

LAND AUCTION

940 +/- ACRES IN FINNEY & HASKELL COUNTY, KANSAS
SELLING IN THREE INDIVIDUAL TRACTS

SURFACE AND WATER RIGHTS ONLY
(482 +/- Acres of Irrigated Cropland)



Thursday, May 2, 2024 – 10:00 am
CLARION INN – 1911 E Kansas Ave., Garden City, KS
(Auction held in North Ballroom)



TRACT 1

Seller:
American Warrior
Farms, Inc.

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.



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

Mike Burkhart, Broker/Auctioneer
620-430-2000



HASKELL COUNTY, KS

AUCTION ACRES: 320 +/- ACRES

Surface & Water Rights Only

LEGAL DESCRIPTION: 320 acres in the S/2 of Section Twenty-five (S25), Township Twenty-seven (T27), Range Thirty-one West (R31W) in Lockport North Township, Haskell County, KS.

DIRECTIONS FROM COPELAND, KS: 3 miles West on KS Hwy 56 to WW Road., then 8.5 miles North to 70 Road then 2 miles East to YY Road (Haskell/Gray Co. line) and 1 mile North. This will put you at the Southeast corner of the subject property.
Signs will be posted.



LOCATED FROM INTERSECTION OF HWY 83 & 70 ROAD:

12 miles East to YY Road (Haskell/Gray Co. line), then 1 mile North. This will put you at the Southeast corner of the subject property. **Signs will be posted.**

CROP BASIS:

Crop	Base Acres	PLC Yield	HIP
Wheat	17.50	50	59
Grain Sorghum	294.30	172	23

TAXES: The 2023 taxes totaled \$801.64. The 2024 taxes will be prorated to the date of closing.

POSSESSION: There is a current crop share lease agreement between American Warrior Farms, Inc. and the current land tenant. The lease is a standard 1/3 & 2/3 crop share lease. The buyer will receive the seller's 1/3 share of all crops after closing. After closing, it will be the buyer's responsibility to negotiate a new lease agreement or to provide the tenant notice of release of tenancy. The tenant's contact information can be provided to the buyer after the day of the auction. The current tenant is planning on planting a milo or corn crop to be harvested in the Fall 2024.

MINERAL RIGHTS: Selling surface rights only. The seller is retaining 100% of the mineral rights.

WATER RIGHTS: All of the seller's water rights will sell with the land **water right file #10467 & #25275**. Seller makes no warranties regarding water rights. All rights are subject to any and all state agency and court orders.





FINNEY COUNTY, KS

AUCTION ACRES: 300 +/- ACRES (234 +/- ACRES OF IRRIGATED CROPLAND) *Surface and Water Rights Only*

LEGAL DESCRIPTION: 300 acres in the E/2 of Section Twenty-eight (S28), Township Twenty-five (T25), Range Thirty-two West (R32W) in Ivanhoe East Township, Finney County, KS

LOCATED FROM THE EAST SIDE OF GARDEN CITY: From the intersection of KS Hwy 50 & Hwy 83 take overpass South on Hwy 83 8 miles to Annie Scheer Rd. then 1.7 miles East to the Northwest corner of the subject property. **Signs will be posted.**

LOCATED FROM THE INTERSECTION OF PLYMELL & HWY 83: 3 miles North to Annie Scheer Rd. then 1.7 miles East to the Northwest corner of the subject property. **Signs will be posted.**

CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	19.50	27
Oats	22.10	30
Corn	176.30	133
Soybeans	21.60	32



TAXES: The 2023 taxes totaled \$3,452.76. The 2024 taxes will be prorated to the date of closing.

IRRIGATION INFORMATION: There are two irrigation wells located on this tract that are covered under **water right file #14970-00 (North Well)** which is permitted for 277 AF and 320 authorized irrigated acres and **water right file #26879-00 (South Well)** which is permitted for 124 AF and 320 authorized irrigated acres. Per the flow meter, the **North** irrigation well was pumping 600+/- gallons per minute on March 20, 2024. Per the flow meter, the **South** irrigation well was pumping 500+/- gallons per minute on March 20, 2024. The sprinkler located on the **North half** is an 8-tower 2012 Reinke Electrogator II sprinkler with drop down nozzles that are nozzled at 600 gallons per minute. The sprinkler located on the **South half** is an 8-tower 2012 Reinke Electrogator II sprinkler with drop down nozzles that are nozzled at 600 gallons per minute (Well information can be found at www.soldbyburkhart.com).

IRRIGATION EQUIPMENT: The following irrigation equipment will be sold with the land. The two sprinklers, gear heads, pumps, water meters, all underground lines and the two Chevy 454 NG engines. The seller owns the gas meter and gas line, which will both sell with the land. The gas is supplied by Midwest Energy, Inc.

POSSESSION: Currently, this tract of land is being custom farmed and the buyer will receive immediate possession on all acres upon closing. Therefore, upon closing the buyer will assume responsibility on all acres (irrigating, harvesting, etc.) and will retain the entire current crop. The buyer will be responsible for transferring the current crop insurance policy into the buyer's name and upon closing will be responsible to pay the 2024 premium. The insurance premium totals \$6,314.00. The insurance policy is held by MCKENNA Crop Insurance LLC in Garden City, KS. The custom farmer's contact information can be provided to the buyer after the day of the auction.

INPUT EXPENSES: The buyer will be responsible for paying a portion of the input expenses associated with the wheat crop on this tract. A list of input expenses and totals will be available upon request. This expense will be due upon closing.

ADDITIONAL INFORMATION: 18.5 tons of manure was applied to this tract in Spring 2023 and the current wheat has been top-dressed with 40 lbs. of nitrogen and Rave herbicide.

MINERAL RIGHTS: **Selling surface and water rights only.** The seller is retaining 100% of the mineral rights.





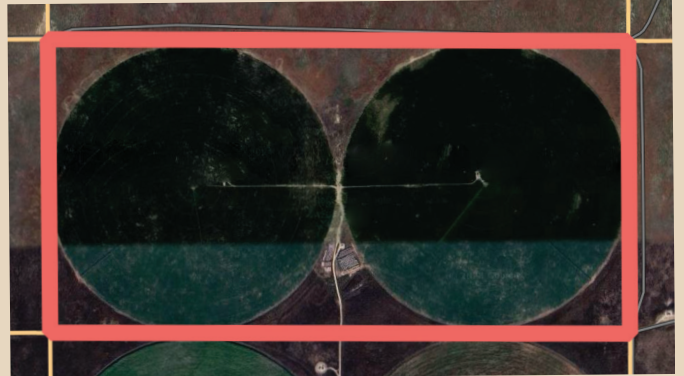
FINNEY COUNTY, KS

AUCTION ACRES: 320 +/- ACRES (248 +/- ACRES OF IRRIGATED CROPLAND)

Surface and Water Rights Only

LEGAL DESCRIPTION: 320 acres in the N/2 of Section Twenty-three (S23), Township Twenty-five (T25), Range Thirty-two West (R32W) in Ivanhoe East Township, Finney County, KS

LOCATED FROM THE EAST SIDE OF GARDEN CITY: From the intersection of KS Hwy 50 & Hwy 83 take overpass South on Hwy 83 8 miles to Annie Scheer Rd. then 3.7 miles East and ½ mile North to the South property line of the subject property. **Signs will be posted.**



LOCATED FROM THE INTERSECTION OF PLYMELL & HWY 83: 3 miles North to Annie Scheer Rd. then 3.7 miles East and ½ mile North to the South property line of the subject property. **Signs will be posted.**

CROP BASIS:

Crop	Base Acres	PLC Yield
Corn	25.14	144
Grain Sorghum	12.66	67

TAXES: The 2023 taxes totaled \$242.09. The 2024 taxes will be prorated to the date of closing.

IRRIGATION INFORMATION: There are two irrigation wells located on this tract that are covered under **water right file #16911-00** which is permitted for 260 AF per well for a total of 520 AF and 280 authorized irrigated acres. Per the flow meter, the **West** irrigation well was pumping 550+/- gallons per minute on March 20, 2024. Per the flow meter, the **East** irrigation well was pumping 600+/- gallons per minute on March 20, 2024. The sprinkler located on the **West half** is an 8-tower 2019 Reinke Electrogator II sprinkler with drop down nozzles that are nozzled at 600 gallons per minute. The sprinkler located on the **East half** is an 8-tower 2019 Reinke Electrogator II sprinkler with drop down nozzles that are nozzled at 600 gallons per minute. The two irrigation wells on this tract can be tied together. (Well information can be found at www.soldbyburkhart.com).

IRRIGATION EQUIPMENT: The following irrigation equipment will be sold with the land. The two sprinklers, gear heads, pumps, water meters, all underground lines and the two Chevy 454 NG engines. American Warrior Farms, Inc. is the gas provider and will sell gas to the buyer for the remainder of the 2024 growing season. At the conclusion of the 2024 growing season the buyer will be responsible for establishing their own fuel source.

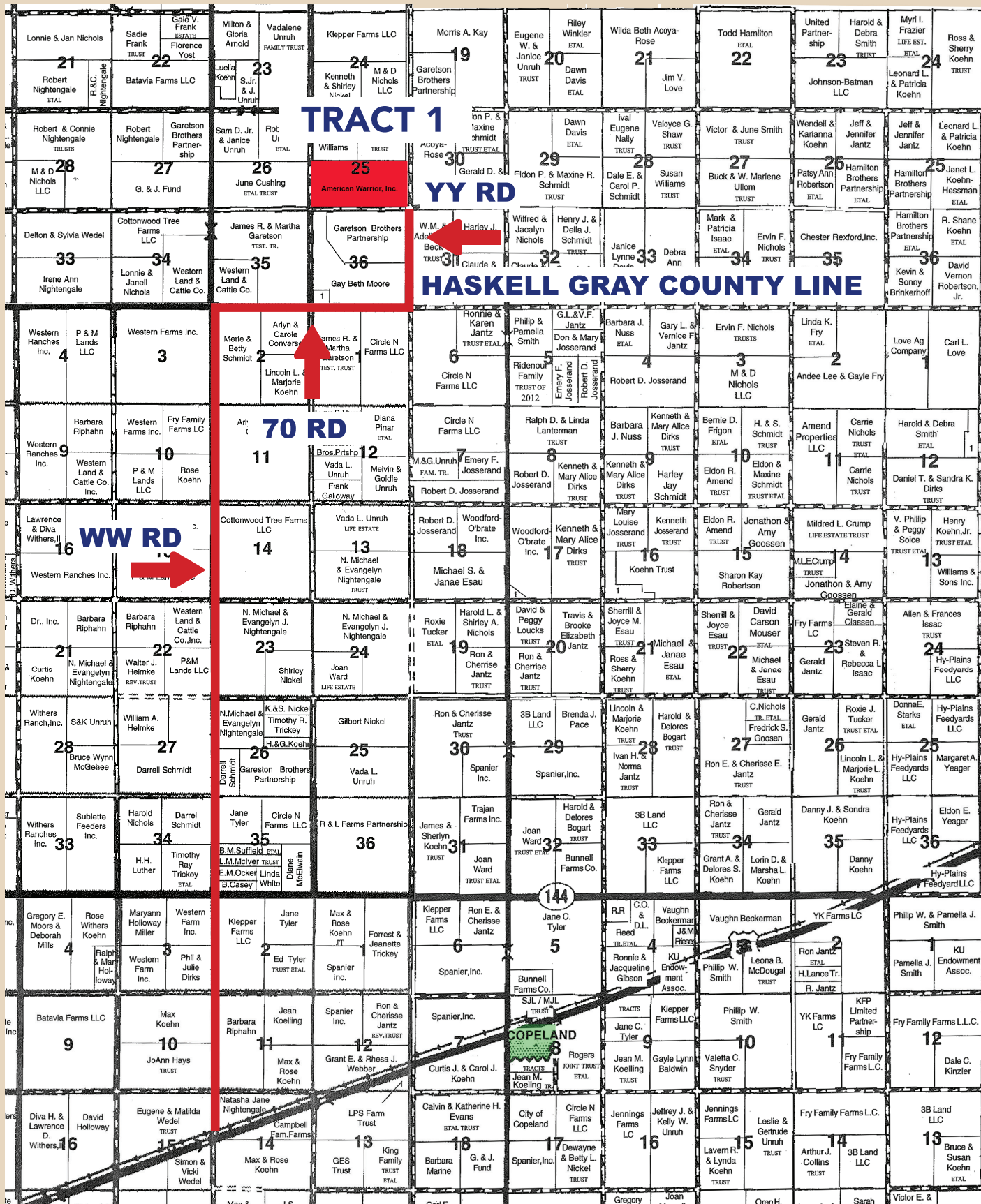
POSSESSION: Currently, this tract of land is being custom farmed and the buyer will receive possession on all acres after the alfalfa is cut and baled. In the event the alfalfa is cut and baled prior to the advertised closing date, the buyer will receive immediate possession upon closing. The custom farmer's contact information can be provided to the buyer after the day of the auction.

ADDITIONAL INFORMATION: This tract has been treated with the following soil treatments and applications: 2oz. of Tombstone for armyworms, 40 lbs. of Phosphate, 60 lbs. of Potash, 20 lbs. of Sulfur, 1 lb. of Zinc and 1 lb. of Boron.

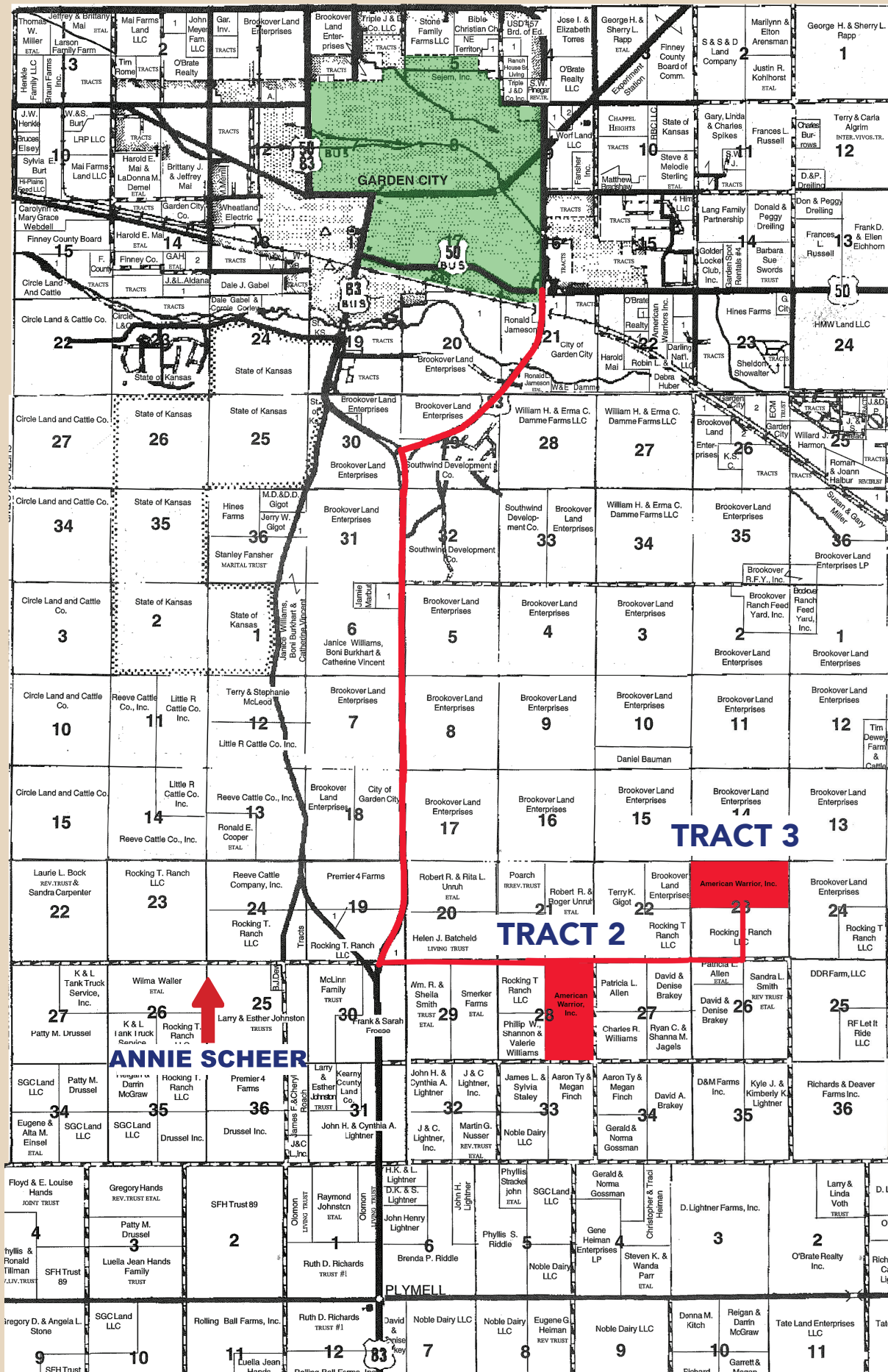
MINERAL RIGHTS: Selling surface and water rights only. The seller is retaining 100% of the mineral rights.



TRACT 1 MAP



TRACT 2 & 3 MAP



TRACT 1



TRACT 2



TRACT 3



INFORMATION

MANNER OF SALE: This real estate will be offered in 3 individual tracts only. No acres will be divided. There will be no combination of any tracts.

TERMS: The successful bidder(s) will pay a \$50,000.00 earnest money deposit per tract 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 May 31, 2024, 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 First American Title in Garden City in their trust account. First American Title 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 buyers. 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.

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 no warranties about the property, either expressed or implied.

AUCTIONEER'S NOTE: Burkhart Real Estate & Auction is honored to be representing American Warrior Farms, Inc. in the sale of 940 acres of Southwest Kansas land! These three tracts are easily accessible and have great access to markets. Don't miss your opportunity to bid your price and add these tracts to your portfolio.

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

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