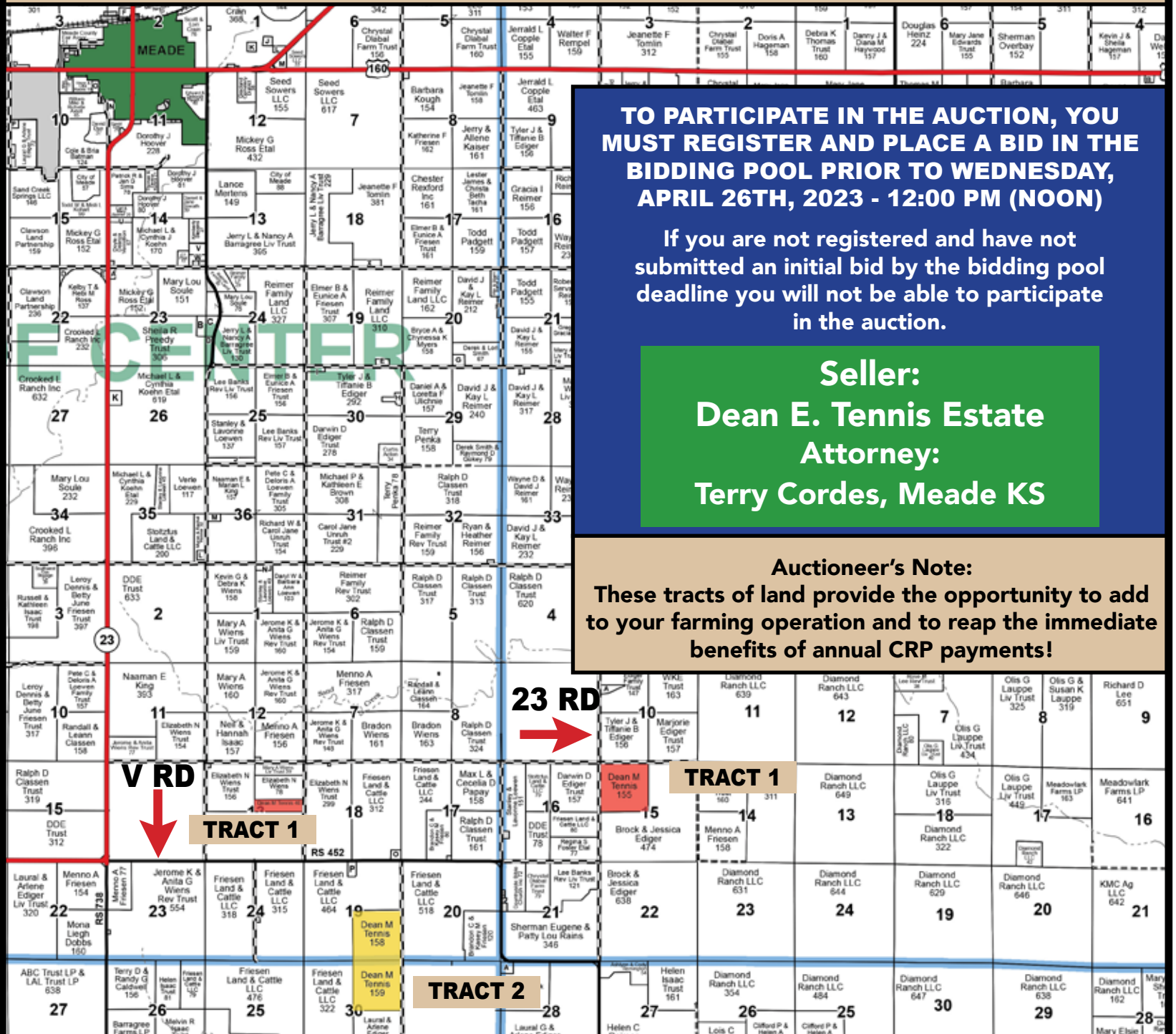


Bid by Phone LAND AUCTION

520 +/- TOTAL ACRES IN MEADE COUNTY, KANSAS
Selling in two individual tracts

BIDDING POOL CLOSSES
Wednesday, April 26th, 2023 - 12:00pm (Noon) CST



TO PARTICIPATE IN THE AUCTION, YOU MUST REGISTER AND PLACE A BID IN THE BIDDING POOL PRIOR TO WEDNESDAY, APRIL 26TH, 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:
Dean E. Tennis Estate
Attorney:
Terry Cordes, Meade KS

Auctioneer's Note:
These tracts of land provide the opportunity to add to your farming operation and to reap the immediate benefits of annual CRP payments!

For detailed photos, drone 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



TRACT 1

Auction Acres: 200+/- acres of tillable dryland

LEGAL DESCRIPTION #1: 160+/- acres in NW/4 of S15, T33S, R27W in Logan SW Township in Meade County, Kansas.

LEGAL DESCRIPTION #2: 40+/- acres in S/2 of S/2 of NE/4 of S13, T33S, R28W in Meade Center SE Township in Meade County, Kansas.

DIRECTIONS FROM MEADE, KS TO TRACT 1, LEGAL #1:

From the junction of HWY 54 & KS 23 go South 8 miles to V Rd., East 5 miles to 23 Rd., North 1/2 mile to the Southwest corner of the subject property.

Signs will be posted.

DIRECTIONS FROM MEADE, KS TO TRACT 1, LEGAL #2:

From the junction of HWY 54 & KS 23 go South 8 miles to V Rd., East 2 miles to 20 Rd., North 1/2 mile to the Southeast corner of the subject property.

Signs will be posted.



TRACT 1, LEGAL #1

TRACT 1, LEGAL #1 CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	152.2	35

TRACT 1, LEGAL #2 CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	39.7	38

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	88.2	55.8%
2613	Harney silt loam, 1 to 3 percent slopes	19.5	12.4%
2814	Uly silt loam, 0 to 1 percent slopes	7.9	5.0%
2815	Uly silt loam, 1 to 3 percent slopes	42.4	26.8%



MINERALS: All minerals under each legal are intact and the Seller's mineral interest (100%) will sell with land.

TAXES FOR TRACT 1, LEGAL #1: The 2022 total taxes were \$933.04. Seller will pay 100% of the 2023 taxes.

TAXES FOR TRACT 1, LEGAL #2: The 2022 total taxes were \$185.10. Seller will pay 100% of the 2023 taxes.



TRACT 1, LEGAL #2

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	36.7	91.4%
2715	Ness silty clay, frequently ponded	3.4	8.6%



TRACT 2

Auction Acres: 320+/- acres of CRP land and pasture

LEGAL DESCRIPTION #1: 160+/- acres in the SE4 of S19, T33S, R27W in Meade Center SE Township in Meade County, Kansas.

LEGAL DESCRIPTION #2: 160+/- acres in the NE4 of S30, T33S, R27W in Odee N Township in Meade County, Kansas.

DIRECTIONS FROM MEADE, KS TO TRACT 2: From the junction of HWY 54 & KS 23 go South 8 miles to V Rd., East 3 miles to 21 Rd., South 1/2 mile to the Northeast corner of subject property.

Signs will be posted.

CRP INFORMATION: There are four CRP contracts on Tract 2. All CRP payments will be prorated to the date of closing based upon the CRP contract period. **CRP contract #4** 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.

#	Acres	Contract #	Rate/acre	Total	Period
1	103.80	11155A	\$34.01	\$3,529.00	10/1/20 - 9/30/30
2	10.17	11196A	\$44.29	\$450.00	10/1/21 - 9/30/31
3	7.73	11013A	\$43.65	\$337.00	10/1/16 - 9/30/26
4	76.30	10228A	\$48.01	\$3,663.00	10/1/13 - 9/30/23

MINERALS: All minerals under each legal are intact and the Seller's mineral interest (100%) will sell with land.

TAXES FOR TRACT 2, LEGAL #1: The 2022 total taxes were \$61.58. The 2023 taxes will be prorated to the date of closing.

TAXES FOR TRACT 2, LEGAL #2: The 2022 total taxes were \$489.60. The 2023 taxes will be prorated to the date of closing.



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	0.0	0.0%
2613	Harney silt loam, 1 to 3 percent slopes	37.8	11.8%
2688	Mansic clay loam, 0 to 1 percent slopes	2.8	0.9%
2689	Mansic clay loam, 1 to 3 percent slopes	109.2	34.2%
2690	Mansic clay loam, 3 to 6 percent slopes	92.1	28.9%
2692	Mansic clay loam, 6 to 15 percent slopes	77.0	24.1%



INFORMATION

MANNER OF SALE: This real estate will be offered in 2 tracts only. No acres will be divided. There will be no combination of any tracts.

SALE METHOD: The real estate will be offered for sale by private phone auction. Buyers must register and place a bid prior to April 26, 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 Wednesday, April 26, 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 per tract immediately following the auction. Contract closing will be on or before Thursday, May 25, 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. Meade County Title 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.

MINERALS: 100% of the minerals will sell with the land, all minerals are unleased and open.

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: Possession on Tract 1 will occur after the 2023 wheat harvest or by August 1, 2023 whichever is sooner. Possession on Tract 2 will be upon closing.

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

