

Private Auction

633 Acres[±]

Irrigated Farmland

Stevens County, Kansas

9 Miles North of Hugoton on HWY 25 & Moscow Grade



Bidding will not end prior to **April 9, 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

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Directions: From Hugoton, Kansas: go 9 miles north on HWY 25 to the southwest corner. (Signs posted)

Legal Description: Surface and Water Rights in Section 27-31-37; less an approximate 6 acre tract in the southwest corner, Stevens County, Kansas. **Acres:** 633+/-

Taxes: \$7,679.22

Tenant: Daryl May. *Buyer to receive Seller's 1/3 share of 2024 spring crop(s) & pay associated share of expenses. 2024 wheat will remain with Seller & Tenant.*

Mineral Rights: None included.

Possession: *Subject to rights of Tenant. Termination agreement has been executed- call for details.*

Crops: 208 acres irrigated wheat & 280 acres going to irrigated corn. West corners 2024 wheat & east corners milo stalks. *Buyer to transfer crop insurance with Ag 1st Insurance and pay premium at closing.*

Soils: Approximately 31% Hugoton silt loam 0-1% slope, 24% Dalhart & Vorhees soils 1-3% slope, 15% Belfon loam 0-1% slope, 14% Hugoton & Zella soils 0-1% slope and similar.

Well Info: Last work performed by Hydro Resources in January of 2022. Call for invoices or visit the "Documents" section of our website.

SWL: 358' in 2022 **Depth:** 496' **Pump:** set at 480'

Pumping: 1,250 GPM (Sprinkler nozzled at 1,250 GPM)

Irrigation equipment: 2009 16-tower Valley 8000 pivot, pump and gearhead are included in the sale. *Shed, motor & oil tank are owned by Tenant & not included in the sale.*

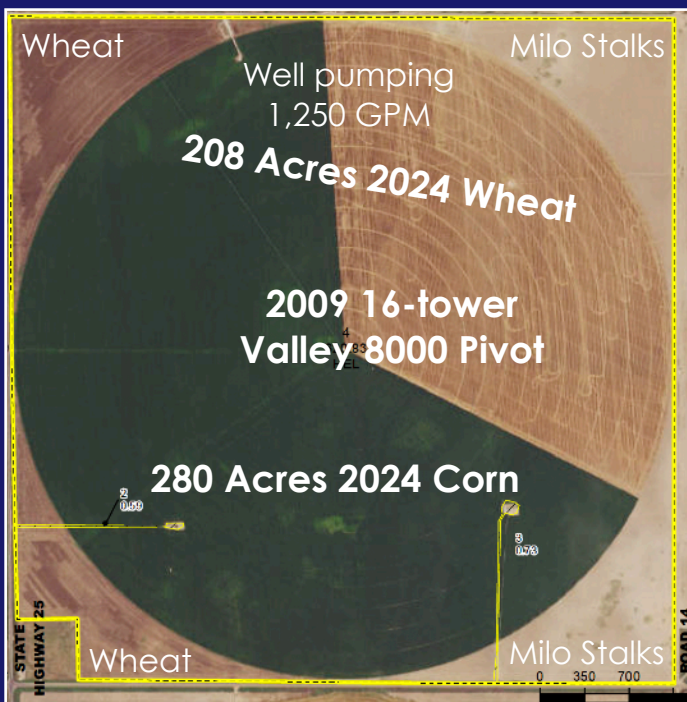
Irrigation fuel: SWKI HP natural gas.

Water Right: #8486, 3179, 4986 & 17899- Files available on our website or call.

Auth. Place of Use: 960 acres in all of Section 27 & E/2 of Sec 28.

Auth. Qnty: 2,023 AF (any combo. between the wells on 28 & 27).

Auth. rate: 4,055 GPM



FSA Information, Soils Maps, Well invoices, 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 **Frazer Abstract & 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 23, 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.