

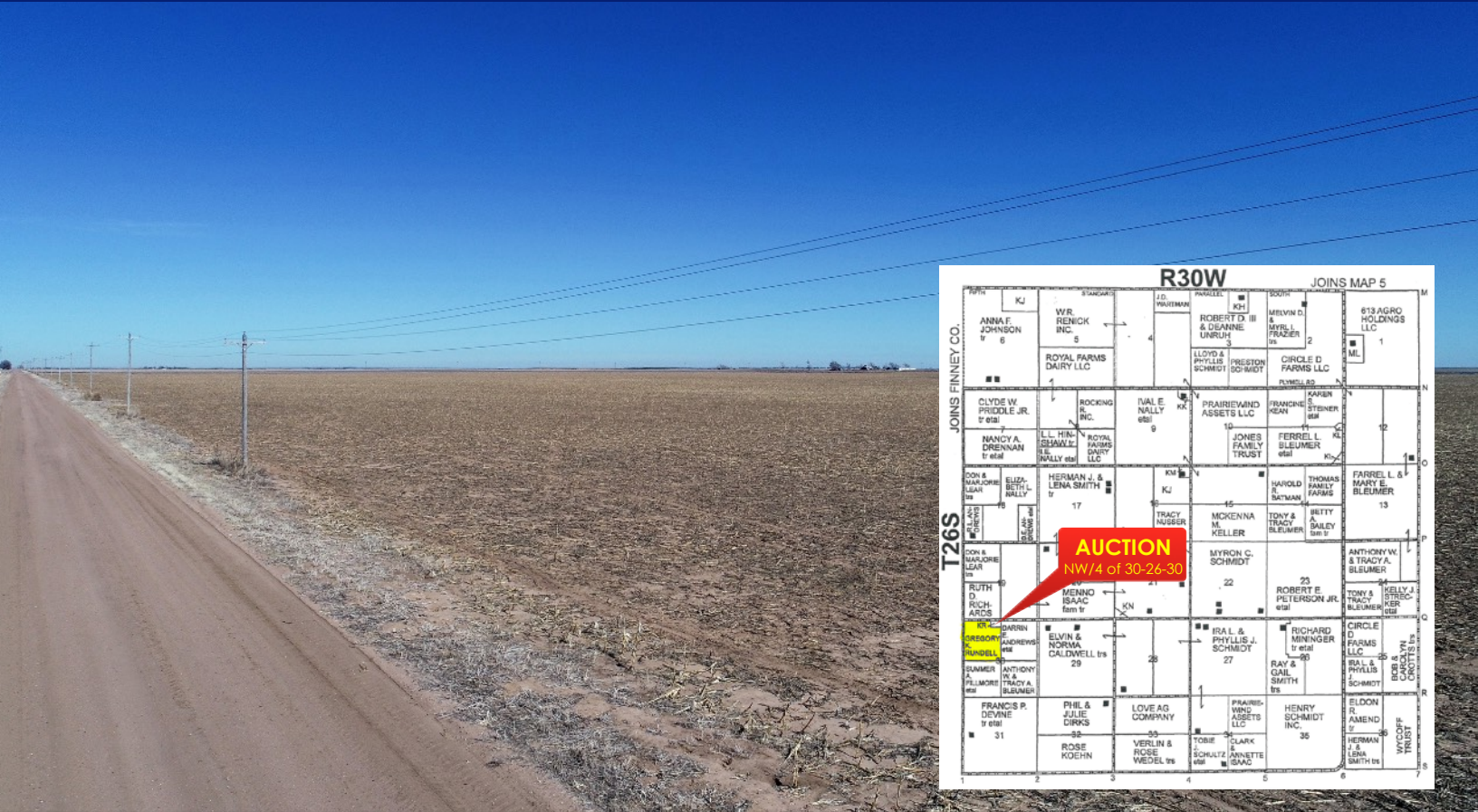
Private Auction

155 Acres +/-

Water Rights + Mineral Rights

Gray County, Kansas

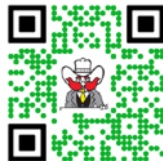
8 South & 2 East of Pierceville



Bidding will not end prior to **March 26, 2024**



Faulkner
REAL ESTATE, INC



Call Broker: **Chris Faulkner 620-575-6555**
Learn the high bid & bid by phone: 620-356-5808
More information at: www.faulknerrealestate.com

Bidding will not end prior to **March 26, 2024**

Directions: From Pierceville; go 8 miles south on Pierceville Rd to Craft Rd, then 2 miles east to the NW corner. (Signs posted)

Legal Description: Surface Rights in the Northwest Quarter (NW/4) of Section 30-26-30; less an approximate 6.3 acre tract in the northeast corner,, Gray County, Kansas. **Acres:** 155+/-

Taxes: \$1,093.78

Mineral Rights: Included.

Tenant: None.

Possession: Upon closing.

Crops: 100% corn stalks.

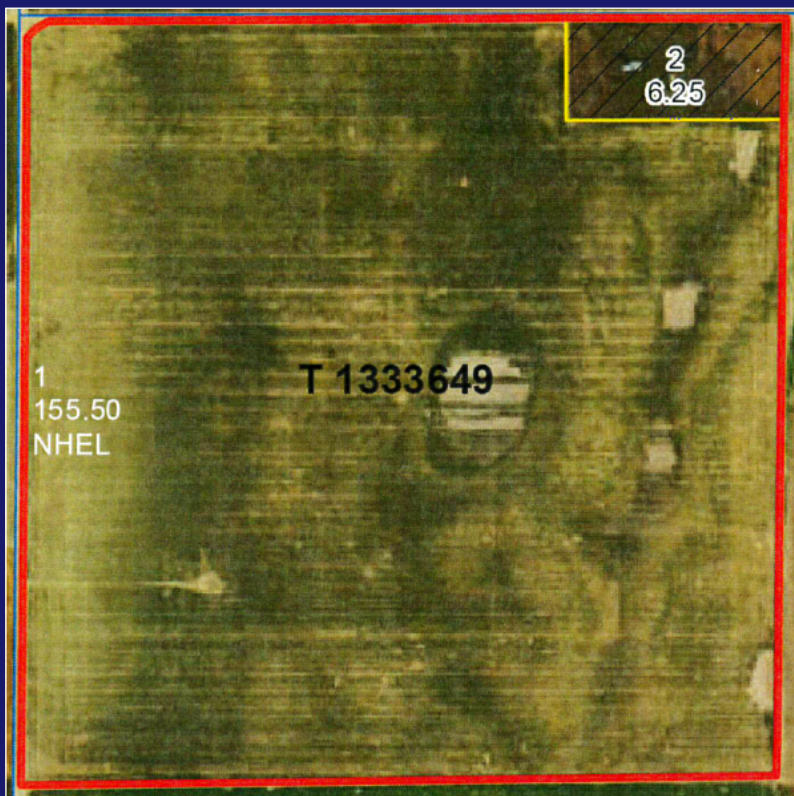
Water Right: #13021 - Location NC NW - Well abandoned.

Auth. Place of Use: 162 acres in the NW/4 of 26-28-38.

Auth. Qnty: 203 AF **Auth. rate:** 690 GPM

Soils: Approximately 79% Samantha loam 0-1% slope, 14% Satanta loam 1-3% slope & 7% Ness clay.

Note: Call today to learn the current high bid or to place your bids by phone!



| DCP Crop Data | | | |
|---------------|---------------|-----------------------------|-----------|
| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
| Wheat | 78.10 | 0.00 | 35 |
| Grain Sorghum | 25.00 | 0.00 | 45 |
| TOTAL | 103.10 | 0.00 | |

FSA Information, Soils Maps, etc.
available at www.faulknerrealestate.com

READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Chris Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no agency relationship. Successful bidder will sign contract and deposit 10% earnest money with **First American Title** as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday May 2, 2024. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to **INSPECT** all properties prior to bidding and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. **NO WARRANTIES** are either expressed or implied by Seller or Faulkner Real Estate, Inc.