

LAND AUCTION



547.50 AC± | 3 TRACTS | FORD CO, KS

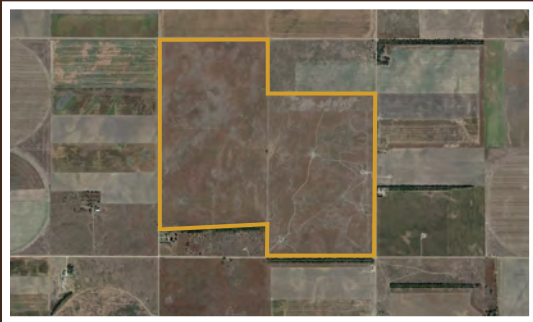
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/8/22 | AUCTION TIME: 1:00 PM

AUCTION LOCATION: BOOT HILL CASINO, MEETING ROOM C | 4000 W COMANCHE ST. | DODGE CITY, KS

Unique custom hunting lodge with built-in blind/lookout, hunting acreage, producing minerals and crop/grazing. This excellent combination of productive real estate and producing mineral rights is being offered at public auction and absolutely has something for everybody! For many years this property has operated as a productive cattle ranch with excellent new perimeter fence and cross-fencing, good water wells, and located in the heart of cattle country. Oil and gas production have been prevalent on the property since the mid 1980s and will be offered at the auction. Also featured on the property is 34 acre farmstead including heated floors and custom interior, a 1,167 square ft hunting lodge consisting of 2 bedrooms, 1 bath and plenty of quality living space to for a permanent home or seasonal lodging, plus an air-conditioned 20' carpeted F5-level storm shelter with cable tv. If you're searching for excellent cattle pasture, hunting habitat, oil and gas investment, or your very own country home or lodge – this property has it all!



TRACT 1: 513.50 +/- ACRES

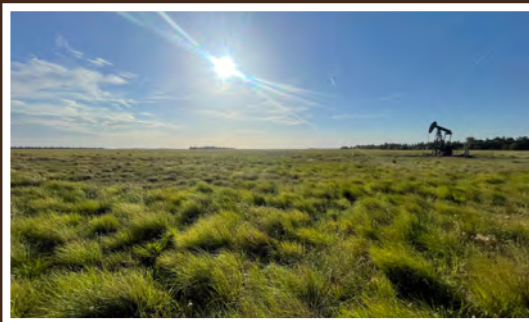
This 513.50 +/- acre tract is currently 100% grassland, cross fenced into quarters with a catch pen and water well and stock tank in the very center. This is a prime grazing property for this area and will provide plenty of grass for your livestock while giving complete control of managing the grass in each pasture. The perimeter fence, cross-fencing, gates and cattle guards are in new condition! Pastures like this one are not easy to find. Buyer will take possession of the pasture upon expiration of the current grazing lease, once cattle are pulled off in the Fall of 2022. This property has good Class II and III soils with very little slope and was once in grain production as non-irrigated cropland. There are 264.20 wheat base acres on the land. **Brief Legal:** 513.50 +/- acres within Section 14, Township 27 South, Range 22 West, less N/2 NE/4 and a tract in the SW/4 corner, all in Ford County, KS



TRACT 2: 34 +/- ACRES

This 34 acre homesite is a terrific custom country estate with incredible views of the open plains, good wildlife habitat, and a cozy 1,167 sq ft country home including a 3rd level lookout/hunting blind. Located at 12850 Primrose Road, Ford, KS 67842, this farm house is the perfect permanent residence or getaway hunting lodge for you and your crew. The custom lodge features 2 bedrooms, 1 bath & 1100 sq ft of living area with a built in 3rd story blind, heated thermostat floors, strong air conditioner, big screen TVs and wired for surround sound and wiring in every room for more upgrades. It also features a wood stove, marble kitchen counters, fitness room, 240 sq ft carpeted storm shelter with air conditioner that can sleep 3 more and very unique- unlimited natural gas off its own well for heating. Propane is also on site, if needed, with a dual natural gas or propane heating system. You can even run off-grid from a generator all pre-wired connected to a/c and heat too. The 34 acre farmstead consists of several trees and brush providing good habitat for whitetail deer, pheasants, and quail – which are all very prevalent in this area.

If you're in the market for a great country home and acreage within a reasonable distance of Dodge City (less than 20 miles), this is the farm for you. **Brief Legal:** 34 +/- acres and home within S14, T27S, R22W in Ford County, K



TRACT 3: SELLERS MINERAL RIGHTS

All of the Sellers mineral rights are selling separately and there is both oil and gas production on the property. The 'Linlor A' lease has been producing both oil and gas since 1984 and the landowners share of the production and all other mineral rights will be auctioned. With the recent spike in oil and gas prices, this is an incredible opportunity to invest in an active oil and gas lease – with immediate income returns! **Brief Legal:** Mineral rights within S14, T27S, R22W in Ford County, KS

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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