

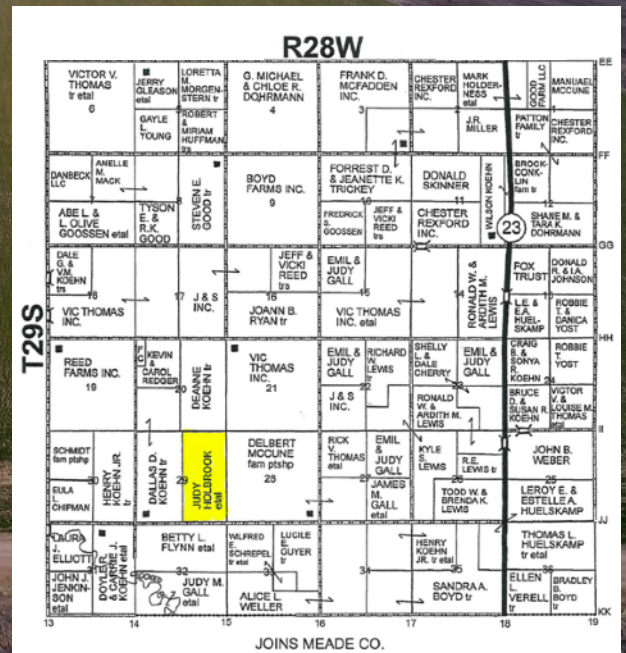
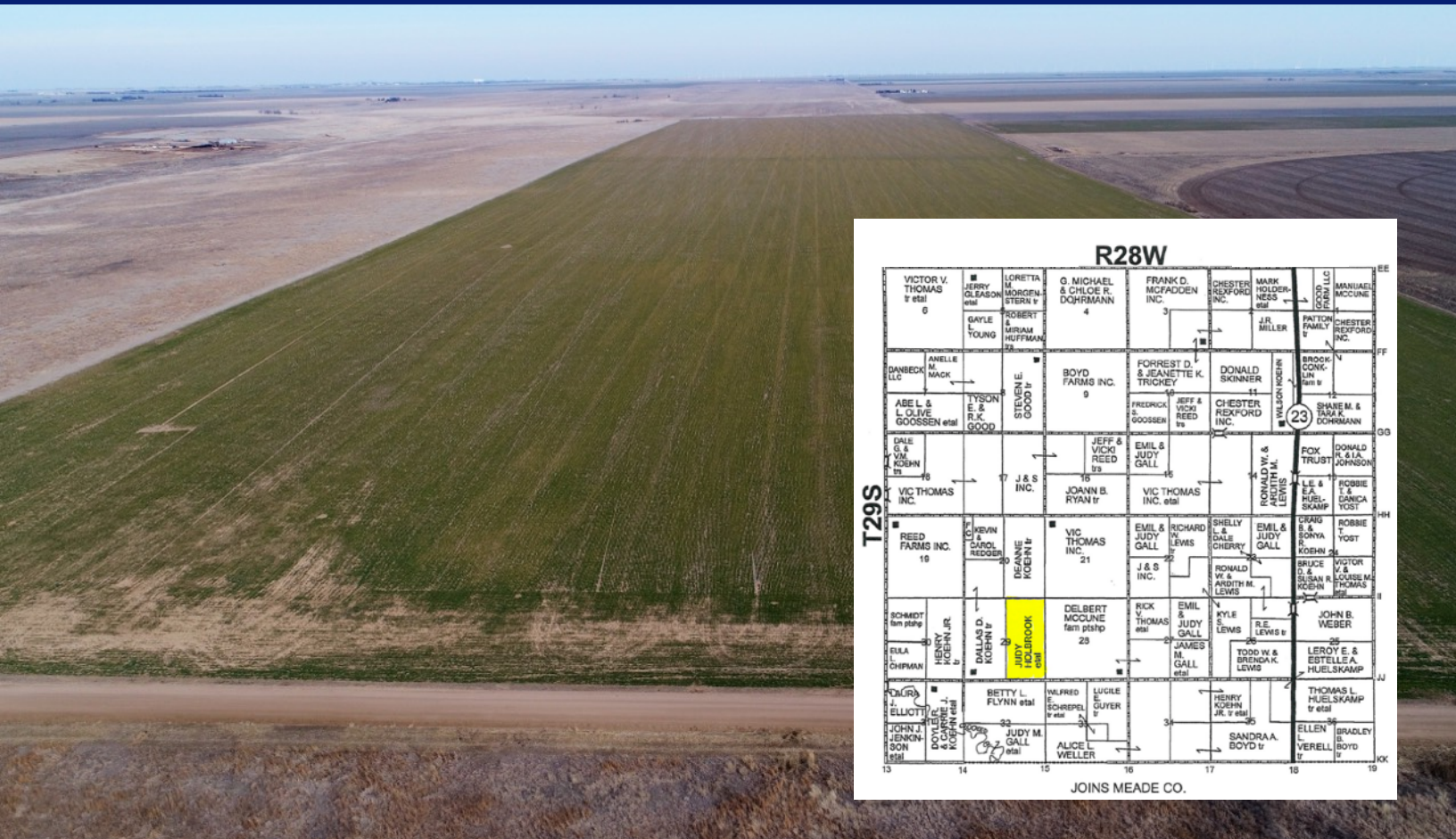
Private Auction
 Bid by Phone Auction

320 Acres

Beautiful farmland & CRP

Gray County, Kansas

About 7 miles south of Montezuma



Bidding will not end prior to **April 1, 2025**



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 **April 1, 2025**

Directions: From Montezuma; go 7.75 miles south on Rd 13 to Rd JJ, then 1.5 east to the southwest corner of property. (Signs posted)

Legal Description: Surface Rights ONLY in and to the East-Half (E/2) of Section 29-29-28, Gray County, Kansas.

Acres: 320+/-

Taxes: \$1,472.80

Mineral Rights: None included.

Tenant: 1/3, 2/3 verbal lease with Bryce Dirks.

Possession: Subject to rights of Tenant.

Crops: Approximate east-half planted to 2025 wheat and balance CRP. *Seller's 1/3 share of 2025 wheat and associated expenses will go to Buyer.*

CRP information: **Contract #11212A- Clyde Poppe receives 25% of CRP payments.**

Acres Enrolled: 154.73

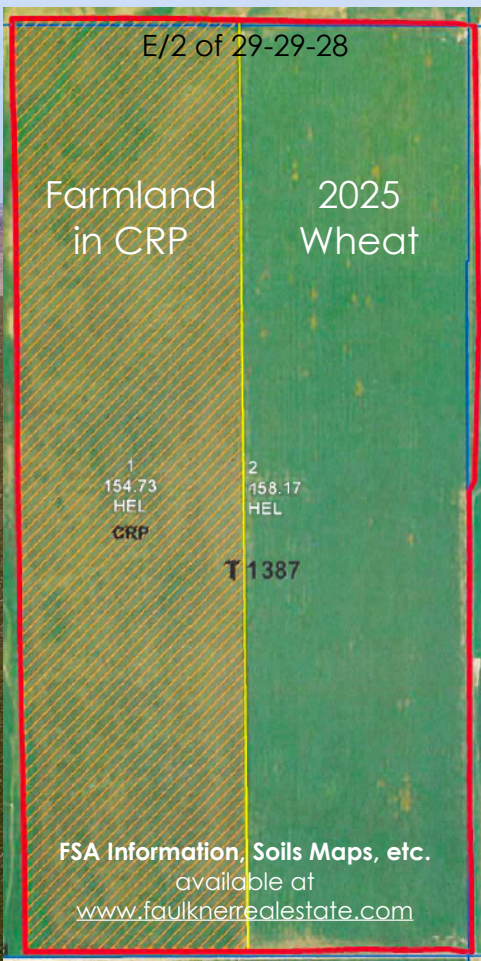
Rate/acre: \$48.28

Ann. PMT: \$7,471

Term: 10/1/21 to 9/30/31

Soils: 44% Richfield silt loam 0-1% slope (wheat ground), 27% Peden clay loam 3-7% slope, 17% Harney silt loam 1-3% slope, 9% Roxbury silt loam- rarely flooded and similar.

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	132.47	0.00	39
Grain Sorghum	25.70	43.60	93
TOTAL	158.17	43.60	

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 **High Plains Title, LLC** 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 **Wednesday May 7, 2025. 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.