

Private Auction

328 Acres +/-

Farmland in CRP

Morton County, Kansas

2 East & 2 North of Richfield!



Bidding will not end prior to **August 20, 2024**



Faulkner
REAL ESTATE, INC



Call Broker: **Leslie Koehn 620-952-0256**
Learn the high bid & bid by phone: 620-356-5808
More information at: www.faulknerrealestate.com

Bidding will not end prior to **August 20, 2024**

Directions: From Richfield; go 3 miles east on HWY 51 to Road 19, 4 miles north to Road Y & 1/2 west to the northeast corner. (Signs posted)

Legal Description: Surface Rights in the West-Half (W/2) of Section 36-31-41, Morton County, Kansas.

Acres: 328+/-

Taxes: \$179.6-

Irrigation Water Rights: None.

Mineral Rights: None included.

Tenant: Claassen Farms receives 60% of current CRP contract.

Possession: Upon closing; subject to existing CRP contract.

Crops: Approximately 275.55 acres in CRP. *2024 CRP payment will remain with Seller & Tenant. 2025 goes to Buyer & Tenant.*

CRP information: **Contract #11012A**

Acres Enrolled: 275.55

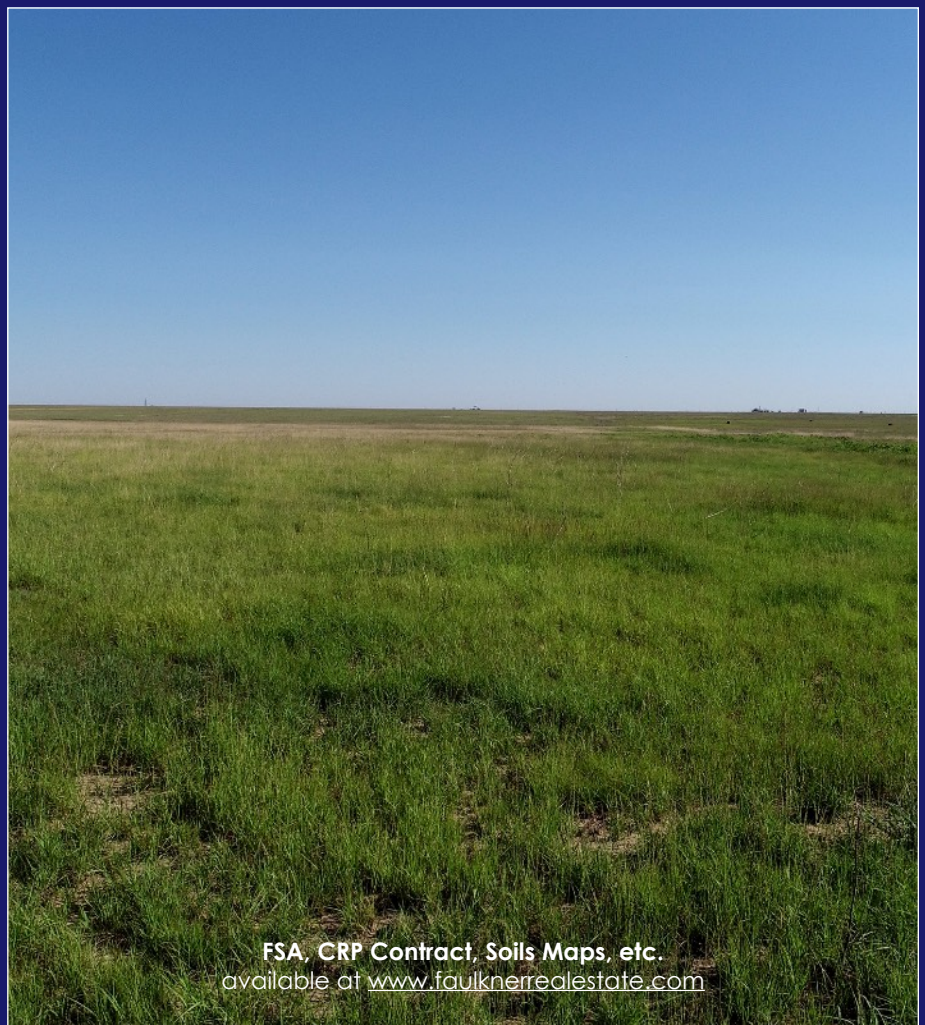
Rate/acre: \$36.05

Ann. PMT: \$9,934

Term: 10/1/16 to 9/30/26

Soils: Approximately 45% Atchison clay loam 3-6% slope, 33% Wagonbed silty clay loam 0-1% slope, 10% Haverson fine sandy loam- occasionally flooded, 8% Richfield silt loam 0-1% slope and similar. (Soils aerial available on our website)

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



FSA, CRP Contract, Soils Maps, etc.
available at www.faulknerrealestate.com

READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Mark 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 26, 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.