

# Private Auction

Bid by Phone Auction

# 314 Acres

## Haskell County, Kansas

6 miles north and 5 west of Sublette, Kansas along US HWY 160



Bidding will not end prior to **November 10, 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](http://www.faulknerrealestate.com)

Land specialists in Kansas - Colorado - Oklahoma

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

**Directions:** From Sublette; go 6 miles north on HWY 83 to HWY 160, then 5 miles west to the southeast corner of property. (Signs posted)

**Legal Description:** Surface & Irrigation Water Rights only in the South-Half (S/2) of Section 31-28-33; less an approximate 6 acre tract in the southwest quarter, Haskell County, Kansas.

**Bidding acres:** 314

**2025 Taxes:** \$581.74

**Tenant:** Written lease with Rex Brown- termination letter sent.

**Mineral Rights:** None included.

**Possession:** Upon closing. **Buyer to reimburse Tenant for work to open ground at closing- call for invoice amounts.**

**Crops:** None. **See map for previous crops.**

**Soils:** Approximately 77% Richfield silt loam 0-1% slope, 13% Ulysses silt loam 0-1% slope and 10% Ness silty clay loam 0-1% slope.

**Well Info:** Well was drilled in 2017 by Downey Drilling, Inc.

**Depth:** 702'

**SWL:** 389' in 2017

**Pumping:** Solid 500 GPM all season per Tenant. Sprinklers are each nozzled for 500 GPM.

**Fuel:** Pioneer Electric.

**Irrigation equipment:** 200 HP motor, VFD panel, 1994 7-tower Zimmatic and 1996 7- Tower T/L and all other irrigation equipment on property at time of sale is included in the sale. **Center-pivot telemetry will be removed prior to closing.**

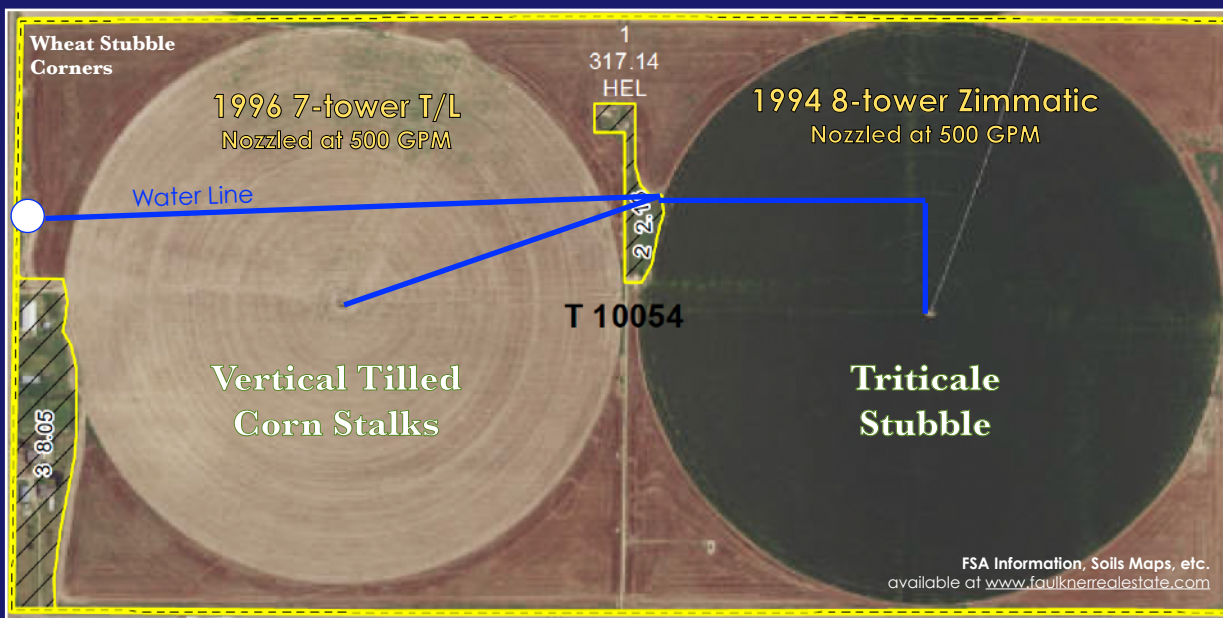
**Irrigation Water Rights:** **File #22274**

**Auth. Place of use:** 489 acres in Section 31-28-33.

**Point of diversion:** NW of SW/4 of Section 31.

**Auth. Rate/QTY:** 388.5 AF/705 GPM

**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.