

Private Auction

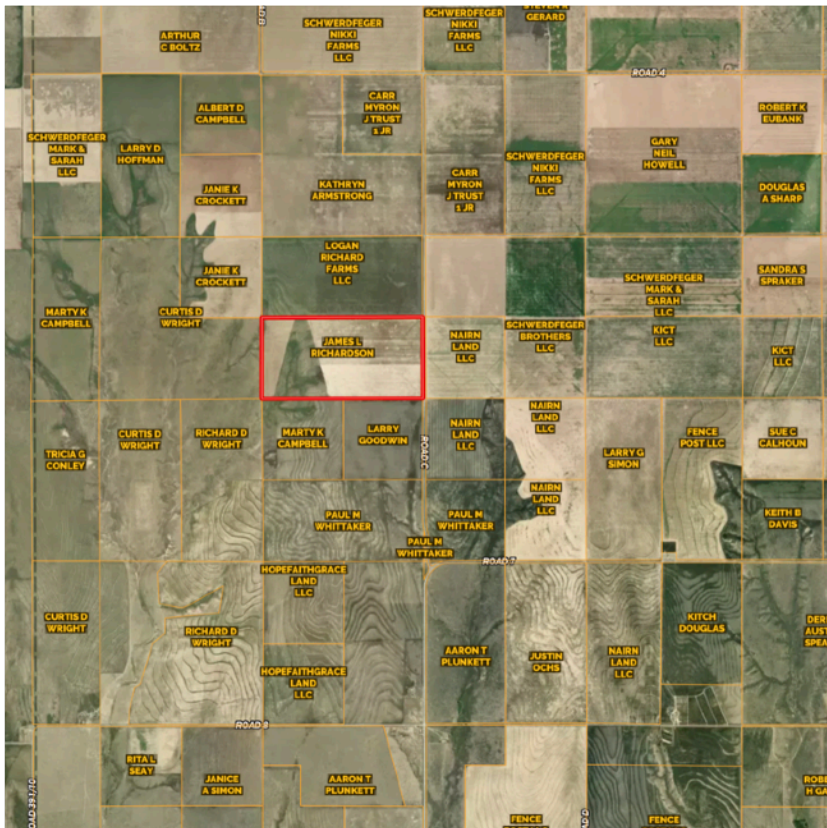
Bid by Phone Auction

320 Acres

Farmland, Grass & Mineral Rights

Hamilton County, Kansas

10 miles north of Coolidge, Kansas on Road C



Bidding will not end prior to **November 10, 2026**



Faulkner
REAL ESTATE, INC.



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 **November 10, 2026**

Directions: From Coolidge, Kansas; go about 10 miles north on Road C to the northeast corner. (Signs posted)

Legal Description: Surface and Mineral Rights ONLY in and to the South-Half (S/2) of Section 26-21-43, Hamilton County, Kansas.

Bidding Acres: 320

2025 Taxes: \$325.71

Mineral Rights: Intact & included.

Tenant: Verbal 1/3, 2/3 crop-share with Thad Howell.

Possession: Subject to rights of Tenant.

Crops: 125.63 acres 2027 wheat, 38 acres CRP and balance wheat stubble and grass. *Seller's share of 2027 wheat and*

expenses to go to Buyer- Tenant would sell out his interest in the wheat crop- call for details.

CRP information: Contract #11223

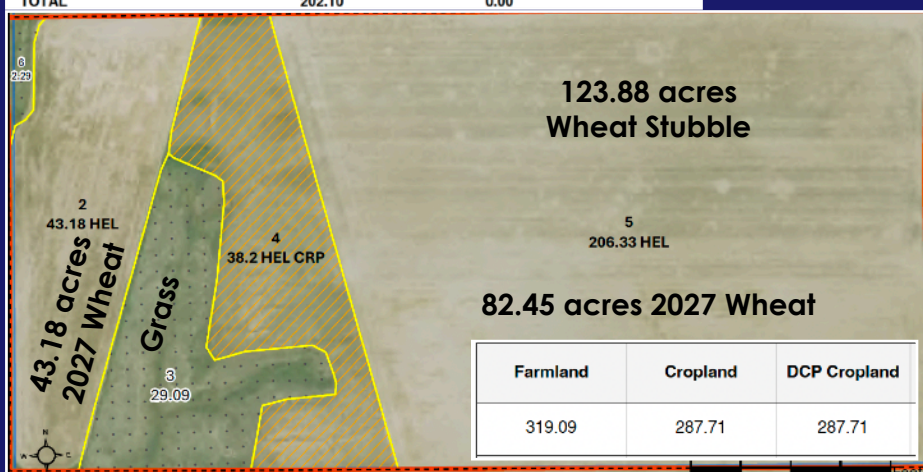
Acres Enrolled: 38.2 **Rate/acre:** \$32.92

Ann. PMT: \$1,257 **Term:** 10/1/21 to 9/30/31

CRP payment will be prorated to the date of Closing.

Soils: Approximately 63% Ulysses silt loam 0-1% slope, 15% Colby silt loam 1-3% slope, 12% Colby silt loam 3-6% slope and 10% Colby silt loam 6-15% slope.

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 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 **Kansas Secured Title (Formerly Frazee 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 17, 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.