

# Bid by Phone LAND AUCTION

160 +/- TOTAL ACRES IN HODGEMAN COUNTY, KANSAS

**BIDDING POOL CLOSES**  
Tuesday, March 26th, 2024 – 9:00am CST

TO PARTICIPATE IN THE AUCTION, YOU MUST REGISTER AND PLACE AN INITIAL BID IN THE BIDDING POOL PRIOR TO TUESDAY, MARCH 26, 2024 – 9:00AM CST

If you are not registered and have not submitted an initial bid by the bidding pool deadline you will not be able to participate in the auction.

**LEGAL DESCRIPTION:** 160+/- acres in the Northwest Quarter (NW/4) of Section Thirty-two (S32), Township Twenty-three (T23), Range Twenty-one West (R21W) in Hodgeman County, KS.

**LAND DESCRIPTION:** The 160+/- acres currently consist of: 67+/- acres of winter wheat, 67+/- acres of milo stalks, and 26+/- acres of pasture.

**CROP BASIS:**

Crop	Base Acres	PLC Yield
Wheat	107.00	32
Oats	4.50	40
Grain Sorghum	23.90	44
Barley	2.10	37

**DIRECTIONS FROM BELLEFONT, KS:** Take Hwy 56 to Bellefont Rd./132 Rd., Then North 9 miles to H Rd. then 1.5 miles West. This will put you at the Northeast corner of the subject property. **Signs will be posted.**

**DIRECTIONS FROM ST. MARY'S CHURCH:** From the junction of 232 Rd. and F Rd., North 2 miles, then 1.5 miles West. This will put you at the Northeast corner of the subject property. **Signs will be posted.**

**MANNER OF SALE:** This real estate will be offered in 1 tract only. No acres will be divided.

**SALE METHOD:** The real estate will be offered for sale by private phone auction. Buyers must register and place an initial bid prior to March 26, 2024 – 9:00am CST to be included in the bidding pool. All bids must be submitted to Mike Burkhart by telephone at 620-430-2000. After the bidding pool deadline, all active bidders will be allowed to advance their bids. The auctioneer will contact each bidder in the bidding pool for advancement of bids starting on Tuesday, March 26, 2024 – 9:00am CST. Bids will be accepted until no further advances are made. All bidding parties will remain confidential. Bidding increments will be at the sole discretion of the auction company. **Bidders agree that once a bid is submitted the bid will be honored.**

**TERMS:** The successful bidder will pay a \$25,000.00 earnest money deposit immediately following the auction. Contract closing will be on or before Monday, April 15, 2024 or upon such terms as may be acceptable to the sellers. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Earnest money will be held at High Plains Title in Dodge City, KS in their trust account. High Plains Title will also serve as the closing agent. High Plains Title will prepare and complete all title work. Bidding is not contingent upon financing. Financing, if necessary, must have been arranged and approved prior to the auction.

**EVIDENCE OF TITLE:** Seller will provide title insurance to the Buyers in the amount of the purchase price, with the premium to be paid one-half by the Sellers and one-half by the Buyers. Escrow fee will be split 50/50.

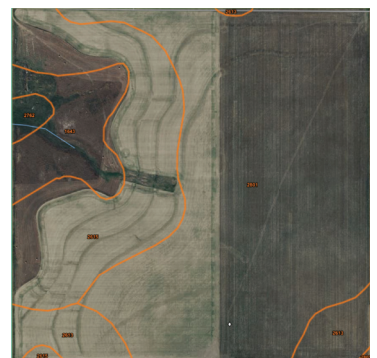
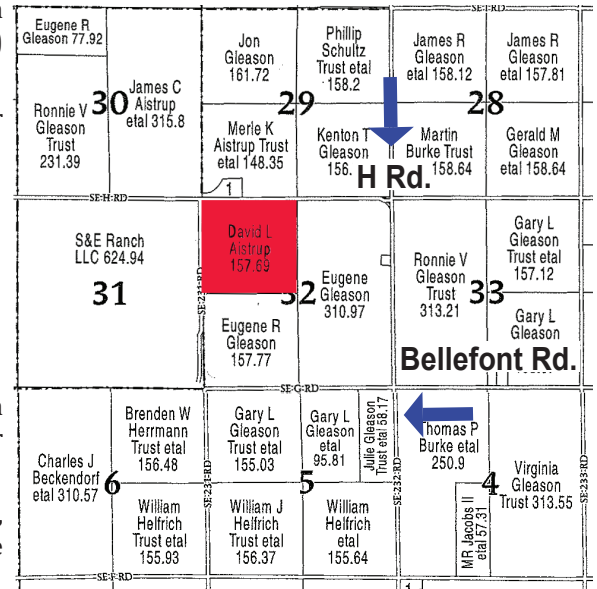
**TAXES:** The 2023 total taxes were \$806.92. The 2024 taxes will be paid by the Buyer.

**MINERALS:** The entirety of the seller's mineral interest will sell with the land. All of the minerals are intact, open and unleased.

**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:** Upon closing, the new buyer will receive immediate possession on all open tillable acres and pasture acres. The new buyer will receive possession of the acres currently planted to wheat upon the conclusion of the 2024 wheat harvest. **Upon closing, the new buyer will receive the March 2024 cash rent payment, totaling \$2,327.50.**

**Auctioneer's Note:** Don't miss the rare opportunity to bid on a prime and diverse quarter of land in Hodgeman County, KS!



Map Unit Symbol	Map Unit Name	Acres in AOX	Percent of AOX
1762	Richfield silt loam, 1 to 3 percent slopes	3.4	2.1%
2612	Harney silt loam, 0 to 1 percent slopes	113.3	70.7%
2750	Penden clay loam, 7 to 15 percent slopes	2.3	1.4%
2800	Spearville complex, 1 to 3 percent slopes, eroded	35.4	22.1%
2817	Uly silt loam, 3 to 6 percent slopes	5.9	3.7%

*Announcements day of the sale take precedence over any printed advertising.*

**Seller: David Aistrup**

For detailed photos, virtual video and printable sale bill,

visit [www.soldbyburkhart.com](http://www.soldbyburkhart.com)

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

