

For Sale

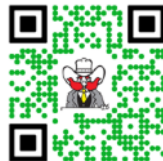
640 Acres

Stevens County, Kansas

Just southwest of Hugoton



Offered for \$1,200/acre



Chris Faulkner 620-575-6555
Office: 620-356-5808
More at: www.faulknerrealestate.com

Offered For Sale: \$768,000

Directions: From Hugoton; go about 5 miles southwest on HWY 56 to Road 7, then about 2-3/4 miles south to the northeast corner. (Signs posted)

Legal Description: Surface Rights ONLY in and to the South-Half (S/2) of Section 4-34-38 & the North-Half (N/2) of Section 9-34-38, Stevens County, Kansas. **Acres:** 640+/-

Taxes: \$2,000.16

Tenant: Shannon Crawford. *Tenant is willing to sell out his interest in the 2025 wheat planted on the property at cost. Call for details.*

Mineral Rights: None included.

Possession: *Upon closing with Tenant buyout on 2025 wheat.*

Crops: Corners 2025 wheat & circle is open- see map. *Buyer to transfer crop insurance on 2025 wheat and pay premium at closing. Call for 2025 wheat buyout amount.*

Soils: Approximately 57% Dalhart loamy fine sand 3-5% slope, 22% Dalhart-Eva complex loamy fine sands 3-8% slope and 21% Dalhart loamy fine sand 0-3% slope.

Well Info: Last work performed by Allen's, Inc.- invoices available upon request. **SWL:** 167' in 1975 **Depth:** 558'

Pumping: 1,100 GPM all season.

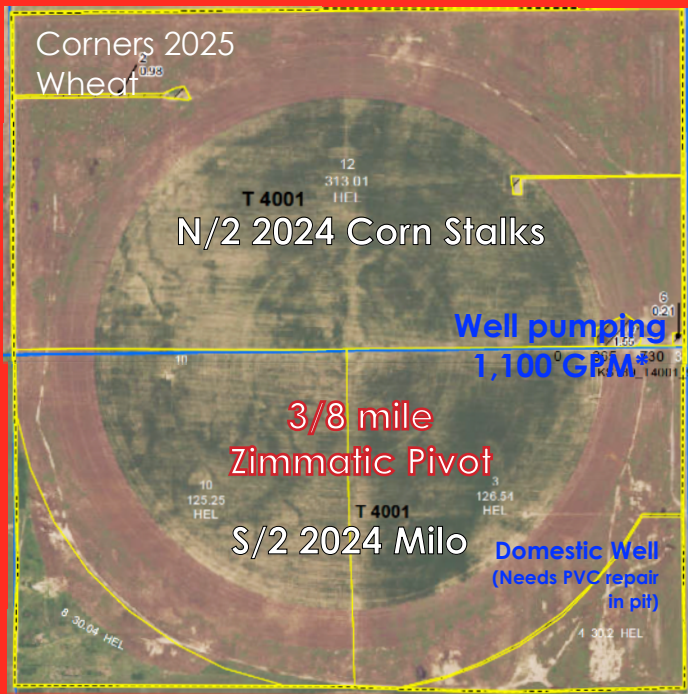
Irrigation equipment: ** Well is currently not owned by the Seller and there is no formal agreement for its use in place. Use of well by Buyer is not guaranteed. Motor, gearhead and sprinkler is owned by Tenant and available to Buyer for purchase- call for pricing. Sprinkler is available to Buyer for \$20,000.*

Irrigation fuel: Black Hills Energy pipeline natural gas.

Water Right: #22908, 41202 & 42191 *Files available on our website.*

Auth. Place of Use: 500 acres in S/2 of 4 & N/2 of 9.

Auth. Qnty: 959 AF Total available among all rights.



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



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling through 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 Buyer will sign contract and deposit 10% earnest money with **Frazee 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 offer accordingly. **Announcements during sale take precedence over published information.** 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.