

Private Auction

Bid by Phone Auction

160 Acres

Farmland in CRP

Morton County, Kansas

4.5 miles east of Colorado line @ Road 6 & Road W



Bidding will not end prior to **August 18, 2026**



Faulkner
REAL ESTATE, INC.



Associate Broker: **Leslie Koehn 620-952-0256**

Learn the high bid & bid by phone: 620-356-5808

More information at: www.faulknerrealestate.com

Land specialists in Kansas - Colorado - Oklahoma

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Directions: From Richfield; go 6 west to RD 9, 1 north to RD V, 3 west and 1/2 north to the SE corner (signs posted).

Legal Description: Surface and Mineral Rights ONLY in and to the Northeast Quarter (NE/4) of Section 11-32-43, Morton County, Kansas. **Bidding acres:** 160+/-

Taxes: \$92.61.

Mineral Rights: All of Seller's interest is included.

Tenant: None.

Possession: Upon closing- subject to existing CRP contract.

Crops: CRP- see FSA aerial for reference.

CRP information: **Contract #11214C**

Acres Enrolled: 144.74 **Rate/acre:** \$24.89

Ann. PMT: \$3,603

Term: 10/1/20 to 9/30/30

2026 CRP payment will be retained by Seller. Property is being grazed this year as part of its mid-contract maintenance.

Soils: Approximately 46% Feterita clay 0-1% slope, 37% Wagonbed silty clay loam 1-3% slope, 11% Wagonbed silty clay loam 0-1% slope and 6% Richfield silt loam 0-1% slope.



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Leslie Scott Koehn, Associate 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 **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 bid accordingly. Settlement will occur on or before **Thursday October 1, 2026**. **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.