

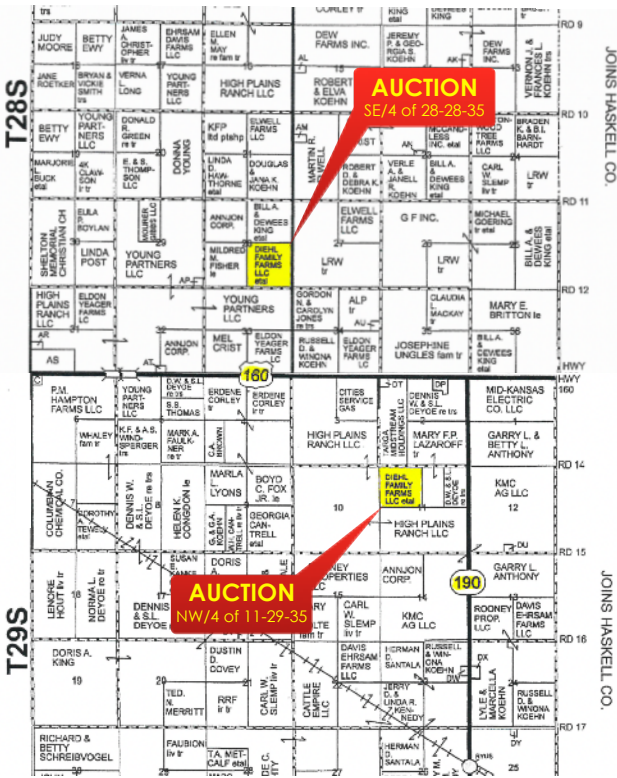
# Private Auction

# 320 Acres

Outstanding Dryland in 2 Tracts

## Grant County, Kansas

12 miles east of Ulysses!



Bidding will not end prior to **August 6, 2024**



**Faulkner**  
REAL ESTATE, INC



Call Broker: **Chris Faulkner 620-575-6555**  
**Learn the high bid & bid by phone:** 620-356-5808  
More information at: [www.faulknerrealestate.com](http://www.faulknerrealestate.com)

# Bidding will not end prior to **August 6, 2024**

**Directions:** From Ulysses; go 12 miles east on HWY 160 to Road V, then 1 north to tract #1 or 1 south & 1 east to Tract #2. (Signs posted)

**Tract #1 Legal Description:** Surface Rights in the Southeast Quarter (SE/4) of Section 28-28-35, Grant County, Kansas. **Acres:** 160+/-

**Taxes:** \$60.83

**Mineral Rights:** None included.

**Tenant:** 1/3, 2/3 crop-share lease with Jim R. Jones.

**Possession:** Subject to existing lease.

**Crops:** 2024 milo. *Seller's 1/3 share of milo, and associated expenses will go to Buyer. Buyer to pay premium and*

*transfer crop insurance at closing.*

**Soils:** Approximately 77% Richfield silt loam 0-1% slope and 23% Ulysses silt loam 0-1% slope.

**Note:** Call today to learn the current high bid or to place your bids by phone!



**Tract #2 Legal Description:** Surface Rights in the Northwest Quarter (NW/4) of Section 11-29-35, Grant County, Kansas.

**Acres:** 160+/-

**Taxes:** \$62.40

**Mineral Rights:** None included.

**Tenant:** 1/3, 2/3 crop-share lease with Jim R. Jones.

**Possession:** Subject to existing lease.

**Crops:** 2024 wheat stubble.

**Soils:** Approximately 68% Richfield silt loam 0-1% slope, 19% Ulysses silt loam 0-1% slope, 6% Satanta fine sandy loam 0-1% slope and similar.

**Note:** Call today to learn the current high bid or to place your bids by phone!



**READ THESE IMPORTANT TERMS & BID ACCORDINGLY:** Selling by *Private Auction* through Chris Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no agency relationship. Successful bidder will sign contract and deposit 10% earnest money with **Frazer Abstract & Title** as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday September 12, 2024. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.