

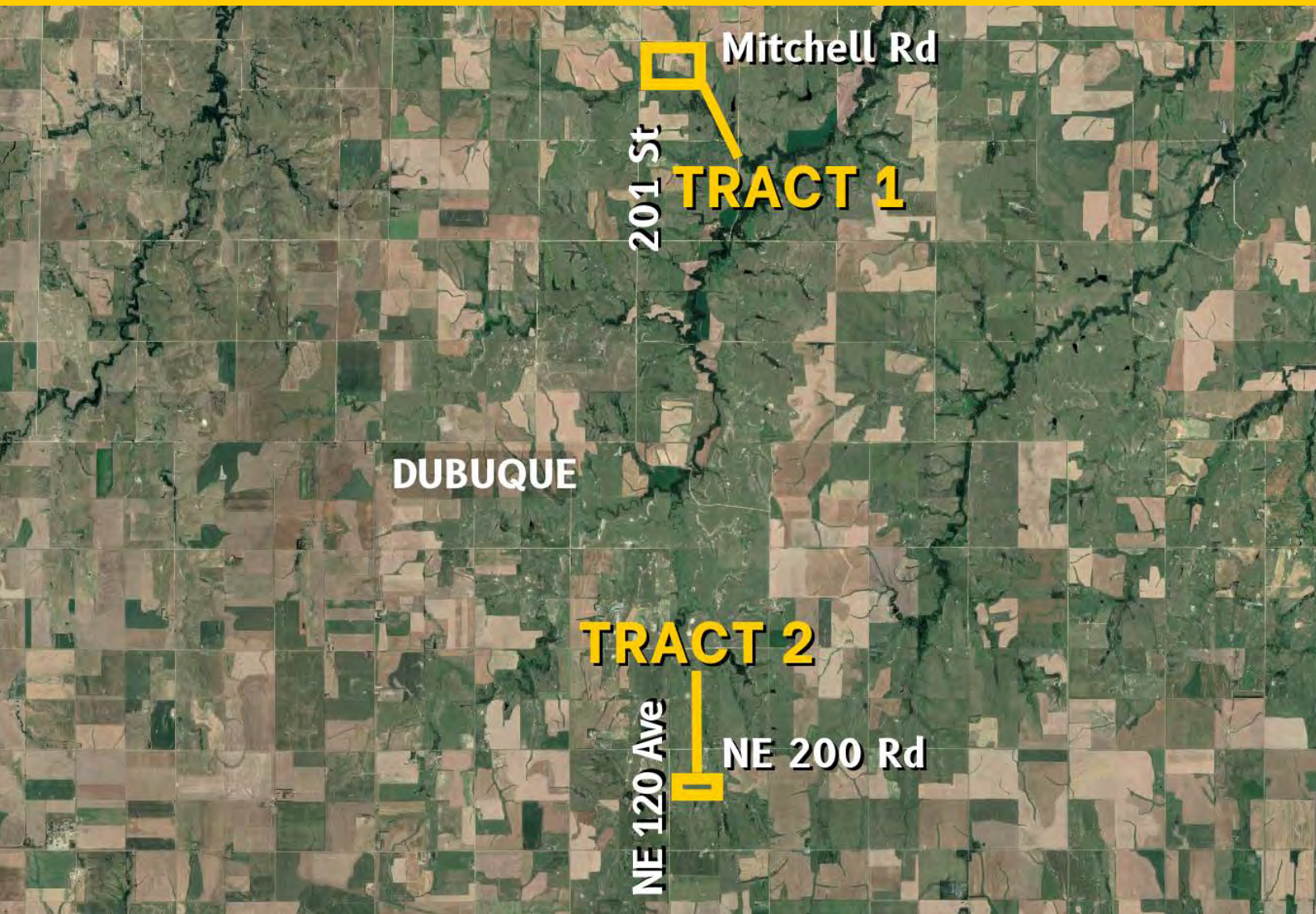
# LAND AUCTION

## Barton / Russell County, KS

**Kansas Recreational / Cropland Offered in 2 Individual Tracts**

**Online Bidding Only - Ends Friday, November 17th @ 12:30pm**

**PREMIUM KANSAS HUNTING LAND - TROPHY WHITETAIL DEER  
UPLAND GAME - DIVERSE TOPOGRAPHY - PRODUCTIVE CROPLAND  
PASTURE - HEAVY TIMBER - CREEKBED - POND - CRP INCOME**



Terms: The successful bidder will be required to deposit 10% of the purchase price down as earnest money on each tract the day of the auction. Sale is subject to seller confirmation with closing on or before December 29th, 2023. Broker will offer to a participating broker 3% of the final bid price at closing provided their client is the successful bidder. All information 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 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. There is a 10% buyers premium that will be added to the final bid price.

**Register to Bid: [www.ReecenicholsAuction.com](http://www.ReecenicholsAuction.com)**

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**Register to Bid: [www.ReeceNicholsAuction.com](http://www.ReeceNicholsAuction.com)**

### GENERAL DETAILS

**Mineral Rights:** Seller's interest transfer

**School District:** Central Plains USD 112

**Possession:** Subject to Tenant's Rights

**Tract 1 - Russell County:** The West ½ of the Northeast ¼ and the Northwest ¼, less right-of-way of Section 16, Township 15 South, Range 11 West

**Tract 2 - Barton County:** The South ½ of the Northwest ¼, less right-of-way, Section 21, Township 16 South, Range 11 West

**Auction Procedure:** Subject to seller confirmation, we are offering two properties individually. Tract 1 bidding will conclude at 12:30 on Friday, November 17th. After tract 1 bidding concludes, there will be a 10-minute recess before bidding concludes on tract 2. Bidding will remain open until two minutes pass without receiving an acceptable bid. Successful bidders will need to deposit 10% of the gross purchase price as earnest money and sign a purchase agreement, with closings scheduled on or before December 29th, 2023. A 10% buyer's premium will be added to the final bid price. To calculate your total purchase price, multiply your bid amount by the number of acres and then add the buyer's premium. The auctioneer retains the right to extend the bidding time as needed. The winning bidder must be available immediately following the auction. The auctioneer provides no warranties regarding the online bidding platform's performance and is not liable for any bidder-related issues.

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# LAND AUCTION

## Barton / Russell County, KS

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## TRACT 1 - RUSSELL COUNTY, KANSAS



**Register to Bid: [www.ReeceNicholsAuction.com](http://www.ReeceNicholsAuction.com)**

**Total Acres:** 234.20 +/- Acres

**Cropland Acres:** 105.29 +/- Acres per 156 EZ

- Tillable: 63.53 +/- Acres
- CRP: 41.76 +/- Acres

**2022 Taxes:** \$1,502.66

**FSA Information:**

Crop	Base Acres	PLC Yield
Wheat	63.53	46

**CRP Contract:**

- Contract Period: 10-01-2020 – 9-30-2035
- Acres Enrolled: 41.76 +/- Acres
- \$/Acre: \$37.00 per acre
- Annual Payment: \$1,545.00
- Current farm tenant retains 50% of Yearly CRP Contract for the life of the contract.

**Comments:** Looking for a diverse Kansas Hunting or Recreational property? Look no further than this farm situated in Russell County, KS just south of I-70 near the town of Wilson, KS. This tract has a rolling topography with tillable acreage, pasture, CRP, a dry bed creek and heavy timber. Having the Smoky Hill River and Coal Creek nearby provides an excellent habitat for all kinds of wildlife including White Tail Deer, Pheasant, Quail, and Turtle Doves. Several large oak trees throughout the property make great locations for deer stands. 41.76 Acres are currently enrolled in a CRP contract paying \$37.00/acre. The southern part of the property is fenced pasture ground with the dry bed creek running through it while the northern part of the property is made up of approximately 63.53 +/- acres of tillable ground. Don't miss your opportunity to own this pristine piece of Kansas dirt.

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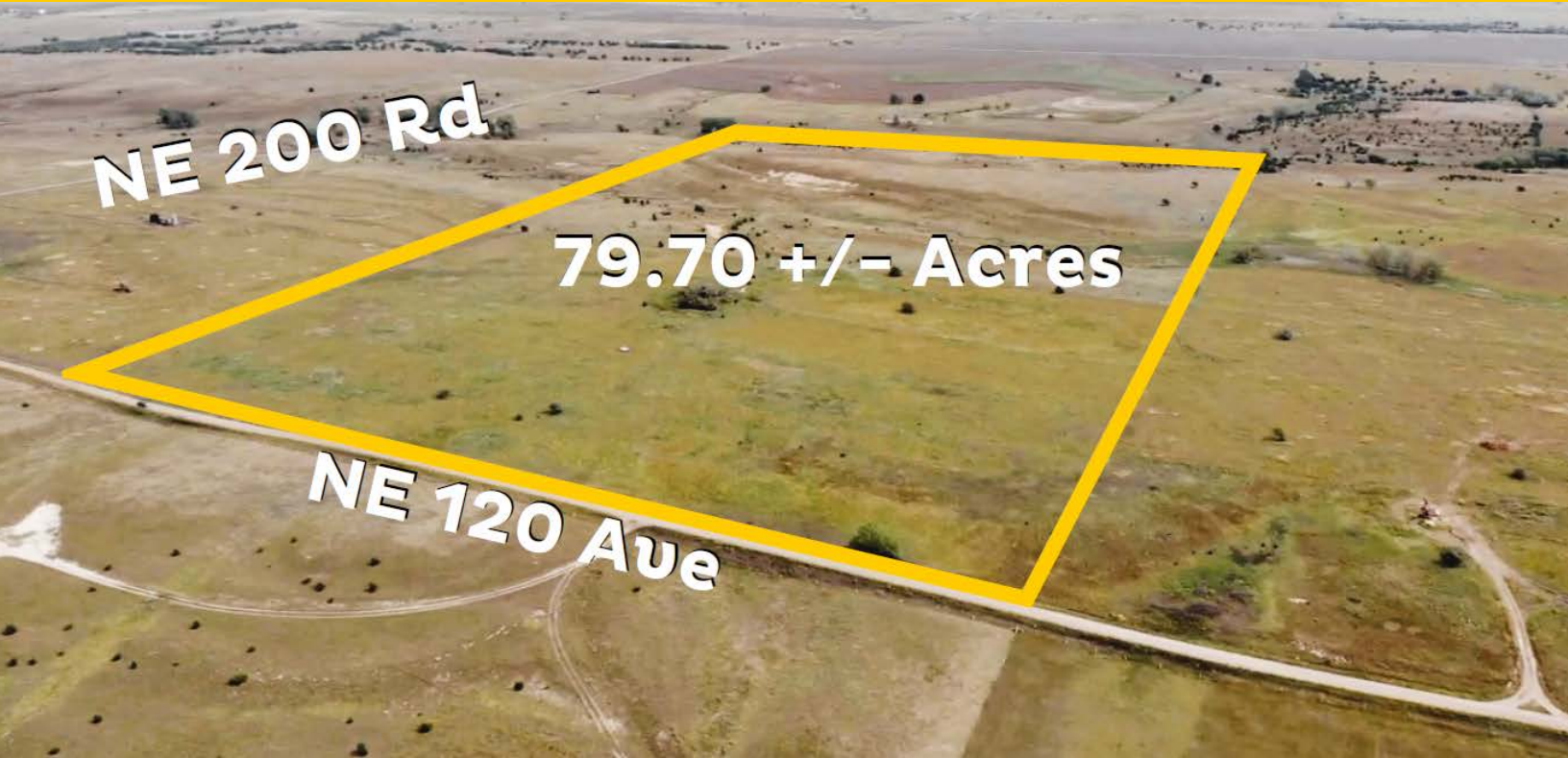
# LAND AUCTION

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## TRACT 2 - BARTON COUNTY, KANSAS



**Total Acres:** 79.70 +/- Acres

**Cropland Acres:** 26.69 +/- Acres

**2022 Taxes:** \$342.38

**CRP Contract:**

- Contract Period: 10-01-2010 – 9-30-2025
- Acres Enrolled: 26.69 +/- Acres
- \$/Acre: \$35.50 per acre
- Annual Payment: \$947.00

**Comments:** Amazing auction opportunity! Own 79.70 acres in Barton County, KS, just north of Highway 156 and a short drive from Great Bend, KS. This tract boasts rolling topography, a dry bed pond, and CRP income until 2025. The CRP acreage is a haven for wildlife including Quail, Pheasant, Turtle Dove, and White Tail Deer. Don't pass up the chance to enhance your portfolio with this fantastic piece of land