

LAND AUCTION

**453 +/- ACRES WITH PRODUCING MINERALS
IN EDWARDS COUNTY, KANSAS**

(345 +/- Acres of Irrigated Cropland)

SELLING IN ONE INDIVIDUAL TRACT



Thursday, November 20, 2025 – 10:00 am

Macksville City Library

333 N. Main St., Macksville, KS 67557

Online and phone bidding available.

Visit www.soldbyburkhart.com to register for online bidding.

Phone bids accepted by prior arrangements.

All internet and phone bidders must be registered and approved prior to auction day.

Auctioneer's Note: Burkhart Real Estate & Auction is proud to offer for sale 453 +/- acres of productive Edwards County, Kansas farmland on behalf of Frank L. Hart Inc. This exceptional property includes approximately 345 irrigated acres, providing an excellent opportunity for both farmers and investors. Don't miss the chance to purchase quality irrigated cropland in a highly regarded area – plan to attend and bid with confidence.

Seller: Frank L. Hart, Inc.

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



For detailed photos, drone video, and more information, visit
www.soldbyburkhart.com.

Mike Burkhart, Broker/Auctioneer
620-430-2000

WATER RIGHTS

WATER RIGHTS & WATER MONITORING AGREEMENT: All water rights will be sold with the land. There are a total of three irrigation water wells that are covered under **water right file #23303** (located on Legal Description #1) which is permitted for 220 AF at 1220 GPM, **water right file #15952** (located on Legal Description #2) which is permitted for 150 AF at 1220 GPM, **water right file #18278** (located on Legal Description #2) which is permitted for 90 AF at 0 additional rate (File #15952 and #18278 have the same well), and **water right file #37415** (located on Legal Description #3) which is permitted for 265 AF at 1220 GPM. All of these water right files are currently enrolled in a GMD#5 monitoring agreement. The monitoring agreement requires a 5-year quantity allocation on each of the wells, the current 5-year period runs from 2023 to 2027. Under the monitoring agreement all water right files are limited to a maximum annual usage of 441 AF on 345 acres and a maximum total of 1,855.2 AF in 5 year allocations, and each file has a unique 5 year allocation that needs to be adhered to. If this monitoring agreement concludes or is not renewed, the water rights would revert back to the reversion acres and normal annual well quantities including a combined annual limitation of 441 AF on 292 acres with 128 acres authorized in the NW/4 of S12, 116 acres authorized in the SW/4 of S12, and 48 acres authorized in the NE/4 of S14. All three irrigation water wells are currently overlapped in place of use, giving the opportunity for any of these wells to pump water to any part of the place of use. **These wells have never been used in this manner.**

LEGAL	FILE#	AUTH. ANNUAL AF	GPM	2023	2024	2025	AVAIL. AF	5 YR. ALLOCATION
#1	23303	220	1220	71	120	50	445	686.5
#2	15952 18278	150 90	1220					
		240		125	96	130	279	630.7
#3	37415	265	1220	102	104	97	235	538

All legal descriptions are located in Rattlesnake Creek Subbasin.

Burkhart Real Estate & Auction and the Seller make no guarantees or warranties regarding the water rights or the water monitoring agreement associated with the property. It is the sole responsibility of all interested buyers to conduct their own due diligence on these matters. For questions or further information, buyers are strongly encouraged to contact: Groundwater Management District No. 5 and/or the Stafford Field Office of the Division of Water Resources.



LEGAL DESCRIPTION 1

LEGAL DESCRIPTION: 160 +/- Acres in the Northwest Quarter (NW/4) of Section Twelve (12), Township Twenty-four (24), Range Sixteen (16) West of the 6th P.M., Edwards County, Kansas

LOCATED FROM BELPRE, KS: From the intersection of Hwy 50 and Larned St. (270th Ave.), 3.2 miles East on Hwy 50 to 300th Ave., then 1.0 mile North to the Northeast corner of Northeast Quarter of Section 14 and the Southwest corner of the West Half of Section 12. **Signs will be posted.**

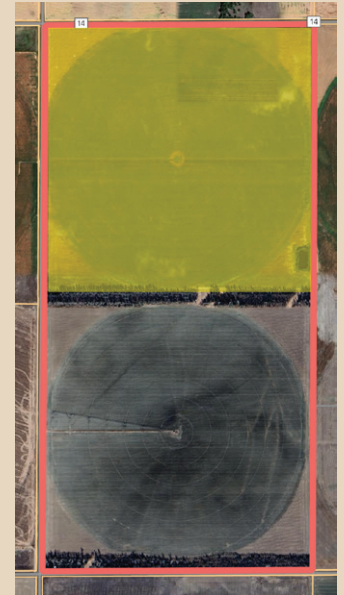
LOCATED FROM MACKSVILLE, KS: From the intersection of Hwy 50 (W. Broadway St.) and Main St. – Dab Oil, 4.0 miles West on Hwy 50 to 300th Ave., then 1.0 mile North to the Northeast corner of Northeast Quarter of Section 14 and the Southwest corner of the West Half of Section 12. **Signs will be posted.**

IRRIGATED ACRES: 128 +/- Acres of Irrigated Cropland

IRRIGATION INFORMATION: There is one irrigation well located on the NW/4 of S12, T24, R16. Per the flow meter, the irrigation well was pumping 850+/- gallons per minute on October 15, 2025. The irrigation sprinkler located on this land is an 8-tower 2008 Reinke Electrogator II 2065 with 11.2-38 size tires, an end gun, and i-Wob drop down nozzles that are nozzled at 900 gallons per minute. As of October 15, 2025, the static water level was 34ft. *(Well information can be found at www.soldbyburkhart.com).*

IRRIGATION EQUIPMENT: The following irrigation equipment will be sold with the land. The 2008 Reinke Electrogator II 2065 sprinkler, gear head, pump, water meter, all underground lines, 3.9L 4-cylinder Cummins diesel irrigation engine, and the diesel fuel tank.

POSSESSION: The buyer will receive immediate possession upon closing. All acres are open.



LEGAL DESCRIPTION 2

LEGAL DESCRIPTION: 160 +/- Acres in the Southwest Quarter (SW/4) of Section Twelve (12), Township Twenty-four (24), Range Sixteen (16) West of the 6th P.M., Edwards County, Kansas

LOCATED FROM BELPRE, KS: From the intersection of Hwy 50 and Larned St. (270th Ave.), 3.2 miles East on Hwy 50 to 300th Ave., then 1.0 mile North to the Northeast corner of Northeast Quarter of Section 14 and the Southwest corner of the West Half of Section 12. **Signs will be posted.**

LOCATED FROM MACKSVILLE, KS: From the intersection of Hwy 50 (W. Broadway St.) and Main St. – Dab Oil, 4.0 miles West on Hwy 50 to 300th Ave., then 1.0 mile North to the Northeast corner of Northeast Quarter of Section 14 and the Southwest corner of the West Half of Section 12. **Signs will be posted.**

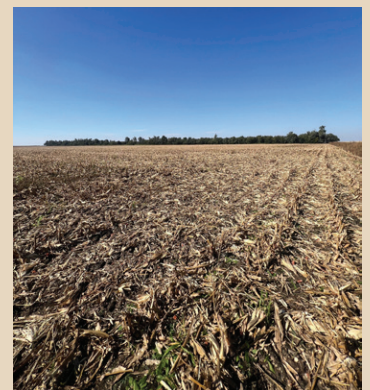
IRRIGATED ACRES: 116 +/- Acres of Irrigated Cropland

IRRIGATION INFORMATION: There is one irrigation well located on the SW/4 of S12, T24, R16. Per the flow meter, the irrigation well was pumping 900+/- gallons per minute on October 15, 2025. The irrigation sprinkler located on this land is a 7-tower 2008 Reinke Electrogator II 2065 with 11.2-38 size tires, an end gun, and i-Wob drop down nozzles that are nozzled at 850 gallons per minute. As of October 15, 2025, the static water level was 27.5ft. *(Well information can be found at www.soldbyburkhart.com).*

IRRIGATION EQUIPMENT: The following irrigation equipment will be sold with the land. The 2008 Reinke Electrogator II 2065 sprinkler, gear head, pump, water meter, all underground lines, 3.9L 4-cylinder Cummins diesel irrigation engine, and the diesel fuel tank.

CURRENT WHEAT CROP: There is a growing wheat crop on the SW/4 of S12, T24, R16, which is expected to be harvested in the summer of 2026. If the Buyer elects not to retain the current tenant, the Buyer shall receive **100%** of the existing wheat crop. However, if the Buyer chooses to continue the current tenancy, the Buyer shall receive **50%** of the existing wheat crop.

POSSESSION: If the Buyer elects **not** to retain the current tenant, the Buyer will receive immediate possession of all acres upon closing. If the Buyer chooses to continue the current tenancy, the Buyer will receive possession of all acres at the conclusion of the summer 2026 wheat harvest. The current tenant has been legally notified and released of their tenancy.



LEGAL DESCRIPTION 3

LEGAL DESCRIPTION: 133 +/- Acres in the Northeast Quarter (NE/4) of Section Fourteen (14), Township Twenty-four (24), Range Sixteen (16) West of the 6th P.M., Edwards County, Kansas

**An approximate 27-acre tract containing a homesite and related improvements has been deeded out of the property and is not included in the sale.*

LOCATED FROM BELPRE, KS: From the intersection of Hwy 50 and Larned St. (270th Ave.), 3.2 miles East on Hwy 50 to 300th Ave., then 1.0 mile North to the Northeast corner of Northeast Quarter of Section 14 and the Southwest corner of the West Half of Section 12. **Signs will be posted.**



LOCATED FROM MACKSVILLE, KS: From the intersection of Hwy 50 (W. Broadway St.) and Main St. – Dab Oil, 4.0 miles West on Hwy 50 to 300th Ave., then 1.0 mile North to the Northeast corner of Northeast Quarter of Section 14 and the Southwest corner of the West Half of Section 12. **Signs will be posted.**

IRRIGATED ACRES: 101 +/- Acres of Irrigated Cropland

IRRIGATION INFORMATION: There is one irrigation well located on the NE/4 of S14, T24, R16. Per the flow meter, the irrigation well was pumping 700+/- gallons per minute on October 15, 2025. The irrigation sprinkler located on this land is a 7-tower 2016 Reinke Electrogator II 2065 with 11.2-38 size tires, an end gun, and i-Wob drop down nozzles that are nozzled at 800 gallons per minute. As of October 15, 2025, the static water level was 26ft. *(Well information can be found at www.soldbyburkhart.com).*

IRRIGATION EQUIPMENT: The following irrigation equipment will be sold with the land. The 2016 Reinke Electrogator II 2065 sprinkler, gear head, pump, water meter, all underground lines, 3.9L 4-cylinder Cummins diesel irrigation engine, and the diesel fuel tank.

PRODUCING MINERALS: The mineral interest of the owner are intact and enjoy mineral production from the Hart 1 well generating a 0.06250000 RI. The well is currently producing natural gas. The minerals will sell with the land together with the producing mineral interest, with the purchaser being entitled to royalties effective with production in the month following payment in full and closing of the transaction. *Rendition reports can be found at www.soldbyburkhart.com.*

Hart 1

Year	Units	Price	Royalty Rate	Gross Return
2023	3,058	\$2.57	0.06250000	\$491.19
2024	2,894	\$2.21	0.06250000	\$399.73
2025*	1,534	\$3.27**	0.06250000	\$313.51

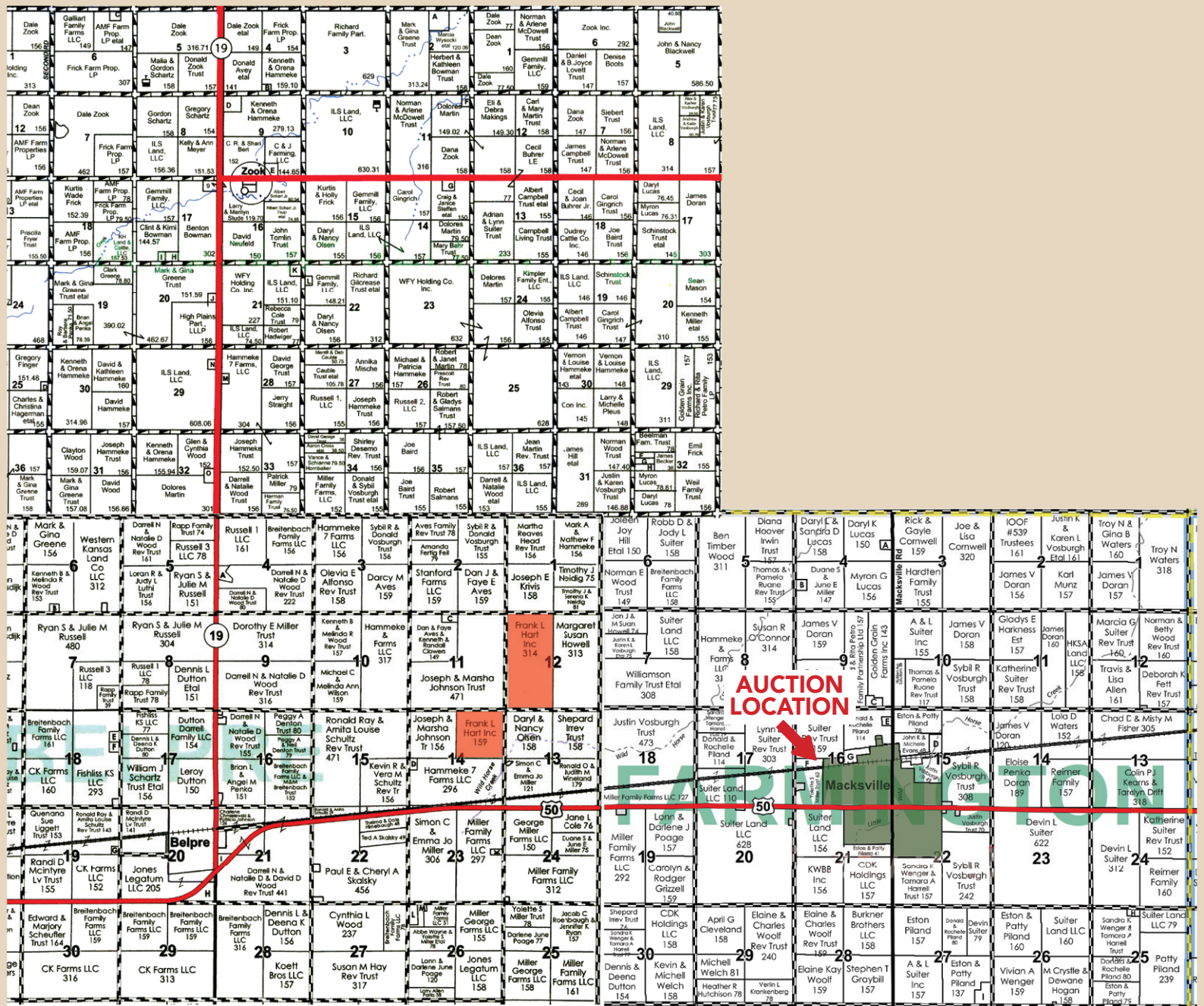
**The 2025 figures represent production through June 2025*

***Price of natural gas as of 10/20/2025*

POSSESSION: The buyer will receive immediate possession upon closing. All acres are open.



MAP



CROP BASIS

Crop	Base Acres	PLC Yield
Wheat	92.80	71
Corn	273.60	165
Grain Sorghum	29.80	65
Soybeans	70.40	52

*The base acres on Legals 1, 2, and 3 are combined.



The boundary lines for each legal shown in this advertisement are approximate and should not be taken as precise delimitations.



INFORMATION

MANNER OF SALE: This real estate will be offered in 1 individual tract only. No acres will be divided. There will be no combination of any tracts.

TERMS: The successful bidder(s) will pay a \$75,000.00 earnest money deposit to be paid down the day of the sale with the signing of the contract. Buyer and seller will split the cost of title insurance & escrow fees 50/50. Balance of the purchase price will be due at closing, on or before December 18, 2025, or upon such terms as may be acceptable to the seller. Personal and corporate checks are acceptable for the down payment the final payment to be made in certified funds. Earnest money will be held by Richardson Abstract in Kinsley, KS in their trust account. Richardson Abstract will also serve as the closing agent and will prepare and complete all title work. **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 seller and one-half by the buyer(s). Escrow fee will be split 50/50.

FSA INFORMATION: 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 inspections and due diligence.

TAXES: The 2024 taxes totaled \$9,800.48. The seller will be responsible for paying the entirety of the 2025 real estate taxes.

MINERAL RIGHTS: The entirety of the seller's mineral interest will sell with the land. The minerals on Legal Description 1 and Legal Description 2 are believed to be intact, open, and unleased. The minerals on Legal Description 3 are believed to be intact and leased to Elendil Resources, LLC.

INSPECTIONS: Each potential buyer is responsible for having conducted their own independent inspection and due diligence concerning pertinent facts about the property prior to signing of the contract. Neither the seller or Burkhart Real Estate & Auction, its agents, or representatives, are making any warranties about the property, either expressed or implied.

For detailed photos, video, and more information visit
www.soldbyburkhart.com

