

Bid by Phone **LAND AUCTION**

**148 +/- TOTAL ACRES IN MEADE COUNTY, KANSAS
SELLING IN ONE INDIVIDUAL TRACT**



**BIDDING POOL CLOSES
Tuesday, July 8, 2025 – 10:00 AM**

**TO PARTICIPATE IN THE AUCTION, YOU MUST REGISTER AND PLACE A BID IN THE
BIDDING POOL PRIOR TO TUESDAY, JULY 8, 2025 – 10:00 AM**

**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.**

**Auctioneer's Note: Don't miss your opportunity to bid on and own this prime tillable land situated in
Meade County, KS!**

Sellers: Tyson and Rebecca Good

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



For more photos, drone video and printable sale bill visit
www.soldbyburkhart.com.

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

TRACT 1

Auction Acres: 148 +/- Acres of Tillable Dryland Meade County, KS

LEGAL DESCRIPTION: 148+/- acres in the Northeast Quarter (NE/4) of Section Six (6), Township Thirty (30), Range Twenty-seven (27) West of the 6th P.M., in Meade County, Kansas.

DIRECTIONS FROM MEADE, KS: From the intersection of Hwy 23 and E. Madison St. (just south of the railroad tracks) go approximately 10.5 miles North on Hwy 23 to C Road, then 2.0 miles East, and 1.5 miles North. This will put you on the Southeast corner of the subject property. **Signs will be posted.**

DIRECTIONS FROM THE INTERSECTION OF HWY 23 & HWY 56: Go approximately 12.5 miles South on Hwy 23 to C Road, then 2.0 miles East, and 1.5 miles North. This will put you on the Southeast corner of the subject property. **Signs will be posted.**

WIND ENERGY LEASE: This land is being sold subject to a wind energy lease that is in the development period dated 5/6/2021. The buyer will receive a copy of the lease after the closing date. The developmental term fees are \$2 per acre of the leased property per year (*Escalation Rate of \$.50 yearly: 2nd Yr. \$2.50 / 3rd Yr. 3.00 / 4th Yr. \$3.50 / 5th Yr. \$4.00 / 6th Yr. \$4.50*). Visit www.soldbyburkhart.com to view Invenergy's site plan for a proposed wind turbine.

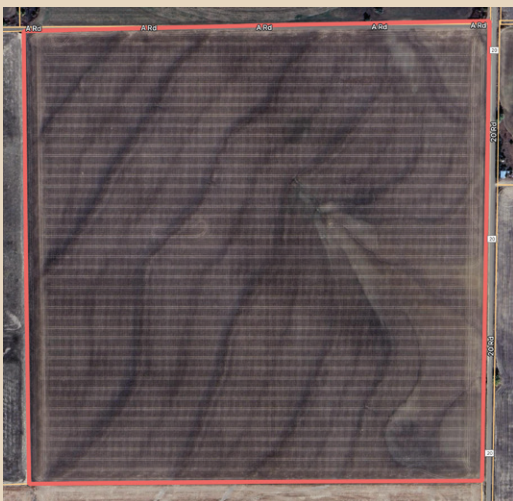
CROP BASIS

Crop	Base Acres	PLC Yield
Wheat	35.04	36
Grain Sorghum	40.22	60

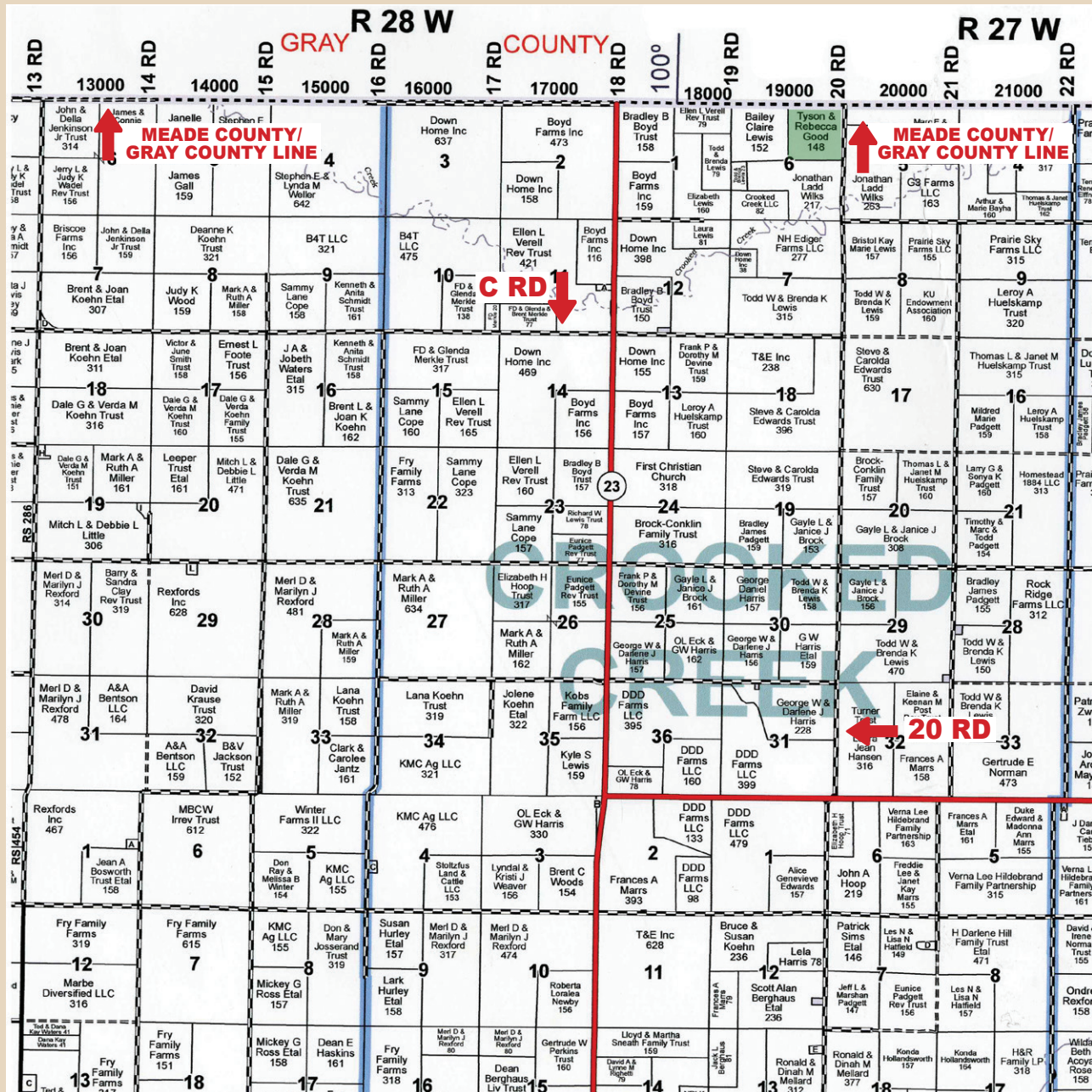
MINNERALS: The entirety of the seller's mineral interest will sell with the land. All of the minerals are believed to be intact, open, and unleased.

TAXES: The 2024 real estate taxes totaled \$406.18. The 2025 real estate taxes will be prorated to the date of closing.

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



Meade County, Kansas (KS119)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2612	Harney silt loam, 0 to 1 percent slopes	3.3	2.2%
2613	Harney silt loam, 1 to 3 percent slopes	0.5	0.3%
2690	Mansic clay loam, 3 to 6 percent slopes	0.7	0.5%
2801	Spearville silty clay loam, 0 to 1 percent slopes	111.9	75.6%
2815	Uly silt loam, 1 to 3 percent slopes	31.7	21.4%



INFORMATION

MANNER OF SALE: This real estate will be offered in 1 individual 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 July 8, 2025 – 10:00am 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 informed of the high bid and allowed to advance their bids. The auctioneer will contact each bidder in the bidding pool for advancement of bids starting on Tuesday, July 8, 2025 – 10:00am 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 to be paid down the day of sale with the signing of the 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 August 8, 2025 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 by High Plains Title in their trust account. High Plains 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 sellers and one-half by the buyers. Escrow fee will be split 50/50.

FSA INFORMATION: All information is deemed correct. Acreage figures are considered approximate and are from reliable sources. However, it is the buyer's responsibility to do their own due diligence. Any future FSA payments will follow the crops and new buyer.

WIND LEASE PAYMENTS: The buyer will receive wind lease payments beginning in 2026.

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 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

