

# Bid by Phone LAND AUCTION

160 +/- TOTAL ACRES IN HODGEMAN COUNTY, KANSAS

**BIDDING POOL CLOSES**  
Tuesday, March 19th, 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 19, 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.**

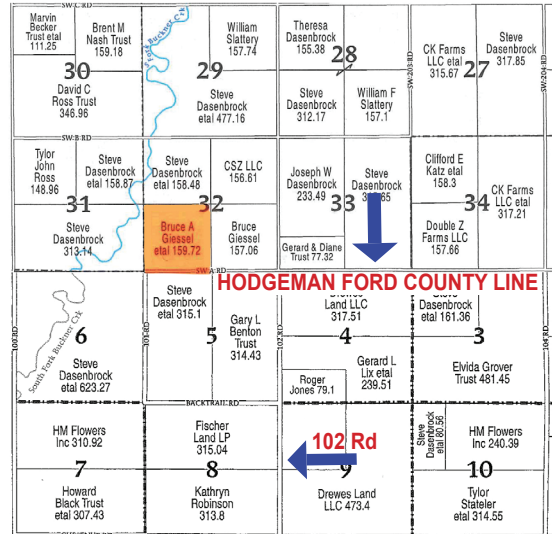
**LEGAL DESCRIPTION:** 160+/- acres in the Southwest Quarter (SW/4) of Section Thirty-two (S32), Township Twenty-four (T24), Range Twenty-six West (R26W) in Hodgeman County, KS.

**CROP BASIS:**

Crop	Base Acres	PLC Yield
Wheat	50.00	51
Grain Sorghum	54.00	89

**DIRECTIONS FROM GARNETT RD. & 102 RD. - FORD COUNTY, KS:** From the junction of Garnett Rd. and 102 Rd., North 6 miles to Antelope Rd. (Hodgeman/Ford County Line) and 1/2 mile West. This will put you on the Southeast 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 19, 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 19, 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 8, 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.

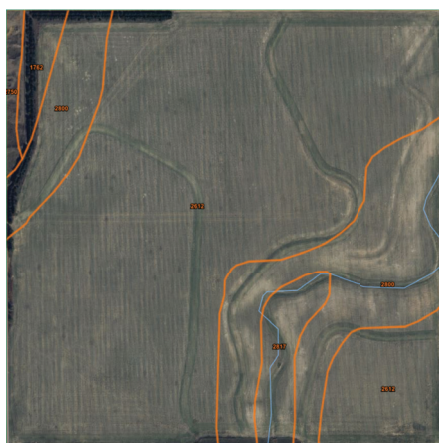
**EVIDENCE OF TITLE:** Seller will provide title insurance to the Buyers in the amount of the purchase price, with the premium to be paid one-half by the Sellers and one-half by the Buyers. Escrow fee will be split 50/50.

**TAXES:** The 2023 total taxes were \$1010.38 The 2024 taxes will be prorated to the date of closing.

**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. All acres are open.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
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%

**Auctioneer's Note:** Enjoy the benefits and beauty of this prime quarter of land in Hodgeman County, KS! The tillable acres and shelter belt of mature cedar trees make this the perfect quarter to add to your operation.

**Sellers: Bruce and Brenda Giessel**

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