

LANE COUNTY, KS

472.85± ACRES FARMLAND

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
FEB. 4-18, 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!

Seller: Hollingsworth Farms, LLC

Contact the Listing Agents

Mike Campbell 620.899.6989 | Kyle Campbell 620.200.2193

Explore the Property from Above

DRONE TOUR



Description

- » 472.85 ac farmland / 450.97 ac cropland
- » 267.83 cultivated acres
- » 264.4 acres of FSA base
- » 77.5% prime soils or state important
- » 183.1 acres CRP matures 9-30-27
- » CRP pays \$29.27 acre / \$5,359 year
- » 100% CRP payment to buyer 3 years
- » 90.24 acres planted to 2025 wheat
- » 1/3 share of planted wheat to buyer
- » 177.59 acres open with possession
- » Seller's mineral rights to buyer

Legal

S 1/2 and NE 1/4 10-20-30

Location

From Dighton, KS, go 8 miles west to Dodge Rd, turn south 10 miles.

2024 Taxes: \$1,224.10

FSA Data

- | | |
|----------------|----------------------|
| » Wheat | » Gr. Sorghum |
| » Base: 131.94 | » Base: 132.46 |
| » Yield: 37 bu | » Yield: 62 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 4, 2025, and ending February 18, 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 prior to the auction close 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 February 4, 2025, and ending February 18, 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 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 Scott County Abstract & Title, 516 Main, Scott City, KS 67871 (620-872-3470). 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 March 18, 2025. 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%. Property taxes will be prorated to the date of closing. 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, February 18, 2025
 9 a.m. CST until bidding ends



Pete's Place
 100 East Plum Street | Dighton, 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

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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Soil Type	Area (Acres)
Very Poor	10.0
Poor	20.0
Fair	30.0
Good	40.0
Very Good	50.0
Excellent	60.0
Total	150.0