

Private Auction

Bid by Phone Auction

105 Acres

Farmland & Lots

Grant County, Kansas

about a mile north of Ulysses on Road I



Bidding will not end prior to **September 1, 2026**



Faulkner
REAL ESTATE, INC



Agent: **Bobbi Jo Higgs 620-353-8218**
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 KS HWY 25 and Patterson Avenue in Ulysses; go 1 mile west to Road I, then 1.1 miles north to the southeast corner of the property. (Signs posted)

Tract #1: Legal Description: Surface Rights ONLY in and to the North 75 acres of the Southeast Quarter (SE/4) of Section 17-28-37 and Lot 16 and Lots 13-9, Block One (1) in the Brown-Dupree Addition as shown by the recorded plat thereof.

Bidding Acres: 105

2025 Taxes: \$99.48

Mineral Rights: None included.

Tenant: 1/3,2/3 crop-share lease with Gene Spencer.

Possession: Subject to existing lease.

Crops: North 75 acres 2026 corn, lots 16 & 13-9 fallow. 2026 corn to remain with Seller/Tenant.

Soils: Approximately 55% Richfield silt loam 0-1% slope and 45% Ulysses silt loam 0-1% slope. *Soil map available on our website.*

Irrigation water Rights: None.

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 Bobbi Jo Higgs, 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 and 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 8, 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.