

LAND AUCTION

414 +/- ACRES IN FORD COUNTY, KANSAS
(287 +/- Acres of Irrigated Cropland)

SELLING IN ONE INDIVIDUAL TRACT

Thursday, February 8, 2024 – 10:00am CST

Auction will be held at
VFW Post 1714, 909 13th Ave., Dodge City, KS
(Small Hall, Entrance on the south side of the building)



For more information contact Mike Burkhart @ 620-430-2000



Seller: Bonnie Starke and the late Bill Starke

Online bidding available. Visit www.soldbyburkhart.com to register.
All internet and phone bidders must be registered
and approved prior to auction day!



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

Mike Burkhart, Broker/Auctioneer
620-430-2000

LEGAL DESCRIPTION: 414+/- acres in North half (N/2) of Section Two (S2), Township Twenty-six (T26), Range Twenty-six West (R26W) Fairview North Township, less 5+/- acre tract of land in the Northwest quarter of Section Two (S2), Township Twenty-six (T26), Range Twenty-six (R26), in Ford County, KS.

LOCATED FROM NORTH HWY 50 & 14TH AVE., DODGE CITY: North on 14th Ave. approximately 3 miles to Correction Line Rd./Garnett Rd. then West 5 miles to the Northeast corner of the subject property. **Signs will be posted.**

LOCATED FROM CIMARRON: From the intersection of KS Hwy 23 (Main St.) & 400 Hwy, North 1.5 miles to M Rd./Garnett Rd. then East 11 miles to the Northwest corner of the subject property. **Signs will be posted.**

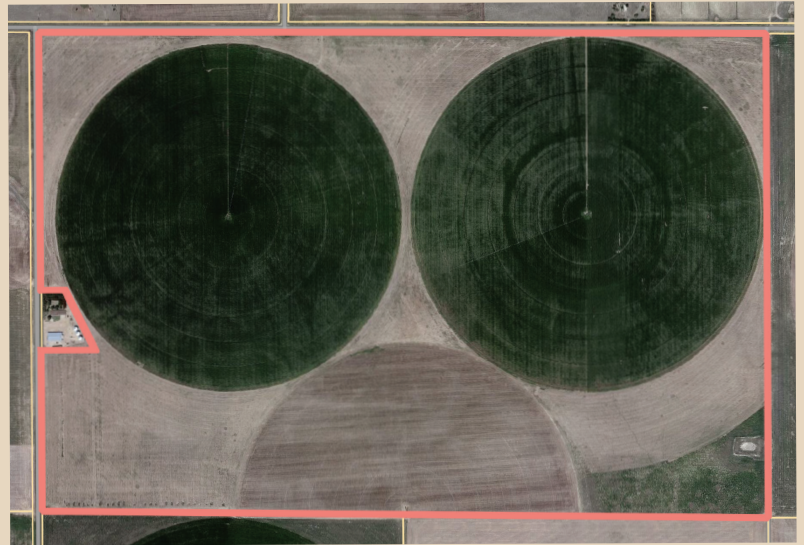
IRRIGATION INFORMATION: There are two irrigation wells located on this tract that are covered under water right numbers **File #12842-00 (West well)** and water right **File #27268-00 (East well)**. The West well is permitted for 281 AF and 416 authorized irrigated acres and the East well is permitted for 192 AF and 209 authorized irrigated acres. The **West irrigation well** was tested at 325 gallons per minute on 12/6/23 by L&N Pump, Sublette, KS. The **East irrigation well** was tested at 350 gallons per minute on 12/6/23 by L&N Pump, Sublette, KS.

IRRIGATION EQUIPMENT: The three sprinklers, irrigation engines, gear heads, roto phase and generator will **not be sold with the land**. The irrigation pumps, water meters and all underground lines will sell with the land. **The former tenant is possibly interested in selling all of the irrigation equipment**, including a 7-tower 2008 Zimmatic sprinkler (**Northeast Sprinkler**) with dropdown nozzles, nozzled at 300 GPM, a 7-tower 1997 Zimmatic sprinkler (**Northwest sprinkler**) with drop down nozzles, nozzled at 350 GPM, a 7-tower mid 1980's Zimmatic sprinkler (**Middle sprinkler**) with dropdown nozzles, nozzled at 300 GPM and two 2023 Chevy 350 NG irrigation motors. The irrigation engines are currently powered by natural gas. The seller owns the gas meter, which will sell with the land. The gas is supplied by Black Hills Energy. The new buyer will be responsible for transferring ownership of the gas meter. Any agreement made between the former tenant and the buyer regarding the sale of the irrigation equipment, will be handled outside of the real estate transaction. **(Drill logs can be found on our website www.soldbyburkhart.com)**

POSSESSION: Full possession will be given on all acres to the buyer upon the date of closing. Included in the sale of the land, the buyer will receive the 59 acres more or less of irrigated wheat located on the Northeast circle and 127 acres more or less of dryland wheat. The balance of 228 acres are open and ready for spring planting. **The former tenant would be interested in re-leasing the land.** The new buyer will be responsible to transfer the current crop insurance policy into the buyer's name and upon closing will be responsible to pay the 2024 premiums. The dryland insurance premium totals \$858.00 and the irrigated insurance premium totals \$484.00. The insurance policy is held through Kevin Stein at First National Bank of Spearville.

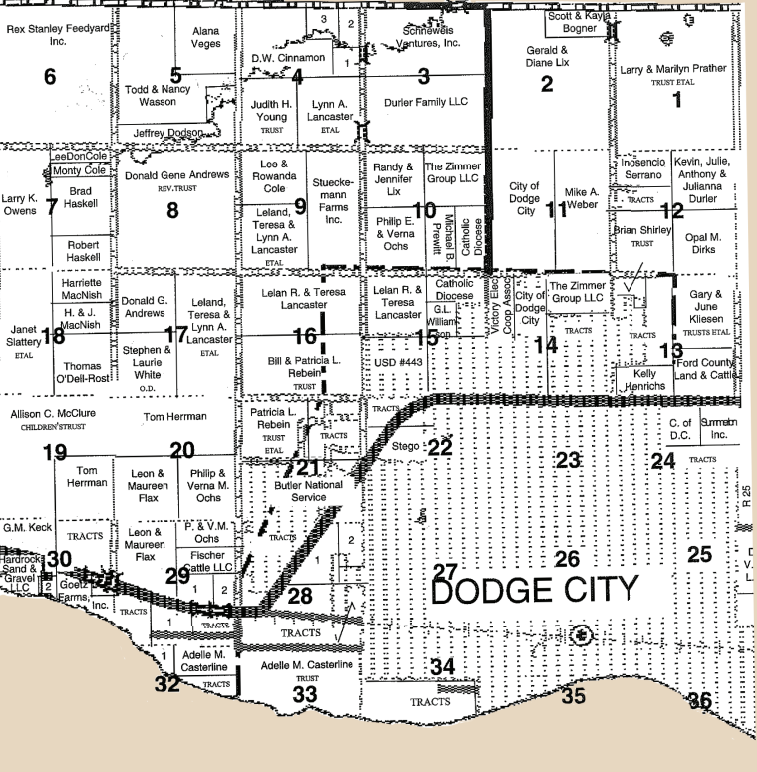
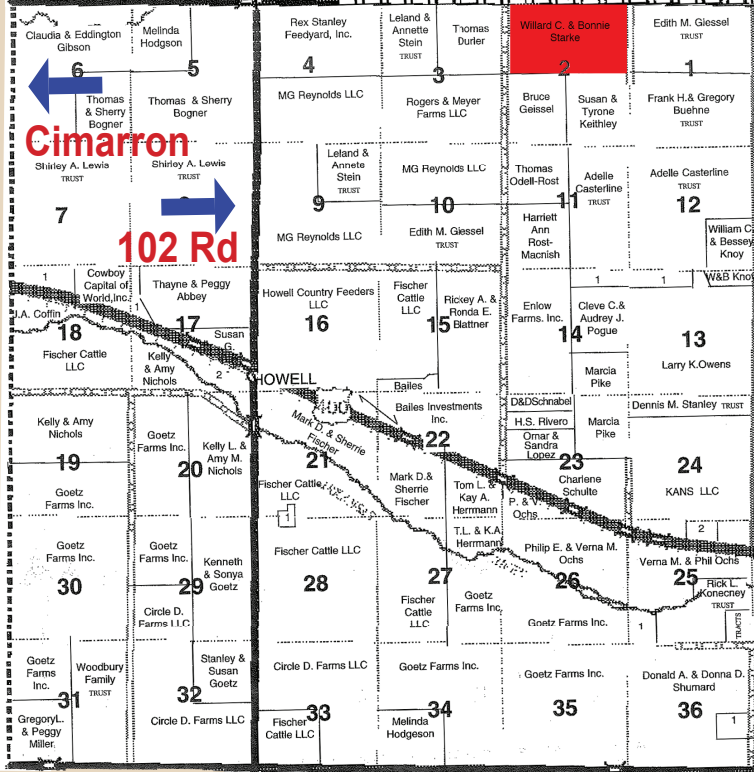
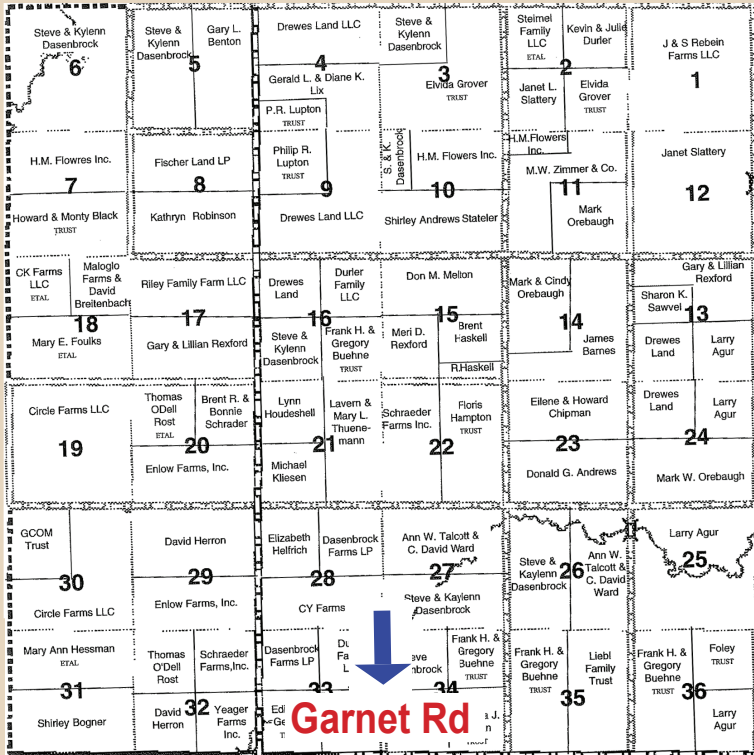
MINERALS: The entirety of the seller's mineral interest will sell with the land.

AUCTIONEER'S NOTE: All information is deemed correct. Acreage figures are considered to be approximate and are from reliable sources. However, it is the buyer's responsibility to do their own inspection & due diligence. **The two irrigation wells can be tied together and water can be diverted between all three sprinklers as needed.**



CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	107.40	64
Corn	230.80	170
Soybeans	19.90	50



INFORMATION

MANNER OF SALE: This real estate will be offered in one tract only. No acres will be divided.

TERMS: \$50,000 to be paid down on the day of sale with the signing of 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 March 8, 2024.

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.

TAXES: The 2023 taxes and all prior year's taxes have been paid by the Seller. The buyer will be responsible for the 2024 taxes.

Can't attend? Phone bids accepted by prior arrangements.

For detailed photos video and more information visit
www.soldbyburkhart.com

