

FORD COUNTY REAL ESTATE AUCTION

**Auction will be held on location
Sunday, April 2nd, 2023 - 2:00 PM**



12946 113 ROAD, FORD COUNTY, KS



**OPEN HOUSE:
Sunday,
March 12th, 2023
2:00 - 4:00 PM**

For a private showing, please contact Mike Burkhart @ 620-430-2000

AUCTIONEER'S NOTE: 25+/- Acre Farmstead with Home, Office Building, Machine Shed, Work Shop, Pasture, Well and more! Don't miss this opportunity to buy a slice of paradise in the country close to Minneola and Dodge City.

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

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





12946 113 Road, Ford County, KS

This 25+/- acre farmstead is located on the south edge of Ford County, Kansas. There is a 7-wire fence surrounding the 25+/- acre pasture. There is a well located on the north end of the pasture with brand new PVC casing that was installed in 2016. The well has an allotment of 15-acre feet. The entire property is ran by natural gas and is equipped with a 50ft. x 50ft. fuel farm that is surrounded by a 4ft. concrete stem wall. There are two 10,000-gallon upright fuel tanks that are plumbed together. In addition, there is a 2,000-gallon horizontal fuel tank and a 1,000-gallon horizontal tank that is being used for waste oil. This property features a manmade 2-acre pond that can be filled with the water well. During wet years, the pond has held water year-round. The house, buildings and office run off a separate domestic water well. The water well was drilled new in 2014. The septic system for the office was installed in 2017 and the septic system for the house was installed in 2006. There is an underground sprinkler system that surrounds the house and office. The large driveway is crushed gravel packed.

- Renovated in 2013
- 1,860 sqft.
- 2 Bedrooms, 2 Bathrooms
- Partial Basement
- All New Heating and Air, Installed in 2017
- Tankless Instant Hot Water, Installed in July 2022
- Kitchen is Equipped with Tile Countertops,
Gas Stove and Dishwasher
- Ceramic Title Flooring in the Kitchen and Bathrooms
- Wall to Wall Carpet in Living Room and Bedrooms
- Woodburning, Gas Start, All Stone Fireplace
- Jacuzzi Whirlpool Tub in the Primary Bedroom
- All Glass Standup Shower in the 2nd Bathroom
- Large Living Room with Vaulted Ceilings
- Large Kitchen Pantry



LEGAL DESCRIPTION: S32, T29, R24, ACRES 3.5, TR NW4 BEG 2256.34' S OF NW COR NW4; TH E 401.11'; S 416'(S); W 395.5'; N 408'(S) TO POB; LESS ROW and S32, T29, R24, ACRES 20.4



Office – Built in 2017; 60ft. x 38ft. x 12ft.



Top Line Machine Shed - 60ft. x 150ft. x 20ft.



Shop – 40ft. x 75ft. x 14ft.



Grain Bin – 23ft. Diameter; 6,000 Bushel Capacity



INFORMATION

AUCTION LOCATION DIRECTIONS: **From Dodge City:** 283 Hwy - 17 miles South to Yucca Road then 2 miles East to 113 Road then 1/2 mile South. Signs will be posted. **From Minneola:** 3 miles North to Yucca Road then 2 miles East to 113 Road then 1/2 mile South. Signs will be posted.

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 1st, 2023.

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 Seller and one-half by the Buyers.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources.

INSPECTIONS: Each potential buyer is responsible for having conducted their own independent inspections and due diligence concerning pertinent facts about the property prior to signing of the contract. Neither Seller or Burkhart Real Estate & Auction, its agents or representatives, are making any warranties about the property, either expressed or implied.

EASEMENTS: This sale is subject to all rights-of-way and easements, whether recorded or not.

CLOSING: On or before May 1, 2023.

POSSESSION: Date of Closing

AGENCY: Burkhart Real Estate and Auction, its agents and representatives, are the *Exclusive Agents of the Seller*.

ESCROW & CLOSING AGENT: High Plains Title will serve as escrow and closing agent.

MINERAL RIGHTS: All of the Seller's interest will transfer to the Buyers at closing.

TAXES: 2022 taxes total \$17,167.20. Taxes will be prorated upon the date of closing.

For detailed photos video and more information visit
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