

LAND AUCTION



358.5 AC± | 3 TRACTS | OTTAWA CO & LINCOLN CO, KS

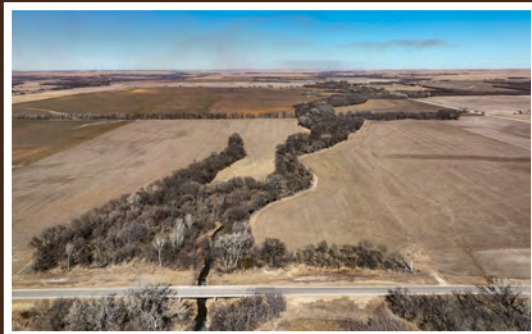
AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/5/23 | AUCTION TIME: 3:00 PM

**AUCTION LOCATION: GOLDEN WHEEL SENIOR CENTER
114 SOUTH CONCORD | MINNEAPOLIS, KS 67467**

385.5+/- productive tillable acres offered in 3 tracts. Tract 1 and 2 are located East of Minneapolis and Bennington and Tract 3 is located just south of Lincoln, KS. Productive soils with open tenancy for 2023. All minerals rights will convey. Add to your operation or diversify your investment portfolio with one or all of these great tracts being offered at live auction.



TRACT 1: 192.2 ± ACRES IN OTTAWA COUNTY - LOCATED S6 T12S R1W

Tract 1 is located 6 ½ miles East of Bennington on the North side of Hwy 18. It's made up of 192.2 +/- total acres consisted of 162 acres of highly productive tillable and over 30 acres of prime hunting habitat. In the 2022 Crop Season, the tillable acres were planted to corn & beans leaving all crop acres open for the 2023 Crop Season. Selling with open tenancy for the 2023 Crop Season and possession upon closing. Whether you're looking for a productive tillable piece, a quality recreational piece, or the perfect mix of both, you won't want to miss this sale.



TRACT 2: 78.2 ± ACRES IN OTTAWA COUNTY - LOCATED S24 T11S R2W

Tract 2 is located 7 miles Northeast of Bennington lying to the Southwest of the Corner of Ivy and 240th Roads. This tract is made up of primarily Class II & III Soils with very little slope. Crop acres are currently planted to wheat so tenancy will be open after the 2023 Wheat Harvest. The seller will be giving up his share of the wheat crop with the farm. This is a very nice 80 so don't miss your chance to own it.



TRACT 3: 88.15 ± ACRES IN LINCOLN COUNTY - LOCATED S19 T12S R7W

Tract 3 is located 3 miles South of Lincoln on the North side of Iron Drive, a half mile east of Hwy 14. The farm is made up of almost 100% Class II Productive Soils with very little slope. The crop acres are currently in alfalfa which has been a great producer for the past seven years. Selling with open tenancy for the 2023 Crop Season and possession upon closing. It's truly hard to come by land of this caliber so don't miss out on this sale.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
STEVE SHAFFER, AGENT: 785.738.0037 | Steve.Shaffer@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Steve Shaffer, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.738.0037 | Agent Phone #Brandon Hamel, Auctioneer