

Bid by Phone **LAND AUCTION**

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



BIDDING POOL CLOSES
Tuesday, August 26, 2025 – 10:00 AM

**TO PARTICIPATE IN THE AUCTION, YOU MUST REGISTER AND PLACE A BID IN THE
BIDDING POOL PRIOR TO TUESDAY, AUGUST 26, 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 this chance to bid on and own a prime piece of Meade County, KS
land – ideal for grazing or the potential to reenroll in the CRP program.**

Sellers: Boyd Berghaus, Scott Berghaus, and Pamela Simmons
ATTORNEY: Terry Cordes – Meade, KS

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

Auction Acres: 206 +/- Acres of Expiring CRP Grass & 30 +/- Acres of Native Grass Meade County, KS

LEGAL DESCRIPTION: 236+/- acres located in the Southeast Quarter (SE/4) and the East Half (E/2) of the Southwest Quarter (SW/4) of Section Twelve (12), Township Thirty-one (31), Range Twenty-eight (28) West of the 6th P.M., 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 5.5 miles North on Hwy 23 to H Road, then 2.0 miles East to 20 Road, and 0.50-mile South. This will put you on the Northeast corner of the subject property. **Signs will be posted.**



DIRECTIONS FROM FOWLER, KS: From the intersection of 26 Road and H Road go approximately 6 miles West to 20 Road, and 0.50-mile South. This will put you on the Northeast corner of the subject property. **Signs will be posted.**

DIRECTIONS FROM THE INTERSECTION OF KS HWY 23 AND H ROAD: Go approximately 2 miles East to 20 Road, and 0.50-mile South. This will put you on the Northeast corner of the subject property. **Signs will be posted.**

CRP INFORMATION: There is one CRP contract located on this tract. The contract includes 205.70 total acres of CRP grass (**Contract #987A**). This CRP contract commenced on October 1, 2010 and will expire on September 30, 2025. The new buyer will have the opportunity to re-enroll this tract of land in the CRP program. The new CRP Offer Contract, if accepted, will commence on October 1, 2025, and extend to September 30, 2040. The new CRP Offer Contract includes 205.28 total acres of CRP grass. The proposed rental rate per acre is \$39.00 for a total annual CRP payment of \$8,006.00. **The Seller is retaining the entirety of the 2025 CRP payment, which is the final payment under Contract #987A.**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2144	Leshara clay loam, occasionally flooded	12.7	5.4%
2375	Roxbury silt loam, rarely flooded	70.8	30.0%
2562	Campus-Canlon complex, 3 to 30 percent slopes	21.8	9.3%
2689	Mansic clay loam, 1 to 3 percent slopes	42.4	18.0%
2690	Mansic clay loam, 3 to 6 percent slopes	27.4	11.6%
2710	Missler silty clay loam, 0 to 1 percent slopes	57.9	24.6%
2711	Missler silty clay loam, 1 to 6 percent slopes	2.5	1.1%

Immediately following the auction, the successful Buyer must notify the auction company or attorney Terry Cordes whether they would like the Sellers to re-enroll the land in the CRP program.

MINERALS: The entirety of the seller's mineral interest (*an undivided one-half interest, with the other undivided one-half interest being subject to an assignment with reversion in the future*) will sell with the land. All of the minerals are believed to be intact, open, and unleashed.

TAXES: The 2024 real estate taxes totaled \$312.00. The Seller will be responsible for paying the entirety of the 2025 real estate taxes.

POSSESSION: The buyer will receive possession upon closing, subject to the CRP Contract #987A.



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 August 26, 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, August 26, 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 September 26, 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 Meade County Title Services, LLC. in their trust account. Meade County Title Services, LLC. 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.

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

