

# LAND AUCTION

**320 +/- TOTAL ACRES GRAY COUNTY, KANSAS**  
Selling in 1 individual Tract

**TUESDAY, APRIL 11, 2023 AT 10:00 AM**

Auction will be held at Ensign Keenagers Community Bldg  
408 Leavenworth St., Ensign, KS

**LEGAL DESCRIPTION:** North half (N2) of Section Twenty-six (26), Township Twenty-seven South (27S), Range Twenty-seven West (27W) of the 6th p.m. in Gray County, Kansas.

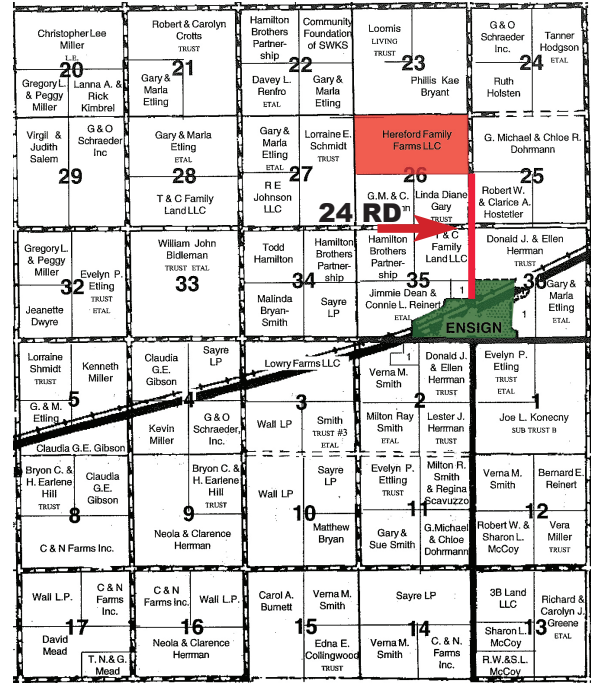
**AUCTION ACRES:** 320+/- acres of tillable dryland

**CROPS:** There are 108+/- acres of wheat. The new buyer will receive the landlord's 1/3 share of the 2023 wheat crop. The remaining 212+/- acres are open and the buyer will receive immediate possession. The new buyer will reimburse the current tenant for the spraying application on the open acres.

**DIRECTIONS FROM HWY 56 & 24 Rd, Ensign, KS:** North on 24 Rd. approximately 1.3 miles to SE corner of the subject property. Signs will be posted.

**CROP BASIS:**

Crop	Base Acres	PLC Yield
Wheat	99.07	43
Grain Sorghum	98.13	66



**MINERALS:** All minerals are intact, and the seller's mineral interest (100%) will sell with the land.

**TAXES:** The 2022 total taxes were \$2,248.36. The 2023 taxes will be prorated upon the date of closing.

**POSSESSION:** The buyer will receive full possession on the wheat acres after the 2023 harvest. New buyer will receive immediate possession on all open acres at closing.

**TERMS:** \$25,000 to be paid down 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 May 4, 2023.

**INSPECTIONS:** 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.



**AUCTIONEER'S NOTE:** Hereford Family Farms will sell this prime half section of crop land at public auction. This land is choice and located 1.3 miles North of Ensign, KS with great access to markets.

Can't attend? Phone bids accepted by prior arrangements.  
For more information, call (620) 430-2000.

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

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

**Seller: Hereford Family Farms, LLC**



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