phone bids accepted by prior arrangements.

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

Mike Burkhart, Broker/Auctioneer
620-430-2000


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





11306 Yucca Rd, Minneola, KS - Homesite

This custom ranch style home was built in 1948. The home features 3 bedrooms, 3 bathrooms and is surrounded by mature trees and several outbuildings. Surrounding the home is approximately 32 +/- acres of fenced pasture grass, corrals and cattle pens. There is a domestic water well that services the home and corrals.

- Over 2,000 SF of living space
- Large covered front porch
- Living Room: 19x14 w/ bay style window
- Dining Room: 12x15
- Kitchen: 13x19 w/ custom cabinets and ceramic tile
- Den: 13x12 w/ brick gas fireplace and custom woodwork
- Bed 1: 12x12, reach-in cedar closet w/ attached bathroom and 2nd reach-in closet
- Bed 2: 15x11, large reach-in his & her closet w/ attached bathroom
- Bed 3: 15x12, reach-in closet
- Full unfinished basement
- Newer Lennox furnace w/ attached humidifier
- 3 Car detached garage: 36x24
- Barn: 40x40 w/ Electric overhead door
- Quonset round top shed: 80x46
- 4 Grain Bins
- Several other buildings



(Vehicle will be sold after the real estate) 2015 ZL1 Camaro, automatic/optional standard with paddle shifters on steering wheel, 40,000 miles, sport leather interior, car is very clean!



INFORMATION

LAND LOCATION: See maps – SIGNS WILL BE POSTED!

MANNER OF SALE: This real estate will be offered in 1 individual tract only. The homesite and pasture acres will not be divided.

CROPS: Winter wheat has been planted on approximately 288 +/- acres. Buyer will receive seller's 1/3 portion of those wheat acres.

CROP INSURANCE: The current wheat crop is insured through Pike Insurance, Bucklin, KS. The new buyer will be responsible for transferring the current insurance policy into their name and paying the seller's portion of the annual premium at closing.

TERMS: \$25,000 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 January 12, 2023.

FSA INFORMATION: All FSA information is deemed correct and was obtained from reliable sources. Any future FSA payments will follow the crops and new buyer.

TAXES: 2022 taxes total \$6,042.14. Buyer will be responsible for all of the 2023 taxes.

VEHICLE: Will be sold after the real estate.

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