

Land Auction

627 acres +/- in Dickinson County, KS offered in 5 tracts
Thursday, November 30, 2023, 7:00 PM
Sterl Hall, 619 N Rogers St, Abilene, KS



**Tract 1: SE/4 of Section 8-15-4 less 7.45 acre
home site, Dickinson County**

- Location: 1100 Ave and Sage Road
- 64.75 acres +/- crop land
- 85.4 acres +/- pasture and hay meadow w/supplemental well
- 2022 Taxes: \$1350 estimate on 150.15 taxable acres
- 80.3 base acres in ARC County
- Wheat base/yield 59.3/32
- Oats base/yield 10/40
- Grain Sorghum base/yield 11/54
- Possession: Pasture and hay meadow at closing, crop acres after 2024 wheat harvest
- Wind Lease: Currently in the Development Term of wind lease and paying \$5/acre annually



**Tract 2: 2051 1100 Avenue, Hope, Kansas
7.45 acres +/-**

- Location: ½ mile East of Rain Road on 1100 Ave
- home built in 1967, 1428 square feet above grade
- 2 bedrooms, 1 ½ bathrooms, full basement
- attached single car garage, new septic system
- 40' X 60' machine shed and 34' X 40' barn
- 2022 Taxes: \$1665.24 estimate including \$18/year landfill tax
- Possession: At Closing
- Wind Lease: Currently in the Development Term of a wind lease and paying \$5/acre annually
- Open House Sunday, November 19 from 2-4 PM

Auction conducted by Coldwell Banker APW REALTORS®

Chris Rost, Broker 785-493-2476 crost@prodigy.net
Mark Baxa, Auctioneer 785-826-3437 mbaxa56@gmail.com

For More information go to:
<https://chrisrost.cbsalina.com/dickinson-county-land-auction>
or scan



**COLDWELL BANKER
APW REALTORS®**

631 E. Crawford St.
Salina, KS 67401
785-827-3641
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**Tract 3: NE/4 Section 17-15-4,
Dickinson County**

- Location: 1100 Ave and Sage Road
- 44.44 acres +/- crop land
- 110.16 acres +/- pasture and old farmstead with well
- 2022 Taxes: \$1,251.28 on 154.6 taxable acres
- 42.21 base acres in ARC County
- Wheat base/yield 31.91/46
- Grain Sorghum 10.3/67
- 50' X 100' machine shed with dirt floor
- Possession of pasture at closing, building March 1, 2024 and crop land after 2024 wheat harvest
- Wind Lease: Currently in the Development Term of wind lease and paying \$5/acre annually



**Tract 4: NE/4 Section 7-15-4,
Dickinson County**

- Location: 1200 Avenue and Rain Road
- 61.69 acres +/- crop land
- 94.11 acres +/- pasture and 2 acres farmstead
- 2022 Taxes: \$1,403.68 on 157.8 taxable acres including \$18/year landfill tax
- 63.29 base acres in ARC County
- Wheat base/yield 47.84/46
- Grain Sorghum base/yield 15.45/67
- well at farmstead for supplemental water
- Possession of pasture and crop land at closing and buildings on or before March 1, 2024
- Wind Lease: Currently in the Development Term of wind lease and paying \$5/acre annually

Water and Mineral Interests: All Water and Mineral Interests owned by the Seller will pass with the land to the Buyer.

Terms: The successful bidder on tracts 1,3,4 & 5 will pay 10% down the day of the sale as non-refundable earnest money. Tract 2 the earnest money will be \$5,000.00 non-refundable. The successful bidder on each tract will sign a real estate contract the day of the sale. The purchase contract will not be contingent on the Buyer's financing, inspections or appraisal. The Seller will be responsible for all 2023 and prior years real estate taxes. Owner's Title Insurance and Escrow fees will be divided equally between the Buyer and Seller. If a lender's title insurance policy is required, it will be at the Buyer's Expense. All statements the day of the sale will take precedence over any printed material. Acreage figures are approximate and there is no guarantee of the acreage figures by the Seller or Coldwell Banker APW REALTORS. All information is from sources deemed reliable, but is not guaranteed. The properties will sell "AS-IS" with no guarantees made by the Seller or Coldwell Banker APW REALTORS or its agents. The Buyer is responsible for satisfying themselves with the property and conducting any inspections prior to the auction. Chris Rost and Mark Baxa are acting as Seller's Agents in these transactions. The property is selling subject to the Seller's acceptance of the highest bid on each tract.

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Tract 5: S/2S/2NW/4 & N/2SW/4 & S/2S/2NE/4 21-14-4, Dickinson County

- Location: Sage Road South of 1600 Ave
- 91.16 acres +/- crop land
- 66.14 acres +/- hay meadow and trees
- 2022 Taxes: \$1648.86 on 157.3 taxable acres
- 104.36 base acres in ARC County
- Wheat base/yield 71.26/32
- Oats base/yield 15.5/40
- Grain Sorghum base/yield 17.6/54
- Possession at closing.

Crop land planted to wheat: Any crop land planted to wheat, the Buyer will receive a landlord's 1/3 share of the wheat crop and be responsible for the landlord's 1/3 share of fertilizer and chemical expenses.





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