LAND AUCTION

694 +/- TOTAL ACRES IN GRAY, HASKELL AND GRANT COUNTY, KANSAS

Selling in four individual tracts

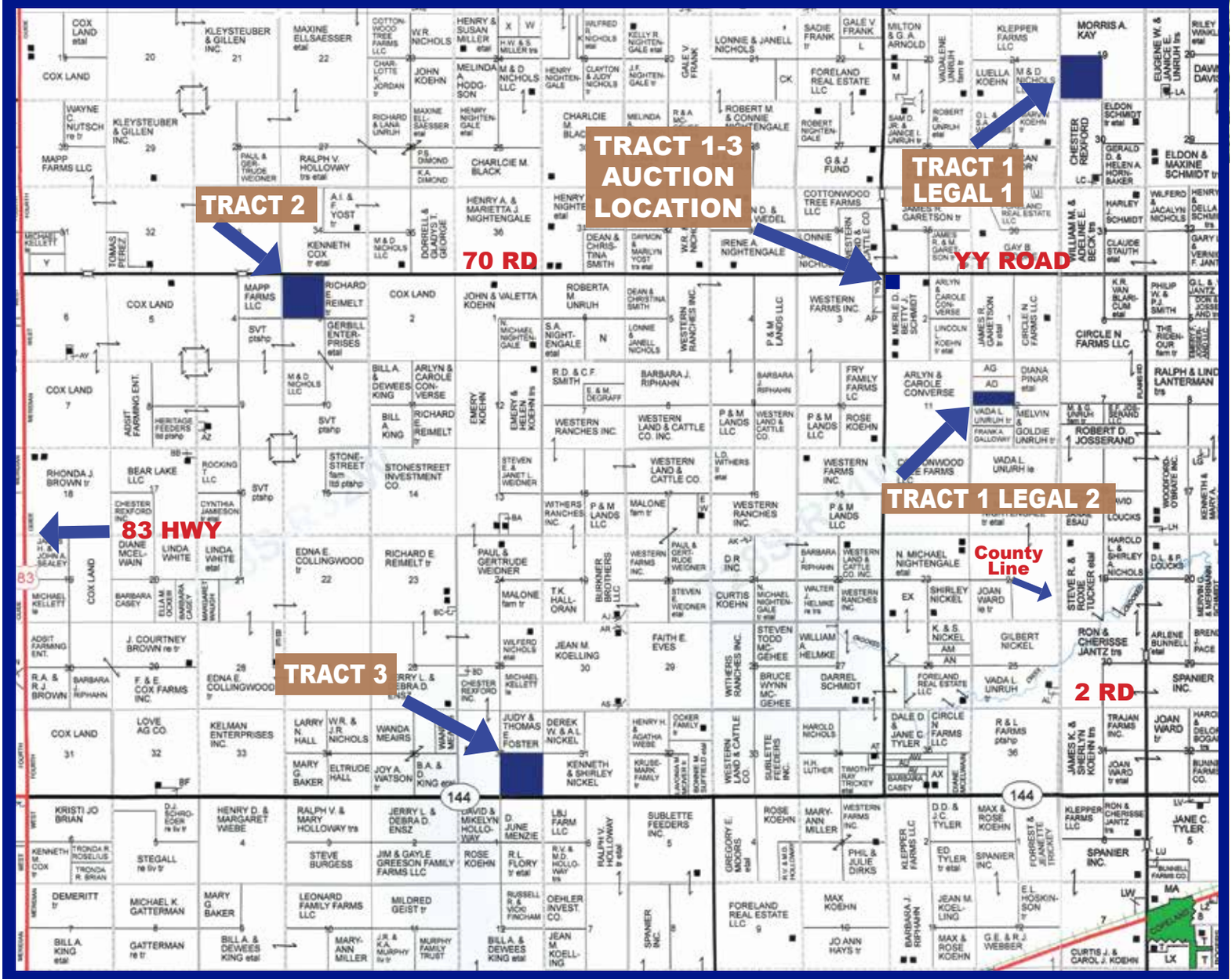
Thursday, October 27th, 2022

TRACTS 1-3 WILL SELL AT 10:00AM

LOCKPORT FIRE DEPARTMENT, 710 WW RD, COPELAND, KS (IN HASKELL COUNTY, KS)

TRACT 4 WILL SELL AT 2:00PM

CORPORATE EAST HOTEL, 1110 E. OKLAHOMA AVE, ULYSSES, KS (EAST SIDE OF ULYSSES, KS)



Seller: Batavia Farms & Garetson Brothers Partnership

BURKHART
REAL ESTATE & AUCTION
Dodge City, KS

Mike Burkhart, Broker/Auctioneer - 620-430-2000

PO Box 1564, Dodge City, Kansas 67801

Visit our website at **www.SoldByBurkhart.com**

INFORMATION

Land Location: See maps – SIGNS WILL BE POSTED!

Manner of Sale: This real estate will be offered in 4 individual tracts only. The tracts are indentified as 1-4. Tracts 1-3 will be sold individually. **There will be no combination of the tracts**. Tracts 1-3 will sell at the Lockport Fire Department at 10:00am. Tract 4 will be sold individually. Tract 4 will sell at the Corporate East Hotel at 2:00pm.

Mineral Rights: Seller's mineral rights will sell with the land on Tracts 1-3. All mineral rights are believed to be 100% intact. There will be no minerals sold or conveyed on Tract 4. Selling surface and water rights only on Tract 4.

Crops: Winter wheat will be planted on approximately 106 +/- acres on Tract 2. Buyer will receive seller's 1/3 portion of those wheat acres. Winter wheat will be planted on approximately 53 +/- acres on Tract 3. Buyer will receive seller's 1/3 portion of those wheat acres.

Terms: $25,000/per tract to be paid down day of sale with the signing of contract. Buyer and seller will split the cost of title insurance & escrow fees 50/50. Balance of purchase price will be due at closing, on or before November 28, 2022.

FSA Information: All FSA information is deemed correct and was obtained from reliable sources. Any future FSA payments will follow the crops and new buyer.

Possession: Possession of each tract will be conveyed on all open acres on the closing date of November 28, 2022. Buyer(s) of tract 2 or 3 will receive possession on wheat acres after the 2023 wheat harvest.

Auctioneer's Note: All of these tracts are choice land and easily accessible from black top roads! All information is deemed correct. Acreage figures are considered to be approximate and are from reliable sources. However, it is the buyer's responsibility to do their own inspection & due diligence.
DON'T MISS THIS AUCTION!

BURKHART
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Dodge City, KS

TRACT
1

GRAY AND HASKELL COUNTY, KS
AUCTION ACRES: 214+/- acres of tillable dryland

TRACT 1, LEGAL #1

LEGAL DESCRIPTION #1: 160+/- acres in the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Twenty-Seven (27), Range Thirty (30) West, in Copeland North Township in Gray County, Kansas.

LEGAL DESCRIPTION #2: 54+/- acres in the South 1/3 of the Northwest Quarter (NW ¼) of Section Twelve (12), Township Twenty-Eight (28), Range Thirty-one (31), in Lockport Northcentral Township in Haskell County, Kansas.

DIRECTIONS FROM COPELAND, KS TO TRACT 1, LEGAL #1: From the junction of 56 HWY and 2 Rd. go North 9.5 miles to W Rd., then West ½ mile. This will put you at the Southeast corner of the subject property legal #1. **Signs will be posted.**

DIRECTIONS FROM TRACT 1, LEGAL #1 TO TRACT 1, LEGAL #2: From the Southwest corner of legal #1 (W & YY Rd) go South 2 miles to 70 Rd. then West 1 mile to XX Rd., then South 1.3 miles. This will put you on the Northwest corner of the subject property legal #2. **Signs will be posted.**

DIRECTIONS FROM COPELAND, KS TO TRACT 1, LEGAL #2: From the junction of 56 HWY and 2 Rd. go 7 miles North to Y Rd. (70 Rd.) then 2 miles West to XX Rd. then 1.3 miles South. This will put you at the Northwest corner of the subject property legal #2. **Signs will be posted.**

TRACT 1, LEGAL #1 CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	78.99	47
Grain Sorghum	2.70	69
Soybeans	0.43	41
Seed Cotton	0.73	1104

TRACT 1, LEGAL #2 CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	26.30	34
Grain Sorghum	18.40	35

MINERALS: All minerals under each legal are intact and the Seller's mineral interest (100%) will sell with land.

TAXES FOR TRACT 1, LEGAL #1: The 2021 total taxes were $1,187.30. The 2022 taxes will be prorated to the date of closing.

TAXES FOR TRACT 1, LEGAL #2: The 2021 total taxes were $219.09. The 2022 taxes will be prorated to the date of closing.

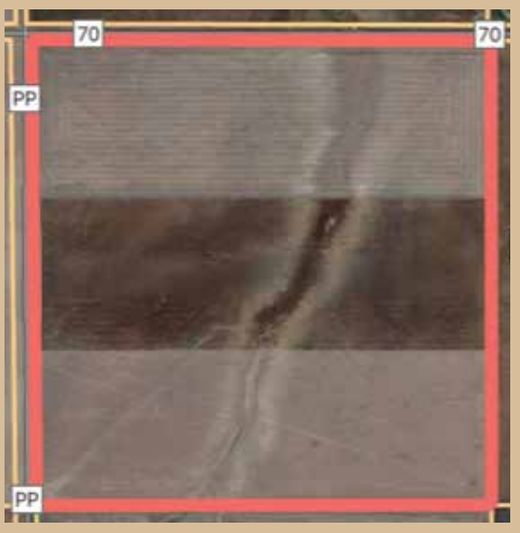
POSSESSION: Full possession upon date of closing. All acres will be open.

TRACT 1, LEGAL #2

TRACT
2

HASKELL COUNTY, KS

AUCTION ACRES: 160+/- acres of tillable dryland



LEGAL DESCRIPTION: Northwest Quarter (NW ¼) of Section Three (3), Township Twenty-Eight (28), Range Thirty-Two (32) in Haskell Northcentral Township, Haskell County, Kansas.

DIRECTIONS FROM HWY 83 & KS 144 HWY: Go 6 miles North on Hwy 83 to 70 Rd. then East 3 miles to PP Rd. This will put you at the Northwest corner of the subject property. **Signs will be posted.**

CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	93	40
Grain Sorghum	36.50	101
Corn	25.60	138

MINERALS: All minerals are intact, and the Seller's mineral interest (100%) will sell with the land.

TAXES: The 2021 total taxes were $685.90. The 2022 taxes will be prorated to the date of closing.

POSSESSION: The buyer will receive full possession on all open acres immediately upon closing. Tenant will plant approx. 106+/- acres to wheat for the 2023 wheat harvest. The new buyer will receive the seller's 1/3 portion of the 2023 wheat crop. The new buyer will be responsible for their 1/3 share of any fertilizer and chemical applications to the spring wheat crop, if any.

TRACT
3

HASKELL COUNTY, KS
AUCTION ACRES: 160+/- acres of tillable dryland

LEGAL DESCRIPTION: Southeast Quarter (SE ¼) of Section Thirty-Six (36), Township Twenty-Eight (28), Range Thirty-Two (32) West, Lockport Northcentral Township, Haskell County, Kansas.

DIRECTIONS FROM HWY 83 & KS 144 HWY: Go 5.5 miles East to SS Rd. This will put you at the Southeast corner of the subject property. **Signs will be posted.**

DIRECTIONS FROM COPELAND, KS: At the junction of 56 HWY and 2 Rd. go 1.5 miles North on 2 Rd. to Hwy 144, then West 7 miles to SS Rd. This will put you on the Southeast corner of the subject property. **Signs will be posted.**

CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	91.40	27
Grain Sorghum	35.90	101
Corn	25.10	130

MINERALS: All minerals are intact, and the Seller's mineral interest (100%) will sell with the land.

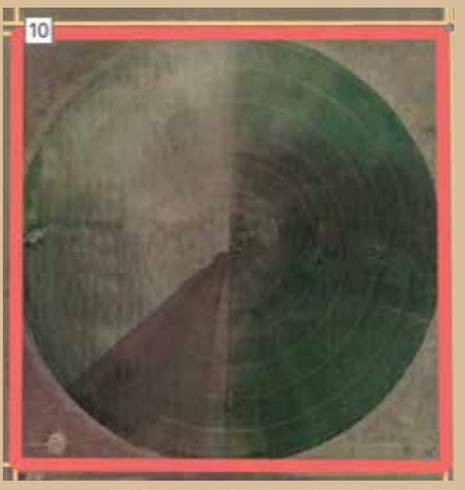
TAXES: The 2021 total taxes were $716.68. The 2022 taxes will be prorated to the date of closing.

POSSESSION: The buyer will receive full possession on all open acres immediately upon closing. Tenant will plant approx. 53+/- acres to wheat for the 2023 wheat harvest. New Buyer will receive the seller's 1/3 portion of the 2023 wheat crop. The new buyer will be responsible for their 1/3 share of any fertilizer and chemical applications to the spring wheat crop, if any.

TRACT
4

GRANT COUNTY, KS

AUCTION ACRES: 160+/- total acres of tillable land



FSA INFORMATION:

Irrigated Acres:	60+/- acres
Dry Land Acres:	100+/- acres

LEGAL DESCRIPTION: Northeast quarter (NE ¼) of Section Nineteen (19), Township Twenty-eight (28), Range Thirty-seven West (37W), Lincoln Northwest Township, Grant County, Kansas and a 0.09+/- acre tract of land in Section Twenty (20), Township Twenty-eight (28), Range Thirty-seven West (R37W), Beg 30'E & 868.69'N SWCOR NW4;TH N72.6', E56.8', S73.1', W56.5', Lincoln Northwest Township, Grant County, Kansas.

DIRECTIONS FROM ULYSSES, KS: From HWY 25 and Oklahoma Ave., go West 2 miles to H Road, then 1.5 miles North. This will put you at the Southeast corner of the subject property.
Signs will be posted.

CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	33.2	37
Corn	65.2	49
Grain Sorghum	44.5	82

IRRIGATION INFORMATION: There is one irrigation well located on Tract 4 that is covered under water right file **#33540** and is permitted for 160 AF and 170 authorized irrigated acres. The well was pumping 100 gallons per minute at the end of the 2022 season (the well will pump 200 gallons per minute at the beginning of the season, depth of well is 534ft deep).

IRRIGATION EQUIPMENT: On Tract 4 there is a 5-tower reconstructed Zimmatic sprinkler that was built in 2020. The sprinkler is equipped with dropdown nozzles that are nozzeled at 125GPM and is equipped with LDN pads. The irrigation motor is a 60HP electric motor. Pump is a 2 turbine submersible pump.

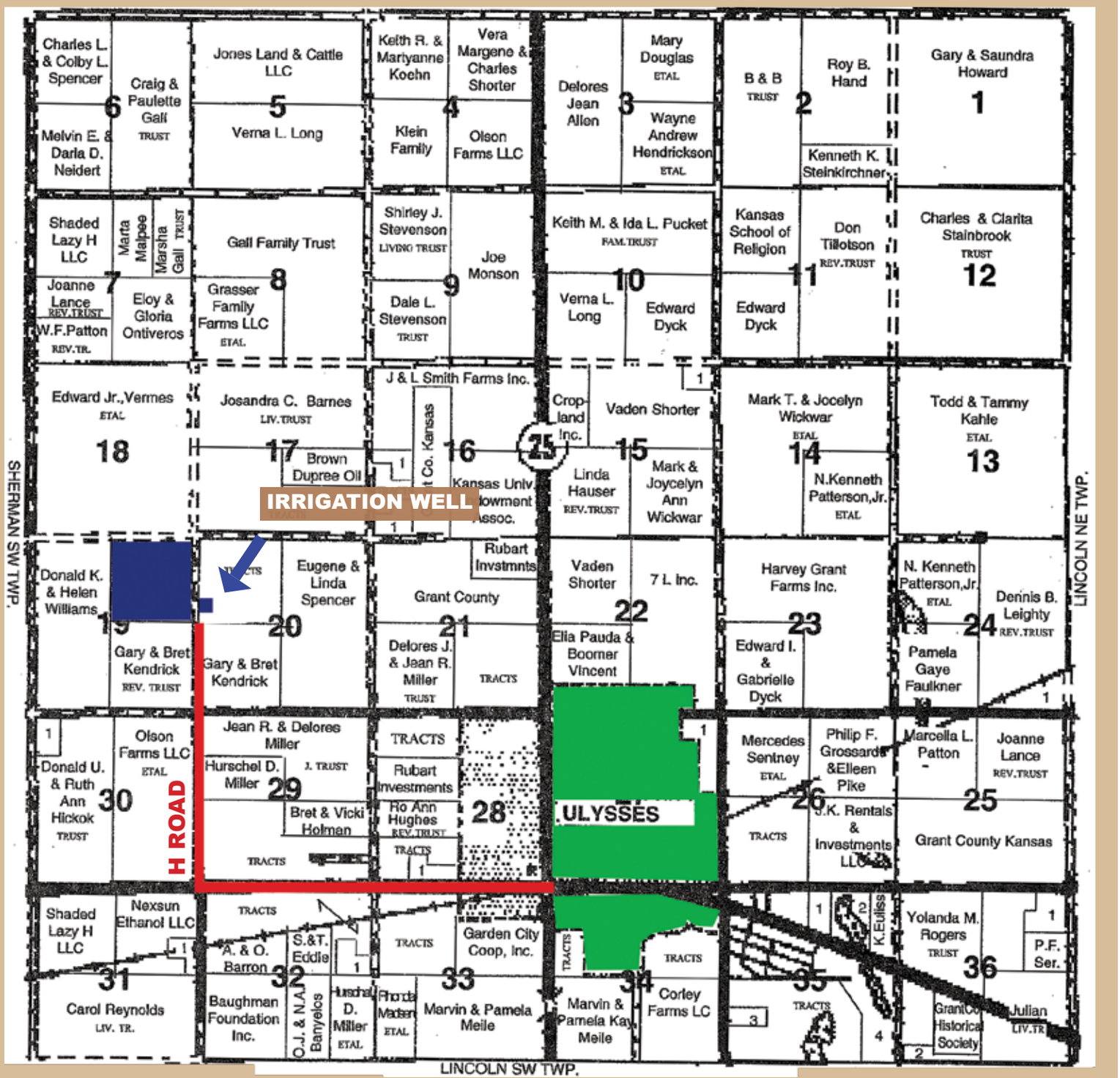
There is currently a FieldNET sprinkler monitor on the irrigation system that is owned by the current tenant. The tenant would be interested in selling the monitor.

All irrigation equipment will sell with the land.

MINERALS: There will be no minerals sold or conveyed on Tract 4 (selling surface and water rights only).

TAXES: The 2021 total taxes were $716.68. The 2022 taxes will be prorated to the date of closing.

TRACT 4
Grant County, KS



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Call Mike Burkhart Broker/Auctioneer at 620-430-2000 for further details.

Please visit **www.soldbyburkhart.com** for more information, photos and drone video of the land.

Can't attend? Phone bids accepted by prior arrangements. For more information, call (620) 430-2000.

For detailed photos and more information visit

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