

McPHERSON COUNTY, KS

78.92± ACRES 'PRIME' CROPLAND

UNRESERVED ONLINE LAND AUCTION

BigIron

REALTY

[EXPERTS IN SELLING LAND]

Bid Online
SEPT. 3-17,
2024

BIDDING ENDS AT 11 A.M. CDT
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!

Seller: G4 Farms LLC

Contact the Listing Agents

Mike Campbell 620.899.6989 | Kyle Campbell 620.200.2193

Explore the Property from Above

DRONE TOUR



Description

- » 78.92± acres farmland
- » 73.29± acres 'Prime' tillable cropland
- » 100% 'Prime' soils per USDA-NRCS
- » 73.29± acres planted to soybeans
- » Buyer gets 1/3 crop share of soybeans
- » Possession after soybean harvest
- » 1 mile to paved K61
- » Close to grain delivery points in Groveland and Hutchinson

Legal

E ½ of NE ¼ 7-21-4

Location

From the K61 exit at Inman, Ks go approximately a half mile west on Cherokee Rd then a half mile north on 7th Ave. Signs are posted.

2023 Taxes: \$893.66

FSA & Crop Insurance

- | | |
|----------------------|--------------------|
| » Wheat | » Soybeans |
| » Base: 48.1 | » Base: 10.7 |
| » PLC Yield: 50 bu | » PLC Yield: 32bu |
| » APH Yield: 55 bu | » APH Yield: 35 bu |
| » Gr. Sorghum | » Corn |
| » Base: 22.2 | » APH Yield: 87 bu |
| » PLC Yield: 71 bu | |
| » APH Yield: 75 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 September 3, 2024, and ending September 17, 2024, 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

This land sells '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. BigIron Realty is working for the Seller. You may place bids on this land for 14 days, beginning September 3, 2024, and ending September 17, 2024, at 11a.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 by 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. The successful Buyer will enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment payable to Security 1st Title, 211 W. Kansas, McPherson, KS (620-241-1317). The earnest money deposit can be made by personal check, company check, or wire transfer. The balance will be due in certified funds at closing on or before Oct. 17, 2024. Seller will provide marketable title to the Buyer evidenced by title insurance. Title insurance and closing costs are split 50/50 between Buyer and Seller. The Buyer will pay additional title insurance required by the Buyer's lender 100%. Buyer pays the 2024 property taxes. Seller pays 2023 and prior year property taxes. 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 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.



Attend the Auction
Tuesday, September 17, 2024
9 a.m. CDT until bidding ends



Inman Community Building
406 E Center Street | Inman, KS 67546

For more information and photos on the property,
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 2024 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.

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4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com

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