

RICE COUNTY, KS

247.07± ACRES FARMLAND



[EXPERTS IN SELLING LAND]

»SELLING IN 2 TRACTS«

UNRESERVED ONLINE LAND AUCTION

Bid Online
FEB. 11-25, 2025
 BIDDING ENDS AT 11 A.M. CST
 Get a salebill, register and bid at
www.bigiron.com

Sellers: Thinking of selling your land? Please attend this auction to see how it works!

Sellers: Howard M. Behnke Trust & Crystal A. Behnke Trust

Contact the Listing Agents

Kyle Campbell 620.200.2193 | Mike Campbell 620.899.6989

Explore the Property from Above

DRONE TOUR



Both Tracts

- » 100% of planted wheat transfers to the buyer
- » Buyer pays no crop input costs
- » Seller's mineral rights pass to the buyer
- » Immediate possession at closing

Tract #1: 89.59± Acres

- » 89.59 acres, 100% cropland
- » 94.3% 'Prime' soils
- » 89.59 acres planted to wheat

Legal: N 1/2 of N 1/2, 25-18-7 less E 2,310 feet & less road RW

Location: From Little River, KS, go north on paved 26th Rd for 4 miles to Ave. E then go west 1.5 miles.

2024 Taxes: \$1,310.22

FSA Information:

- | | | | | |
|-----------------|----------------------|----------------|-------------------|-----------------|
| » Wheat | » Gr. Sorghum | » Corn | » Soybeans | » Barley |
| » Base: 25.5 bu | » Base: 56.6 bu | » Base: 0.2 bu | » Base: 0.3 bu | » Base: 1.1 bu |
| » Yield: 49 bu | » Yield: 62 bu | » Yield: 77 bu | » Yield: 26 bu | » Yield: 43 bu |

Tract #2: 157.48± Acres

- » 157.48± acres farmland / 153.98± acres cropland
- » 94.2% 'Prime' soils
- » 153.98 acres planted to wheat

Legal: NW 11-19-7

Location: From Little River, KS, on Hwy 56, go west on paved HWY 56 for 3 miles to 23rd Rd. Go north 2.5 miles.

2024 Taxes: \$2,106.34

FSA Information:

- | | | | |
|------------------|----------------------|-------------------|-----------------|
| » Wheat | » Gr. Sorghum | » Soybeans | » Barley |
| » Base: 100.3 bu | » Base: 26.1 bu | » Base: 1.1 bu | » Base: 2.0 bu |
| » Yield: 49 bu | » Yield: 62 bu | » Yield: 26 bu | » Yield: 43 bu |

BIDDING PROCESS

Bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest per acre bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this land for 14 days beginning February 11, 2025. If a bid is received within five minutes of the scheduled close time on ANY tract, the bidding period is automatically extended to five minutes on ALL tracts. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction, or call 800-887-8625 for assistance.

TERMS & CONDITIONS

All tracts sell 'AS-IS' subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record if any. The land is accepted by the Bidder with no representation or warranty of any kind from the seller or from BigIron Realty, including, but not limited to: the lands condition, it's suitability for any activity or use, its compliance with environmental protection, pollution, or land use laws, regulations, orders, or requirements, the disposal, existence in, on, or under the land of any hazardous materials or substances. Acreages are based on USDA/FSA records considered reliable and may differ from deeded or taxable acres. Bidders are responsible for conducting their own inspections and due diligence concerning the property. Bidding on this land begins February 11, 2025, and ends February 25, 2025, at 11:00 a.m. unless there are bidding extensions. If a bid is received within five minutes of the scheduled close time on ANY tract, the bidding period is automatically extended to five minutes on ALL tracts. Buyer(s) will receive 100% all crops planted at the time of the auction. Buyer(s) will succeed to the seller's crop insurance policy on each crop standing at the time of the auction and pay the crop insurance premium. The successful buyer(s) will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment made payable to Security 1st Title, 108 East Ave. S, Lyons, KS 67554 (620-257-1831). The earnest money deposit can be made by personal check, company check, or wire transfer. The balance is due in certified funds at closing on or before March 20, 2025. The seller will provide marketable title to the buyer(s) evidenced by title insurance. Title insurance and closing costs are split 50/50 between buyer(s) and seller. Buyer(s) will pay additional title insurance required by a buyer's lender 100%. The 2025 property taxes will be paid by the buyer. The property will not be sold subject to financing. Have all financial arrangements made prior to the auction. Announcements made day of sale take precedence over printed material and previously made oral statements. The written purchase agreement, to be signed by the seller and buyer(s) after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.



Attend the Auction
Tuesday, February 25, 2025
 9 a.m. CST until bidding ends
Celebration Centre
 1145 E US 56 Hwy | Lyons, KS 67554

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

For more information and photos on the properties, visit www.bigiron.com

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2025 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE

QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**

MORE MONEY IN YOUR POCKET

Our online land auctions **consistently outperform** traditional auctions and listings.

UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.



Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com
800.887.8625



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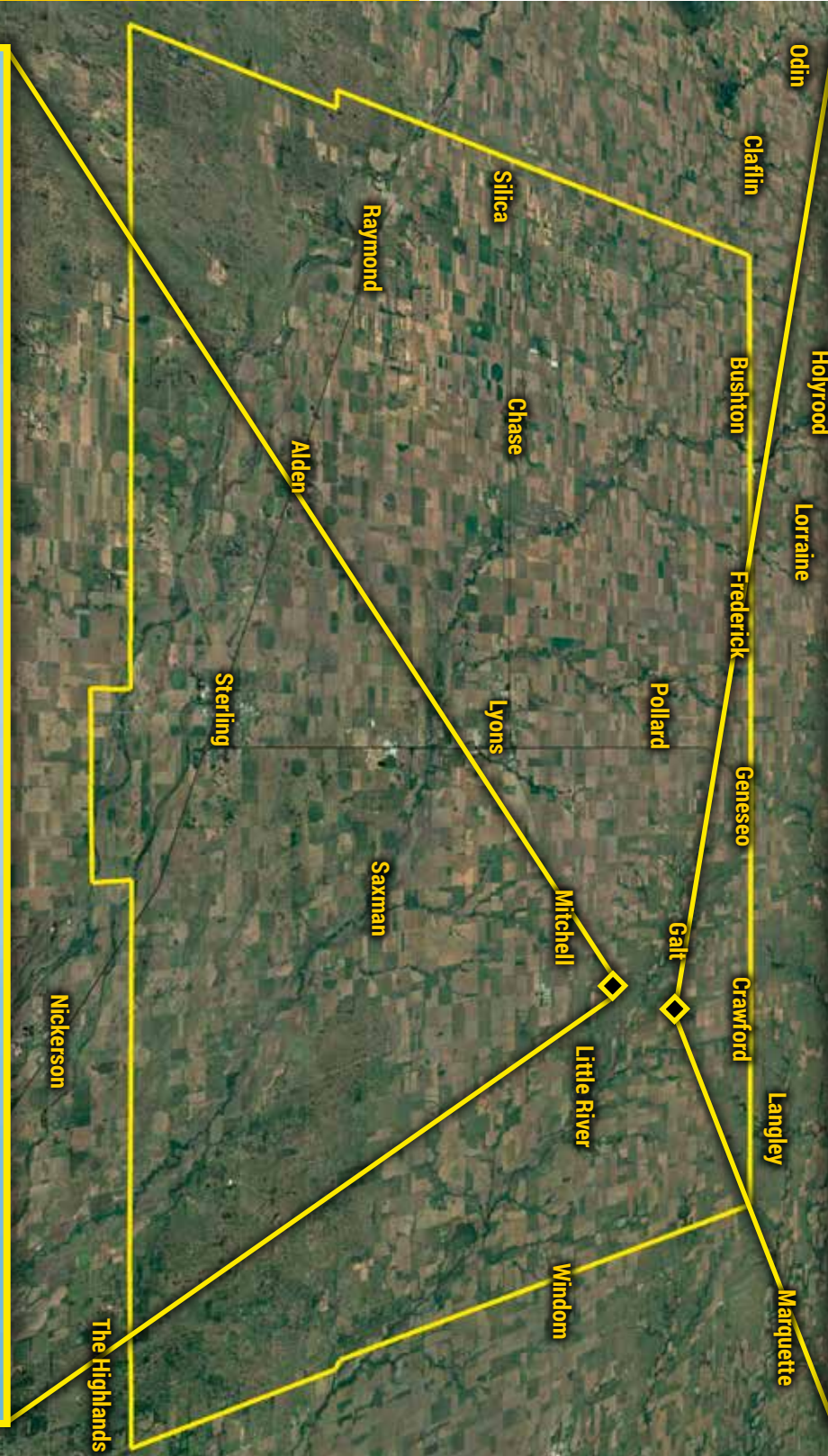
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