

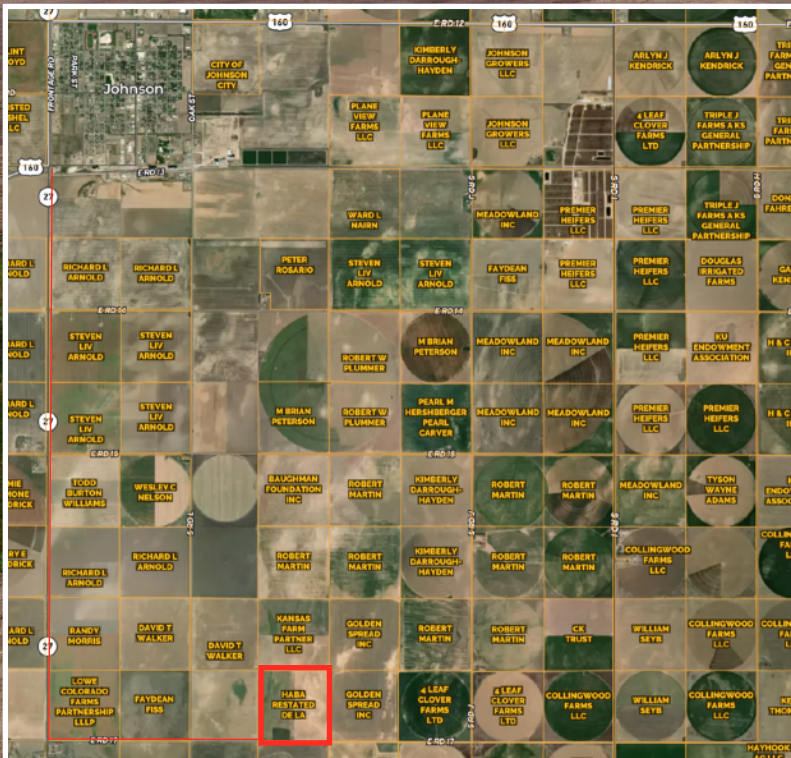
Private Auction

Bid by Phone Auction

160 Acres

Stanton County, Kansas

about 4 miles south of Johnson



Bidding will not end prior to **September 15, 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 HWY 25 and HWY 160 SW of Johnson; go 4 miles south to RD 17, then 1.5 east to the SW corner. (Signs posted)

Legal Description: Surface and Mineral Rights ONLY in and to the Southeast Quarter (SE/4) of Section 19-29-40, Stanton County, Kansas. **Bidding Acres:** 160 +/-

Taxes: \$159.73

Mineral Rights: All of Seller's interest is included- currently no production.

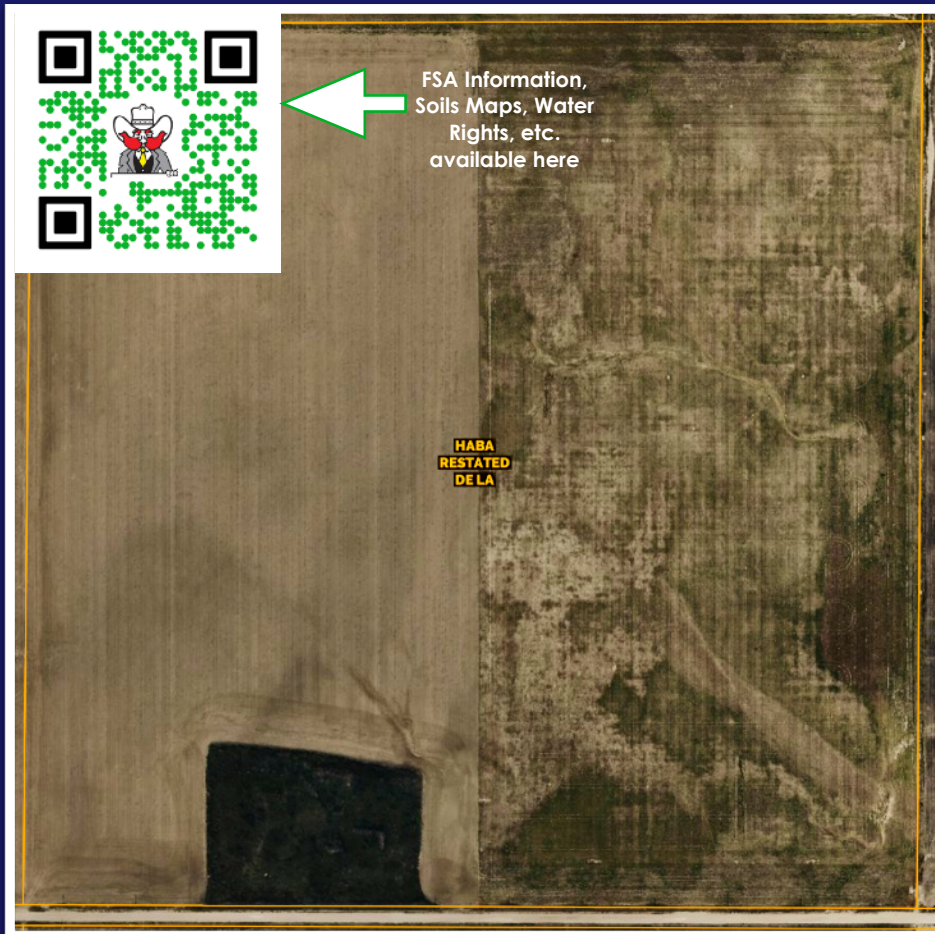
Tenant: Tenancy with Troy Adams has terminated. *Buyer to reimburse previous Tenant for maintenance at closing. Call for details.*

Possession: Upon closing, subject to rights of Tenant.

Crops: None. *Buyer to reimburse previous Tenant for maintenance of fallow at closing.*

Soils: Approximately 40% Satanta fines sandy loam 0-1% slope, 34% Satanta fine sandy loam 1-3% slope, 15% Manter fine sandy loam 3-5% slope and similar.

Note: Call today to learn the current high bid or to place your bids by phone! This auction is strictly over the telephone- please call for full details and read the terms below.



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Leslie 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 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 22, 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.