

LAND AUCTION



ABSOLUTE AUCTION

627.82 AC± | 3 TRACTS | GOVE CO, KS

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/19/22 | AUCTION TIME: 1:00 PM

AUCTION LOCATION: WESTERN KANSAS MEETING HOUSE | 920 LINCOLN ST | QUINTER, KS 67752

An exceptional mix of cropland and grass selling in 3 tracts. The grassland acres are fully fenced with all fences being in good shape and well maintained. The property has several catch pens and 2 electric water wells with submersible pumps. Multiple draws/ drainages running through the grass acres providing lower lying areas that will produce heavier grazing on years with good rainfall. Lots of deer tracks observed along the fence lines and field edges as well as the sounds of pheasants cackling in the distance. Seller has stated that quite a few nice deer have been harvested on this property over the many years. Grass acres will be immediate possession upon closing.

The cropland acres have been well manicured and very well taken care of and are sure to be a solid producer for the years to come. Cropland acres are mostly made up of productive Class 2 soil with a very reputable tenant in place until February 2024. 1/3rd Mineral Interest consisting of 2 producing oil wells, SWD, and future production will be offered day of Auction. Don't miss out of this exceptional opportunity and mark your calendars. Bidding will be available over the phone, online as well as in person the day of.

Tract 1: 159.82+/- acres in S8 T14S R27W in Gove Co, KS

Tract 2: 373+/- acres in S8 T14S R27W in Gove Co, KS

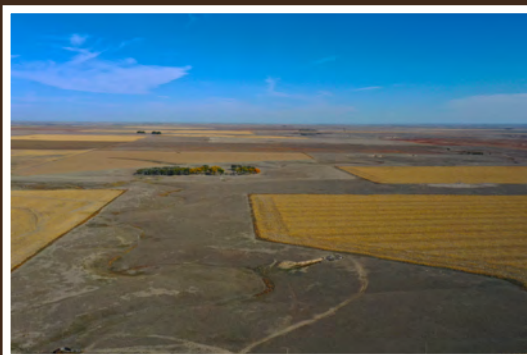
Tract 3: 95+/- acres in S8 T14S R27W in Gove Co, KS

Directions: Take Z Road West 5 miles out of Quinter and Turn South on Road 62. Travel 15 miles south on Road 62. Property is on corner of Road 62 and Road 466.



TRACT 1: 159.82 ± ACRES

159.82+/- acres. This is a great mix of cropland and grass with 88.59+/- acres tillable and 71.23+/- acres grass. Electric submersible stock water well with concrete tank and great fences that have been kept tight and well maintained. Cropland has been very well taken care of over the years with tenant in place until February of 2024. 1/3rd Mineral Interest will be offered.



TRACT 2: 373 ± ACRES

373+/- acres. Mix of cropland and fully fenced grass containing 278.41+/- acres tillable and 94.59+/- acres grass. Nice catch pen on Northwest corner of grass acres with contoured draws running throughout. Cropland acres have been well taken care of with 2 producing oil wells. Tenant is in place on Cropland until February of 2024. 1/3rd Mineral Interest will be offered. Last 5 years total production from both wells below: 2017- 1,141 bbls | 2018-988 bbls | 2019-977 bbls | 2020-813 bbls | 2021-800 bbls. If you have questions on production contact Land Specialist Doug Wagoner.



TRACT 3: 95 ± ACRES

95+/- acres. 100% fully fenced grass acreage with Electric powered submersible stock water well. There is a Salt Water Disposal on this piece along the east edge. 1/3rd mineral interest will be offered.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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