

Bid by Phone **LAND AUCTION**

**633 +/- TOTAL ACRES IN MEADE COUNTY, KANSAS
(244 +/- Acres of Irrigated Cropland)**

**BIDDING POOL CLOSES
Tuesday, February 14, 2023 - 12:00pm (Noon) CST**



**TO PARTICIPATE IN THE AUCTION, YOU
MUST REGISTER AND PLACE A BID IN
THE BIDDING POOL PRIOR TO TUESDAY,
FEBRUARY 14, 2023 - 12:00 PM (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.

**Seller:
Twist Family Farms, LLC
Attorney:
Terry Cordes, Meade KS**

Auctioneer's Note: This highly productive land is choice land and has been well maintained and managed. This is a great opportunity to add to your operation.

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

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


BURKHART
REAL ESTATE & AUCTION
Dodge City, KS
www.SoldByBurkhart.com



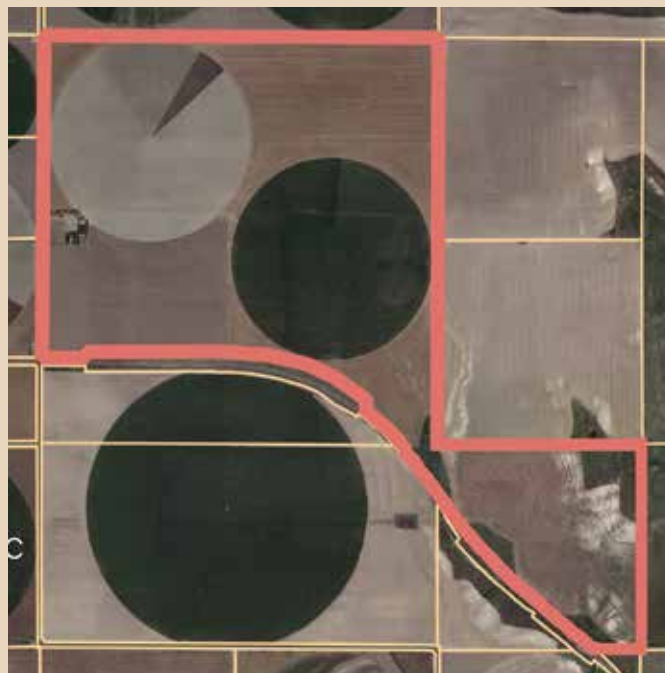
LEGAL DESCRIPTION: 512.88+/- acres in S30, T31, R28 in Meade County, KS, 117.47+/- acres in Section 32, Township 31, Range 28 in Meade County, KS and 2.65+/- acres in Section 31, Township 31, Range 28 in Meade County, KS.

FSA INFORMATION:

Total Auction Acres 633.0
 Irrigated Acres: 244.0
 Dry Land Tillable Acres 352.47
 Native Grass Acres 32.21
 Farmstead 4.32

CROP BASIS:

Crop	Base Acres	PLC Yield
Corn	324.17	202
Wheat	235.13	44



LOCATED FROM MEADE, KS: From Meade Truck Stop 4.5 miles West on 54 Hwy to 13 Rd. Then, North 2 miles to L Rd. then East 1 mile to 14 Rd. Then .2 miles North to the Southwest corner of subject property. **Signs will be posted.**

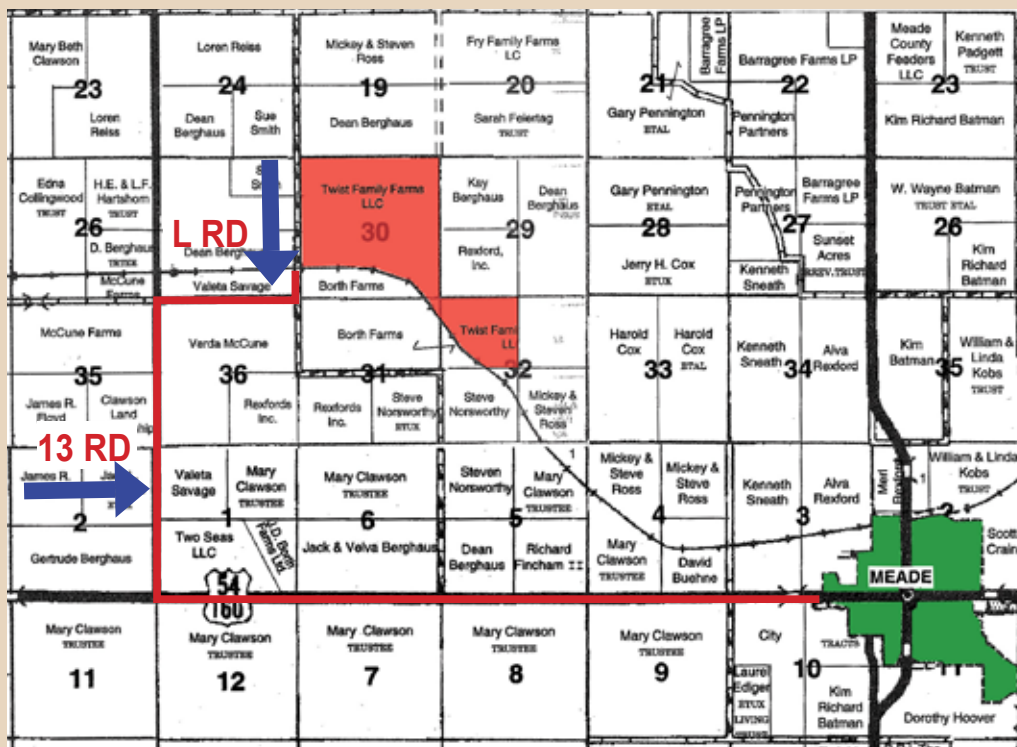
IRRIGATION INFORMATION: There is one irrigation well located on this tract, covered under water right file #13158-D2, that is permitted for 724 AF and 508.4 authorized irrigated acres. This well was tested at 1,150 gallon per minute on 1/5/2023 by L&N Pump, Sublette, KS.

IRRIGATION EQUIPMENT: The two sprinklers, irrigation engine and gear head will **not be sold with the land.** The irrigation pump, water meter and all underground lines will sell with the land. The past tenant had both sprinklers nozzled at 500 gallon per minute. The irrigation engine is currently powered by natural gas. The past tenant owns the gas meter. Therefore, the new buyer will be responsible for coordinating arrangements to obtain natural gas.

POSSESSION: Upon closing, the new Buyer will receive immediate possession on all open ground including farmstead. Possession will be given on the approximate 93 +/- wheat acres after the 2023 wheat harvest. The new Buyer will receive the Sellers 1/3 portion of the 2023 wheat crop. The new Buyer will reimburse and be responsible for 1/3 share of any fertilizer and chemical applications to current wheat acres. **The past tenant is interested in re-leasing the land.**

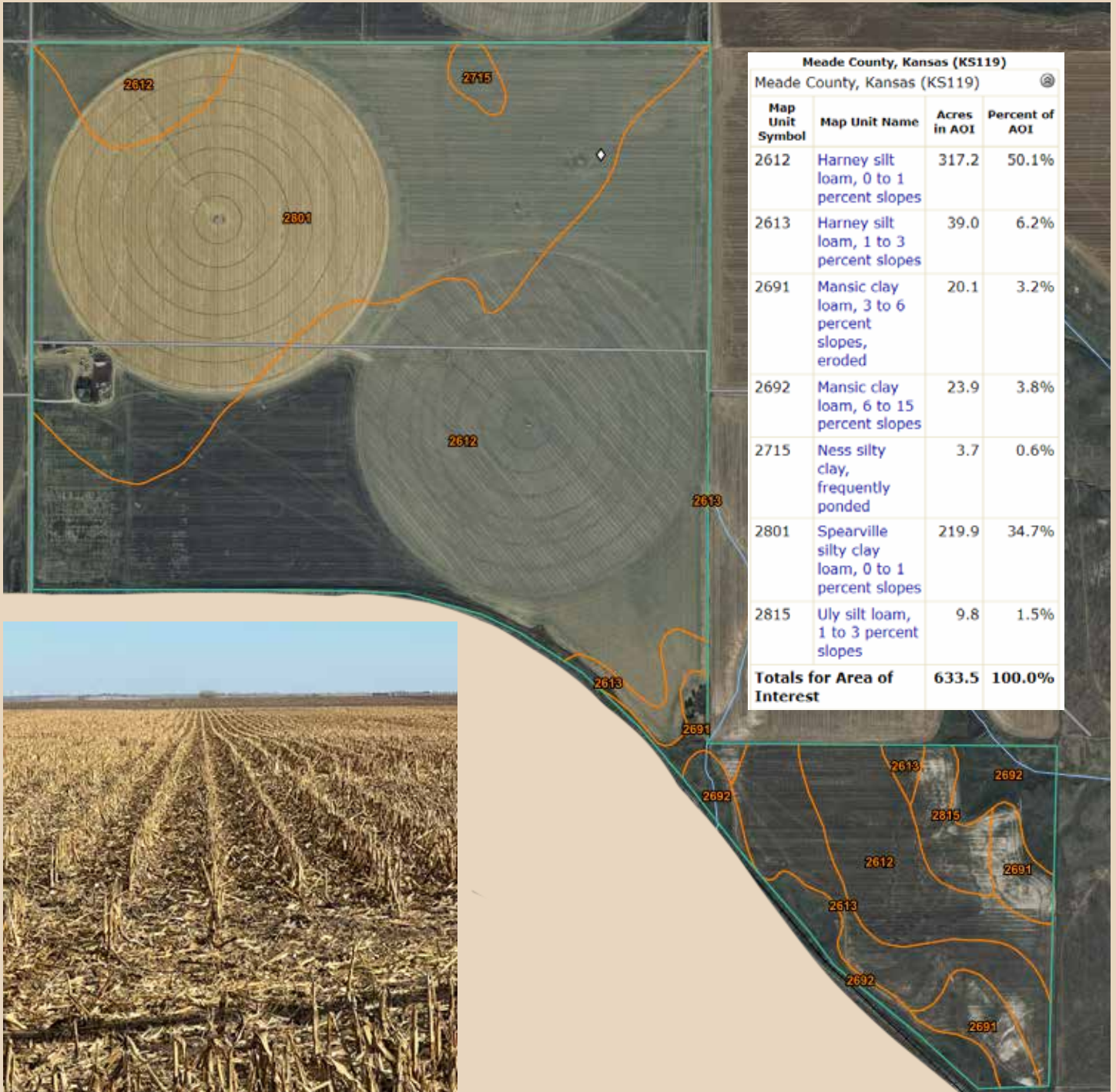
INPUT EXPENSES TO NEW BUYER:

New Buyer will be responsible for paying the input expenses associated with the open acres. A list of input expenses and totals, will be available upon request. This expense will be due upon closing.



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

SOIL MAP



INFORMATION

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 a bid prior to February 14, 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 Tuesday, February 14, 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 \$50,000.00 earnest money deposit immediately following the auction. Contract closing will be on or before March 6, 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 Meade County Title Company in their trust account. Meade County Title Company will also serve as the closing agent. Bidding is not contingent upon financing. Financing, if necessary, must have been arranged and approved prior to the auction.

EVIDENCE OF TITLE: Sellers 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.

MINERALS: None of the minerals will be sold. Selling surface and water rights only.

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 2022 taxes and all prior years have been paid by the Seller. The new buyer will be responsible for the 2023 taxes. The 2022 taxes were \$10,445.13.

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

