

# LAND AUCTION

**505 +/- TOTAL ACRES IN GRAY COUNTY, KANSAS  
SELLING IN THREE INDIVIDUAL TRACTS**



**Thursday, May 16, 2024  
10:00am CST**

**Montezuma Community Building  
508 W. Sunnyside, Montezuma, KS**

**Sellers:  
Tyson & Rebecca  
Good**

Can't attend? Phone bids accepted by prior arrangements. For more information call (620) 430-2000. Online bidding available. Visit [www.soldbyburkhart.com](http://www.soldbyburkhart.com) to register. All phone and internet bidders must be registered and approved prior to auction day!



**BURKHART**  
REAL ESTATE & AUCTION  
Dodge City, KS  
[www.SoldByBurkhart.com](http://www.SoldByBurkhart.com)



For detailed photos, drone video and more information visit  
[www.soldbyburkhart.com](http://www.soldbyburkhart.com).

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

TRACT  
**1**

**GRAY COUNTY, KS**  
**AUCTION ACRES: 160+/- ACRES OF TILLABLE DRYLAND**

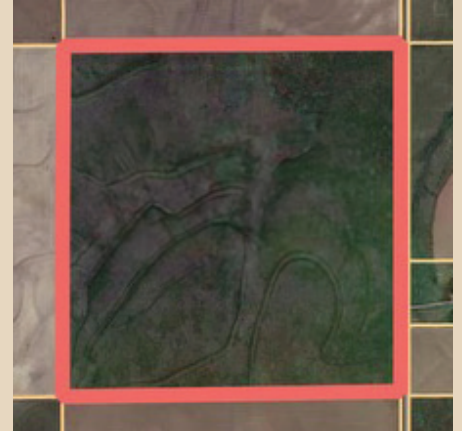
**LEGAL DESCRIPTION:** 160+/- acres in the Northeast Quarter (NE/4) of Section One (S1), Township Twenty-nine (T29), Range Twenty-eight West (R28W) in Montezuma Southeast Township, in Gray County, Kansas.

**DIRECTIONS FROM MONTEZUMA, KS:** From the intersection of Hwy 56 and N. Apache Dr. (County Road 13) go 7 miles East on Hwy 56 to 20 Road, then South 6 miles to FF Road, then 1 mile West to 19 Road and ½ North. This will put you on the Southeast corner of the subject property. **Signs will be posted.**

**DIRECTIONS FROM KS HWY 23:** From the intersection of Hwy 23 and Hwy 56 go 2 miles East to 20 Road, then South 6 miles to FF Road, then 1 mile West to 19 Road and ½ North. This will put you on the Southeast corner of the subject property. **Signs will be posted.**

**DIRECTIONS FROM ENSIGN, KS:** 4 miles West to 20 Road, then South 6 miles to FF Road, then 1 mile West to 19 Road and ½ 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*).



**CROP BASIS:**

Crop	Base Acres	PLC Yield
Wheat	86.70	38
Grain Sorghum	23.40	38

**MINERALS:** 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 2023 taxes totaled \$517.28. The 2024 taxes will be prorated to the date of closing.

**POSSESSION:** All acres are currently open with resting milo stalks. The buyer will receive full possession upon closing.



TRACT  
**2**

**GRAY COUNTY, KS**  
**AUCTION ACRES: 185+/- ACRES OF TILLABLE DRYLAND**

**LEGAL DESCRIPTION:** 185+/- acres in the East Half (E/2) of Section Sixteen (S16), Township Twenty-nine (T29), Range Twenty-seven West (R27W) in East Hess Township, in Gray County, Kansas.

**DIRECTIONS FROM MONTEZUMA, KS:** From the intersection of Hwy 56 and N. Apache Dr. (County Road 13) go 7 miles East on Hwy 56 to 20 Road, then South 8 miles to HH Road and East 1.5 miles. This will put you on the Southwest corner of the subject property.

**Signs will be posted.**

**DIRECTIONS FROM KS HWY 23:** From the intersection of Hwy 23 and Hwy 56 go 2 miles East to 20 Road, then South 8 miles to HH Road and East 1.5 miles. This will put you on the Southwest corner of the subject property.

**Signs will be posted.**

**DIRECTIONS FROM ENSIGN, KS:** 4 miles West to 20 Road, then South 8 miles to HH Road and East 1.5 miles. This will put you on the Southwest 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*).

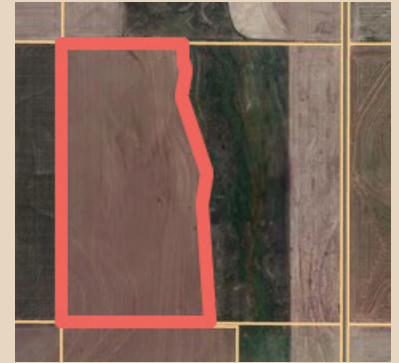
**CROP BASIS:**

Crop	Base Acres	PLC Yield
Wheat	43.95	36
Grain Sorghum	50.44	60

**MINERALS:** 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 2023 taxes totaled \$1,029.78. The 2024 taxes will be prorated to the date of closing.

**POSSESSION:** All acres are currently open with resting milo stalks. The buyer will receive full possession upon closing.





# GRAY COUNTY, KS

## AUCTION ACRES: 160 +/- acres of tillable dryland

**LEGAL DESCRIPTION:** 160+/- acres in the Southwest quarter (SW/4) of Section Eight (S8), Township Twenty-nine (T29), Range Twenty-seven West (R2W) in East Hess Township, in Gray County, Kansas.

**DIRECTIONS FROM MONTEZUMA, KS:** From the intersection of Hwy 56 and N. Apache Dr. (County Road 13) go 7 miles East on Hwy 56 to 20 Road, then South 7 miles to GG Road. This will put you on the Southwest corner of the subject property. **Signs will be posted.**

**DIRECTIONS FROM KS HWY 23:** From the intersection of Hwy 23 and Hwy 56 go 2 miles East to 20 Road, then South 7 miles to GG Road. This will put you on the Southwest corner of the subject property. **Signs will be posted.**

**DIRECTIONS FROM ENSIGN, KS:** 4 miles West to 20 Road, then South 7 miles to GG Road. This will put you on the Southwest 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*).

### CROP BASIS:

Crop	Base Acres	PLC Yield
Corn	38.30	36
Grain Sorghum	43.96	60

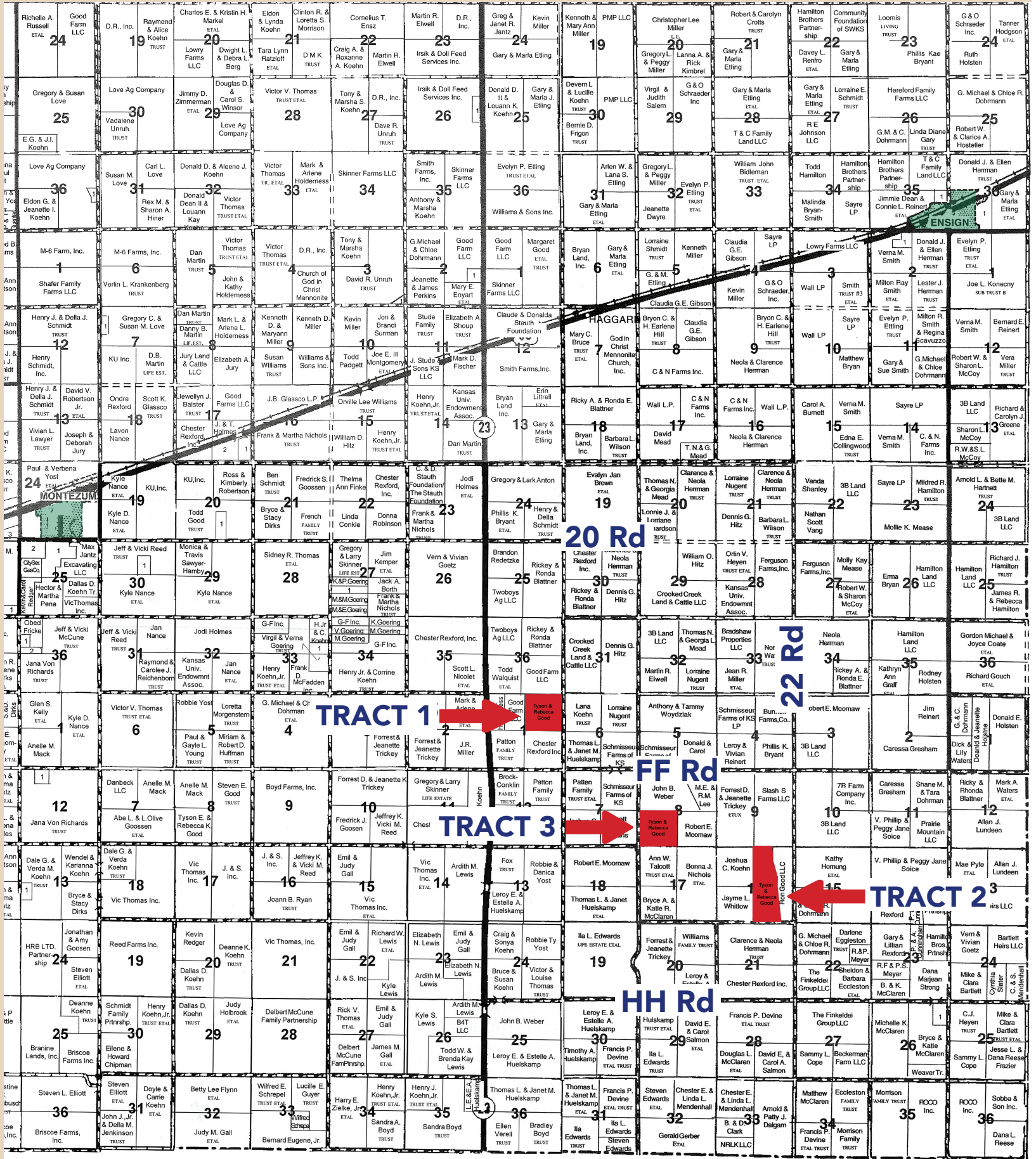
**MINERALS:** The entirety of the seller's mineral interest will sell with the land. All of the minerals are believed to be intact, open and unleased.

**TAXES:** The 2023 taxes totaled \$828.10. The 2024 taxes will be prorated to the date of closing.

**POSSESSION:** All acres are currently open with resting milo stalks. The buyer will receive full possession upon closing.



# MAP



# 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 \$25,000.00 earnest money deposit per tract 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 June 17, 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 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.

**WIND LEASE PAYMENTS:** The wind lease payments will be prorated to the date of closing.

**AUCTIONEER'S NOTE:** Tyson and Rebecca Good are selling 505 premium dryland tillable acres at auction. These tracts are easily accessible and have great access to markets. Do not miss your opportunity to own this great Gray County land!

**Tract 1**



**Tract 2**



**Tract 3**



# TRACT 1



# TRACT 2



# TRACT 3





## May 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12 <small>MOTHER'S DAY</small>	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27 <small>MEMORIAL DAY</small>	28	29	30	31	1

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

For detailed photos, drone video and more information visit

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