



603 ACRES IN 2 TRACTS

AUCTION

LIVE & ONLINE

TWO TRACTS OF CROPLAND WITH GREAT ACCESS

FRIDAY, MARCH 14th, 2025 @ 10:00am

AUCTION LOCATION

Leoti Community Building at
502 West M Street at the Fairgrounds

TRACT 1

LAND LOCATION

From highway 25 & 96 go east 1 ½ miles to Road 14, then North 1 Mile on the West side

LEGAL DESCRIPTION

155.6 acres located in the Southeast Quarter of Section 7-18-36 in Wichita County, KS

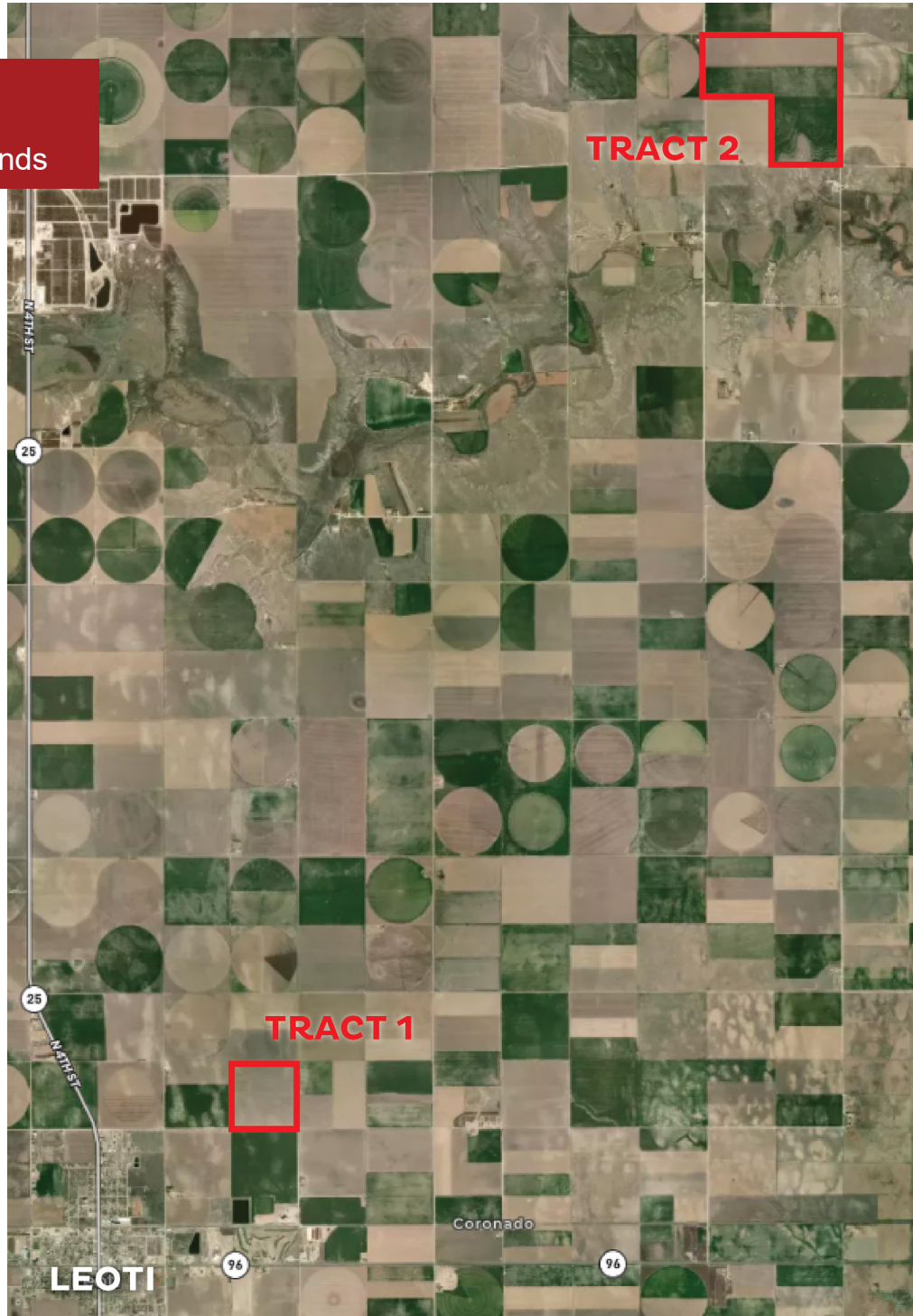
TRACT 2

LAND LOCATION

From Marienthal, corner of highway 96 and Road 20 go north on Road 20, 8 miles to Road H, then go 2 miles west to Road 18, all the land lays on the west side of 18 or from Road H to Road G on the south side of Road G

LEGAL DESCRIPTION

The North half and the Southeast Quarter of Section 2-17-36 in Wichita County, KS consisting of 447.4 acres more or less



SELLER: Suzanne Brown Revokable Trust & First National Bank

TERMS AND CONDITIONS:

Down payment is to be: \$25,000 for Tract 1 and \$50,000 for Tract 2, 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. Seller will furnish Title Insurance for the buyer. Buyer shall pay closing fee at the Title Company. Mineral rights not reserved by the seller, transfer to the buyer. Property is being sold as-is without any written or implied guarantees. Sold subject to any easements of record. Possession upon closing. All information was provided by FSA, Wichita County Courthouse, and deeds of record are deemed accurate and reliable to the best of our knowledge. 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

620.727.7399

620.259.9445

www.nislyauction.com



ReeceNichols
SOUTH CENTRAL KANSAS

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.



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FRIDAY, MARCH 14th, 2025 @ 10:00am



TRACT 1 - 155.6± Acres

FSA reports 154.21 acres of cropland
59.84 acres wheat base and a PLC yield of 54 bushels
11.06-acre corn base with a PLC yield of 136 bushels
41.14 grain sorghum base with a PLC yield of 66 bushels

Currently all in fall stubble open ground, buyer shall receive immediate possession

Taxes: \$967.76 to be prorated at the closing based on the previous year's taxes

TRACT 2 - 447.4± Acres

FSA reports 423.78 acres of cropland
61.18-acre corn base
88.68-acre grain sorghum base
151.77-acre wheat base

Currently all the land is open ground in corn and milo stubble, buyer shall receive immediate possession

Taxes: \$2561.16 prorated at closing based on the previous year's taxes



**SCAN FOR MORE INFORMATION
OR TO REGISTER TO BID**

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