

# RENO COUNTY, KS

## 158.37± ACRES FARMLAND

# UNRESERVED ONLINE LAND AUCTION

# BigIron

REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**FEB. 18-  
MAR. 4, 2025**

**BIDDING ENDS AT 11 A.M. CST**

Get a salebill, register and bid at

[www.bigiron.com](http://www.bigiron.com)

## 'PRIME' CROPLAND

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

**Sellers: Scott E. Brady & Michelle M. Brady**

**Contact the Listing Agents**

**Kyle Campbell 620.200.2193 | Mike Campbell 620.899.6989**

Explore the Property from Above

**DRONE TOUR**



### Description

This is 158.37± acres of productive farmland in Reno County, KS. It has 151.38 acres of tillable cropland. Soils are 99.8% 'Prime' class 2 soils according to USDA - Natural Resource and Conservation Service (NRCS). There are 32.12 acres of CRP, on contract until 9-30-2035. The seller will release 100% of the remaining contract payments to the buyer. CRP payment is \$40/acre with an annual payment of \$1,285. This land has a capped natural gas well, part of the Unified Lerado Field. The seller's .0048042 share will transfer to the buyer. The seller pays the 2024 and prior year property taxes. 2025 taxes will be prorated to date of closing. 28.5 acres of wheat are planted for harvest in 2025, seller will retain possession of that crop until harvest in 2025. 90.76 tillable acres are open with immediate possession at closing.

**Legal:** SW 1/4 20-26-9

**2024 Taxes:** \$1,761.81

### Location

6.5 miles south of Langdon, KS, on paved S Langdon Rd to S Boundary Rd and then west 1/2 mile. Signs are posted.

### FSA Data

» **Wheat**

» Base: 92.18

» Yield: 36 bu

» **Gr. Sorghum**

» Base: 37.58

» Yield: 54 bu



## Attend the Auction

### Tuesday, March 4, 2025

9 a.m. CST until bidding ends

**Dillon Nature Center  
(Community Room)**

**3002 E 30<sup>th</sup> Avenue | Hutchinson, KS**

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.

### 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 18, 2025, and ending March 4, 2025, at 11:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. 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 before the auction closes 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, its 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 18, 2025, and ends March 4, 2025, at 11:00 a.m. If a bid is received within five minutes of the scheduled close time the bidding period is automatically extended to five minutes. The successful buyer(s) must enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment made payable to Security 1st Title, 1001 N Main St, Hutchinson, KS 67501 Phone (620) 669-8289. 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 April 4, 2025. The seller will provide the buyer(s) with a marketable title, as evidenced by title insurance. Title insurance and closing costs are split 50/50 between buyer(s) and seller. The buyer(s) will pay additional title insurance required by a buyer's lender 100%. The seller will pay 2024 and prior year property taxes. The property will not be sold subject to financing. Have all financial arrangements made before the auction. Announcements made on the 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.

For more information and photos on the property,  
visit [www.bigiron.com](http://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 33<sup>rd</sup> Avenue  
Columbus, NE 68601

[www.bigiron.com](http://www.bigiron.com)  
800.887.8625



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