

Private Auction

320 Acres +/-

Farmland in CRP

Grant County, Kansas

3 Miles west of Ulysses!



Bidding will not end prior to **June 4, 2024**



Faulkner
REAL ESTATE, INC



Call Broker: **Bobbi Jo Higgs 620-353-8218**
Learn the high bid & bid by phone: 620-356-5808
More information at: www.faulknerrealestate.com

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Directions: From HWY 25 & HWY 160 in Ulysses; go 3 miles west to Road G, then 1/2 north to the southeast corner of property. (Signs posted)

Legal Description: Surface Rights in the North-Half (N/2) of Section 25-28-38, Grant County, Kansas.

Acres: 320+/-

Taxes: \$120.93

Irrigation Water Rights: None.

Mineral Rights: None included.

Tenant: None.

Possession: Upon closing; subject to existing CRP contract.

Crops: Approximately 310.7 acres in CRP. **2024 CRP payment will be prorated to the date of closing.**

CRP information: **Contract #11294**

Acres Enrolled: 310.7

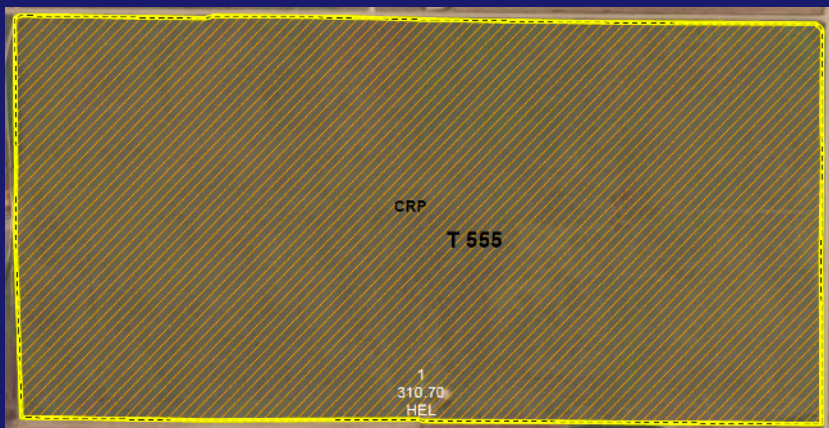
Rate/acre: \$37.86

Ann. PMT: \$11,763

Term: 10/1/22 to 9/30/32

Soils: Approximately 28% Ulysses loam 1-3% slope, 20% Otero-Manter fine sandy loams 1-3% slope, 16% Ulysses silt loam 0-1% slope, 16% Richfield silt loam 0-1% slope, 10% Satanta loam 0-1% slope and similar. (Soils aerial available on our website)

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



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Mark 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 July 11, 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.