



160 ACRES OF CROPLAND AUCTION

GREAT OPPORTUNITY TO EXPAND FARMING OPERATION

THURSDAY, MARCH 6th, 2025 @ 10:00am



AUCTION LOCATION

South Hutchinson Community Center
101 W Ave C, South Hutchinson KS

LAND LOCATION

Corner of Herron Rd & Clark Rd; From Nickerson Rd & 4th Street (Adams Corner) go east 2 miles and 1 mile south, from Whiteside elevator on Highway 50 go north 2 ½ miles to Clark Rd and west 2 miles to Herron Rd

LEGAL DESCRIPTION

The Southeast Quarter of Section 14-23-7 in Reno County, KS selling 160 acres more or less

SELLER: Suzanne Brown Revokable Trust
& First National Bank

160 Acres of Prime Cropland

FSA reports 160.2 acres cropland

- 105.98-acre wheat base and a 37-bushel PLC yield
- 46.89-acre grain sorghum base with a 65-bushel PLC yield
- 12.93-acre soybean base with a 30-bushel PLC yield
- 6.30-acre double crop

Currently all of it is planted to wheat, buyer will receive 1/3 crop share and pay 1/3 of the expenses

Good access located on 2 good gravel roads close to a blacktop road

Good productive soil consisting of mostly Farnum loam soil with some Farnum Tabler soil which is classified as Class II soil

Possession will be given after the 2025 wheat harvest

Mineral rights not reserved by sellers, transfer to the buyer.

TERMS AND CONDITIONS:

\$40,000 down on sale day, the balance due in 30 days; not contingent upon obtaining financing. Down payment on the day of the sale is non-refundable and the remaining balance due at closing. Sale is not contingent on obtaining financing. No buyer's premium will be charged. Buyer will be responsible for any Buyer Agent fees. Taxes of \$2,338.39 to be prorated at closing. Seller will provide clear merchantable Title Insurance for the buyer. Buyer shall pay closing fee at the Title Company. Property is being sold as-is without any written or implied guarantees. Sold subject to any easements of record. Possession upon closing. This auction will be held both in-person and online. Any announcements made on sale day take precedence over auction ad or flyer.



Paul Nisly

Auctioneer

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SOUTH CENTRAL KANSAS

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