

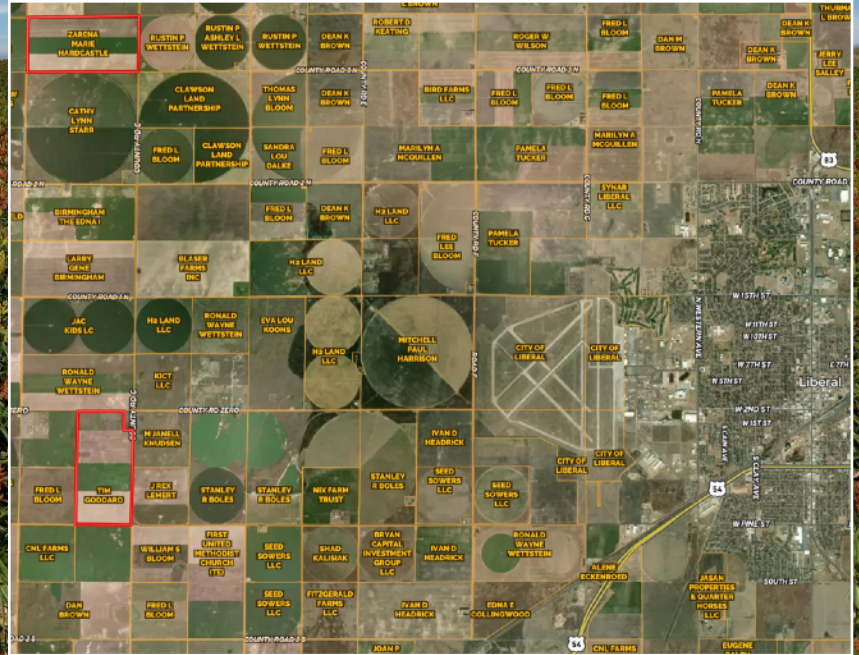
Private Auction

Bid by Phone Auction

632 Acres

Seward County, Kansas

Just west of Liberal along 2nd St & Wide Awake Rd



E/2 of 5-35-34 on 9/15/26

Bidding will not end prior to **October 27, 2026**



Faulkner
REAL ESTATE, INC



Owner/Broker: **Chris Faulkner 620-575-6555**

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

More information at: www.faulknerrealestate.com

Land specialists in Kansas - Colorado - Oklahoma

Bidding will not end prior to **October 27, 2026**

Directions: From HWY 54 & 2nd Street in Liberal, KS; go 4.5 miles west to the southeast corner of Tract #2. (Signs posted)

Tract #1: Legal Description: Surface Rights ONLY in and to the South-Half (S/2) of Section 17-34-34, Seward County, Kansas **Bidding Acres:** 320+/-

Taxes: \$142.46

Mineral Rights: None included.

Tenant: Fred Bloom- lease has been terminated.

Possession: After milo harvest; subject to rights of Tenant.

Crops: 11.03 acres CRP, balance 2026 Milo. *2026 milo will remain with Seller/Tenant.*

CRP Info: Contract #11241- Tenant receives 53.46% of contract payments. Seller's share of CRP payments will be prorated to the date of closing.

Acres Enrolled: 11.03

Rate \$/acre: \$43.03

Ann. PMT: \$475

Term: 10/1/2017 to 9/30/2027

Soils: Approximately 41% Bigbow fine sandy loam 0-1% slope, 26% Belfon loam 0-1% slope, 19% Eva loamy fine sand 3-8% slope and Eva loamy fine sand 0-3% slope.



Tract #2: Legal Description: Surface Rights ONLY in and to the East-Half (E/2) of Section 5-35-34; less an approximate 7.6 acre tract in the northeast corner, Seward County, Kansas **Bidding Acres:** 312+/-

Taxes: \$184.90

Mineral Rights: None included.

Tenant: Fred Bloom- lease has been terminated.

Possession: After milo harvest; subject to rights of Tenant.

Crops: 51.1 acres CRP, balance 2026 Milo. *2026 milo will remain with Seller/Tenant.*

CRP Info: Contract #11235A- Tenant receives 53.46% of contract payments. Seller's share of CRP payments will be prorated to the date of closing.

Acres Enrolled: 51.1

Rate \$/acre: \$39.49

Ann. PMT: \$2,018

Term: 10/1/2017 to 9/30/2032

Soils: Approximately 36% Dalhart fine sand loam 1-3% slope, 23% Belfon loam 0-1% slope, 19% Richfield loam thick surface 0-1% slope, 11% Dalhart fine sandy loam 0-1% slope and similar.



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 **American Title and Abstract** 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 December 3, 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.