

Friday, November 22nd @ 11:00 a.m.

**TWO INDIVIDUAL TRACTS – PRIME IRRIGATED LAND – GREAT LOCATION
QUALITY SOILS – EASY ACCESS – AMPLE WATER – SYSTEMS INCLUDED**



Tract 1



Tract 2

Tract 1

17005 SW 24th St., Halstead, KS

Legal: The West ½ of the Northeast ¼, less right-of-way, of Section 36, Township 23 South, Range 3 West, Harvey County, Kansas

Total Acres: 79.70 ± acres
61 ± wet acres & 18.71 ± dryland acres

2018 Taxes: \$829.67

Soils: Class II soils

Mineral Rights: Seller's interest transfers with real estate.

FSA Information: Available upon request.

Water Rights Information: File #20552. Authorized for 715 gallons per minute and a quantity not to exceed 120-acre feet per calendar year. 80 authorized acres.

Irrigation System: 7 Tower Zimmatic with electric motor

Tract 2

NE/c of SW 84th St. & Golden Prairie Rd.

Legal: The South ½ of the Southwest ¼, less right-of-way, of Section 20, Township 24 South, Range 2 West, Harvey County, Kansas

Total Acres: 78.20 ± acres
66.02 ± wet acres & 12.21 ± dryland acres.

Farm Building: 40'x48' metal storage shed, built in 1980

2018 Taxes: \$604.82

Soils: Class II soils

Mineral Rights: Seller's interest transfers with real estate.

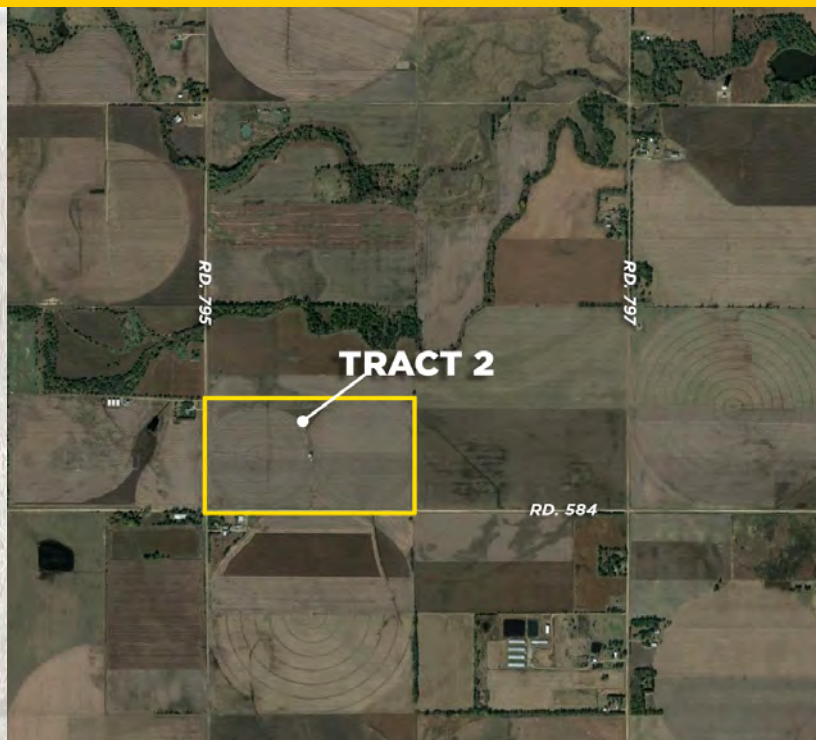
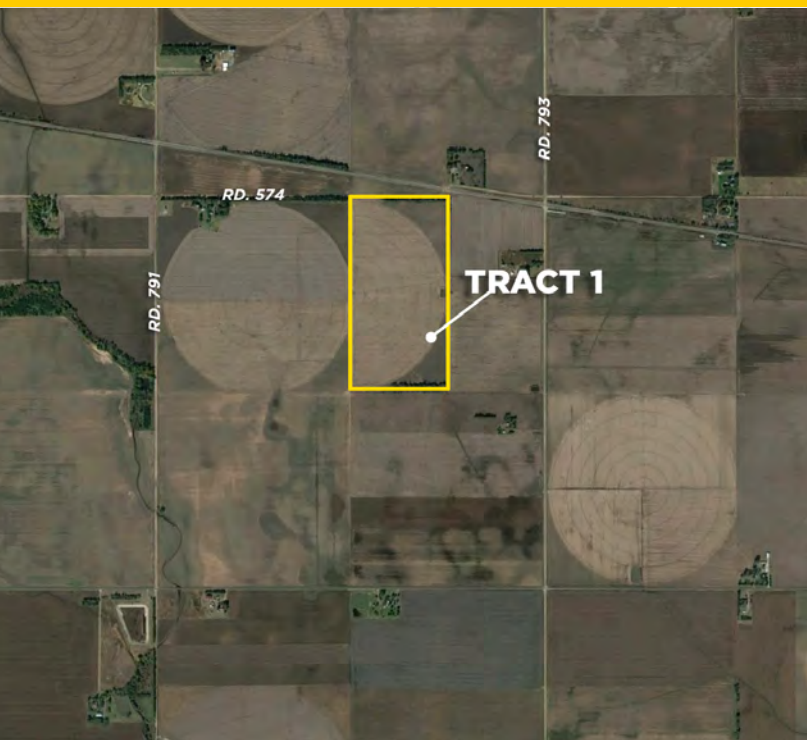
FSA Information: Available upon request.

Water Rights Information: File #20551. Authorized for 645 gallons per minute and a quantity not to exceed 97-acre feet per calendar year. 80 authorized acres.

Irrigation System: Two 4 tower motor systems. One is a Zimmatic and one is a Valley with diesel motor.

AUCTION

Friday, November 22nd @ 11:00 a.m. | Held @ The Barn, 307 W. Dean, Burrton, KS



Terms: Where is as is sale with 10% down as earnest money the day of the sale. Sale is subject to seller confirmation with closing within 30 days. Broker will offer to a participating broker 1% of Broker's 6% at closing provided their client is the successful bidder. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.