

# Bid by Phone LAND AUCTION

162 +/- ACRES OF CRP GRASS IN MEADE COUNTY, KANSAS

**BIDDING POOL CLOSES**  
**Thursday, May 18th, 2023 - 12:00pm (Noon) CST**

**TO PARTICIPATE IN THE AUCTION, YOU MUST REGISTER AND PLACE A BID IN THE BIDDING POOL PRIOR TO THURSDAY, MAY 18, 2023 - 12:00PM (NOON)**

**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:** 162+/- acres in the SW4 of S8, T32S, R27W in Meade Center N Township in Meade County, Kansas.

**DIRECTIONS FROM MEADE, KS:** From the junction of HWY 54 & 19 Rd. (East side of Meade City Park), go East ½ mile. Continue going straight to Hwy 160 (N Rd.). Then go approximately 1½ miles to 21 Rd. On 21 Rd go South ½ mile to the Northwest corner of subject property. **Signs will be posted.**

**CRP INFORMATION:** There is one CRP contract located on this tract. The contract includes 162.74 total acres of CRP grass (**Contract #10213D**). The rental rate per acre is \$54.77 for a total annual CRP payment of \$8,914.00. The contract period is from 10-1-2013 to 9-30-2023. This CRP contract has been signed up for re-enrollment by the seller. Pending acceptance of a new contract, the new buyer will have the option to accept a new contract or decline. **The new buyer will receive all of the 2023 CRP payment.**

**MANNER OF SALE:** This real estate will be offered in 1 individual tract only.

**SALE METHOD:** The real estate will be offered for sale by private phone auction. Buyers must register and place a bid prior to May 18, 2023 - 12:00pm (Noon) 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 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 Thursday, May 18, 2023 - 12:00pm (Noon) 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 Thursday, June 15, 2023, 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 attorney, Terry Cordes, Meade, KS in their trust account. Attorney Terry Cordes will also serve as the closing agent. High Plains Title, Dodge City 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 2022 total taxes were \$751.14. The new buyer will pay all of the 2023 taxes.

**MINERALS:** 100% of the seller's minerals will be sold with the land. All of the minerals are intact, open and unleased.

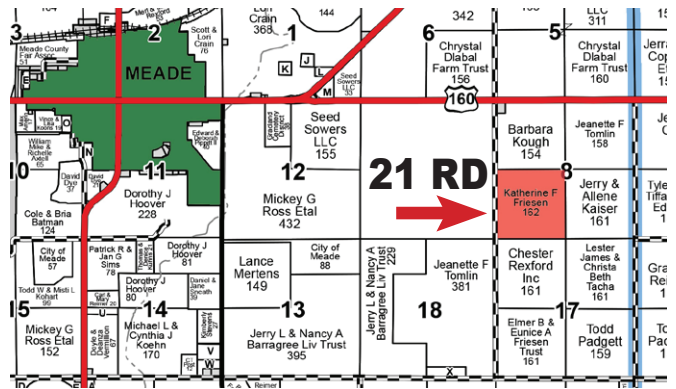
**FSA INFORMATION:** All FSA information is deemed correct and was obtained from reliable sources. Any future FSA payments will follow the crops and new buyers.

**POSSESSION:** Upon closing, the new buyer will receive immediate possession.

**Auctioneer's Note:** The Friesen Family will sell this prime quarter of land in Meade County by auction. Buy this land and reap the benefit of immediate return on investment.

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

**Sellers: Eugene Douglas Friesen and Stanley David Friesen**  
**Attorney: Terry Cordes, Meade KS**



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	137.2	85.2%
2613	Harney silt loam, 1 to 3 percent slopes	7.9	4.9%
2715	Ness silty clay, frequently ponded	16.0	9.9%



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 REAL ESTATE & AUCTION  
 Dodge City, KS

For detailed photos, drone video and printable sale bill,  
 visit [www.soldbyburkhart.com](http://www.soldbyburkhart.com)

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