

# RENO COUNTY, KS

## 80.74± ACRES CROPLAND

# UNRESERVED ONLINE LAND AUCTION

# BigIron

REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**FEB. 25-  
MAR. 11, 2025**

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

Get a salebill, register and bid at

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



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

**Sellers:** Keith Hester & Raimy Hester

**Contact the Listing Agents**

**Kyle Campbell 620.200.2193 | Mike Campbell 620.899.6989**

Explore the Property from Above

**DRONE TOUR**



### Description

80.74± acres of productive cropland in Reno County, KS. Located 19 miles west of Hutchinson, KS, on paved 4th St to paved N Langdon Rd. Turn north and drive 1.5 miles. Farm Service Agency (FSA-USDA) carries it as 100% tillable cropland. However, there are some trees and grass in the northeast corner. Soils are 78.2% 'Prime' class 2 soils and 21.8% soils of 'statewide importance' according to USDA - Natural Resource and Conservation Service (NRCS). Grain delivery is 14 miles to Abbyville, KS, and 21.5 miles to Hutchinson, KS. The 80.74 acres are open with immediate possession at closing. The seller pays the 2024 and prior year property taxes. 2025 taxes will be paid by the buyer.

**Legal:** S 1/2 of NW 1/4 4-23-9

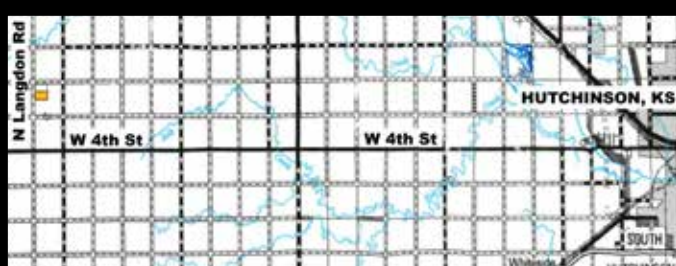
**2024 Taxes:** \$943.79

### Location

Located 19 miles west of Hutchinson, KS, on paved 4th St to N Langdon Rd. Turn north and drive 1.5 miles. Signs are posted.

### FSA Data

» <b>Wheat</b>	» <b>Gr. Sorghum</b>
» Base: 41.0	» Base: 28.9
» Yield: 32 bu	» Yield: 50 bu



## Attend the Auction

### Tuesday, March 11, 2025

9 a.m. CDT until bidding ends

### Community Center

101 W Ave C | South 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.

For more information and photos on the property, visit  
[www.bigiron.com](http://www.bigiron.com)

### 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 25, 2025, and ending March 11, 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, 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 Feb 25, 2025, and ends March 11, 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 11, 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. 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.

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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**Soils Map**

**BigIron REALTY**  
**surety**

Soil Type	Area (Acres)	Value
Red	10.00	\$100,000
Green	70.74	\$707,400
<b>Total</b>	<b>80.74</b>	<b>\$807,400</b>

