

2,835.53± Acres

Gove County, Kansas

Unreserved Online Land Auction

Selling in 4 Tracts

Bid Online
**OCT. 31-
NOV. 14, 2024**

BIDDING ENDS AT 11 A.M. CDT
Get a salebill, register and bid at
www.bigiron.com



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REALTY

[EXPERTS IN SELLING LAND]



Gove

Tract #1

Tract #2

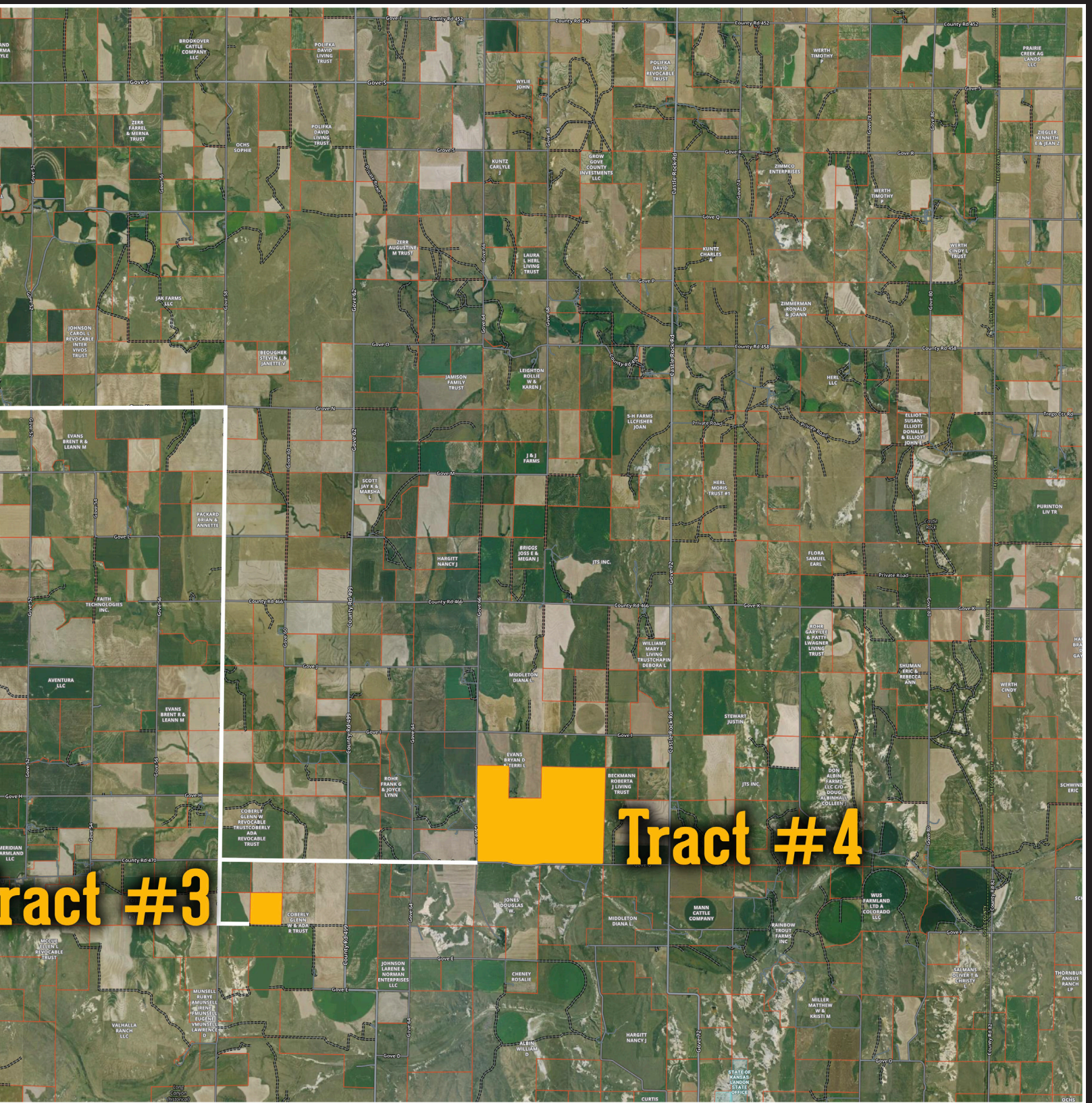
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Tract

Sellers:

Mendenhall Brothers, LLC



Tract #3

Tract #4

For more information on these properties, visit www.bigiron.com or contact the listing agents, **Mike Campbell 785.821.0619** or **Kyle Campbell 620.200.2193**

Tract #1: 313.34± Acres

Description: This 313.34 acres of Conservation Reserve Program (CRP) grass pays \$56.46 per acre or \$17,691 per year for 11 years. The CRP matures 9-30-2036. 100% of the contract payment transfers to the buyer beginning with the next payment 10-1-2025. The buyer agrees to maintain the CRP with all USDA requirements through the maturity date. The soils are 13.9% Keith Silt Loam 0-1% slope and 64.8% Ulysses Silt Loam 0-3% slope and 3 – 6% slope, all would be considered 'Prime' if irrigated per USDA-Natural Resource Conservation Service (NRCS). It's terraced and would make a good, cultivated half section when the CRP matures. It's loaded with pheasant and deer for those family hunting memories.

Legal: S 1/2 17-13-30

Location: At the Hwy 83 & Seneca Rd intersection 11 miles south of Oakley, Ks, turn east 10 miles on Seneca (becomes Gove Rd S), go to County Rd 26. Turn south 3 miles on County Rd 26 to Gove Rd P. From Gove, Ks, go west 10 miles on Gove Rd S to County Rd 26, turn south 3 miles. Signs are posted.

2023 Taxes: \$394.50

FSA:

» CRP Contract #11215A matures 9-30-2036 pays \$17,691 per year

Mineral Rights: Seller's mineral rights pass to the buyer. Believed 100% intact.

Possession: Possession passes to the buyer at closing.



Tract #2: 631.53± Acres

Description: Here's an excellent section of land to add to any existing operation or to start a new enterprise. This is a wonderful headquarter site. An older home was recently sold and removed from the property. This is a diversified operation. It has 348.69 acres of highly productive cropland with soils that would be considered 'Prime' if irrigated according to the USDA-Natural Resources & Conservation Service (NRCS). 145.48 acres are Keith and Roxbury silt loams 0 to 1% slopes. 334.54 acres are Ulysses silt loams 1 to 3% slopes. All the cropland will be 2024 crop stubble at the time of sale with immediate possession to the buyer at closing. There are 248.67 acres of native grass in excellent condition. Good 5 wire fences are around the grass on the north half section. 34.17 acres are in the headquarter site. There's a 50 (x) 100 machine shed with concrete floor and 15 ft side walls, three 3,300 bu grain bins, supplement bins, cattle feeding pens, bunks, waterers, draw, trees and wildlife. See pictures on bigiron.com > real estate > upcoming auctions > Nov. 14 Gove County, Ks.

15 of 28 submersible wells with 'Pitless Adapters' run 3/4 hp and 1 hp electric pumps. They push water into 1.5 inch PVC line that push it into a 6 inch line that supplies the irrigation pivot with 200 gallons per minute. There are 3 main disconnect breaker boxes on these wells. The wells are maintained by Aqua Pump (Von Tuttle 786-938-4434), Gove, Ks. The 6 tower Reinke pivot waters 52 acres. The pivot is powered by a 3 phase electric converter drive. The pivot had new hose drops in 2023 and new electric box covers at each tower. A map showing the locations of the 15 wells is on our website bigiron.com.

There are 4 cattle pens (200 X 200 ft) with excellent east slop drainage, concrete bunks with concrete pads for cattle to stand on. The pens are constructed of welded 2 & 3/8 oil field pipe. The pens and loading chute are located southeast of the headquarter buildings. A nice pond is west of the pivot. In 2024 the operation produced wheat, feed, oats, irrigated milo and leased the grass.

Legal: Sec. 20-13-28

Location: From Gove, Ks, go south on Ks Hwy 23 for 4 miles to Gove Rd "O". Turn east 2 miles to Gove Rd 48. Signs are posted.

2023 Taxes: \$4,264.44

FSA:

» Wheat

- » Base: 136.44
- » PLC Yield: 36 bu

» Gr. Sorghum

- » Base: 121.99
- » PLC Yield: 55 bu

» Corn

- » Base: 90.25
- » PLC Yield: 54 bu

Mineral Rights: Seller's mineral rights pass to the buyer. Believed 50% intact.

Possession: Possession passes to the buyer at closing.



Tract #2: Photos

Farmstead



Irrigation System



Tract #3: 154.37± Acres

Description: This quarter is 100% cropland with soils that would be considered 'Prime' if irrigated per USDA-NRCS. Soils are 16.4% Keith Silt Loam 0-1% slopes and 83.6% Ulysses Silt Loam 1-3% slopes. At sale time the west half is in 2024 wheat stubble and the east half will be in 2024 milo stubble. This land is a half mile east of Gove Rd 58 on a 'prescribed easement' trail that runs east for two miles to Gove Rd 62. This land is terraced, well cared for, and ready to add to your operation. Pheasant, deer and antelope were seen on this land.

Legal: SE 1/4 6-15-27

Location: From Tract 2: at Gove Rd 'O' and Gove Rd 48, go south 1 mile on Gove Rd 48, turn east on Gove Rd N for 5 miles, turn south on Gove Rd 58 for 8 miles. Signs are posted. From Pendennis, Ks, on Hwy 4, in Lane County go west 2 miles to Pawnee Rd, turn North on Pawnee Rd (Gove Rd 29) for 9.5 miles to the Tract 3 sign, turn east 1/2 mile on the 'prescribed easement' trail. Signs are posted.

2023 Taxes: \$1,495.22

FSA:

» Wheat

- » Base: 78.6
- » PLC Yield: 36 bu

» Gr. Sorghum

- » Base: 24.09
- » PLC Yield: 55 bu

» Corn

- » Base: 24.89
- » PLC Yield: 54 bu

Mineral Rights: Seller's mineral rights pass to the buyer. Believed 100% intact.

Possession: Possession passes to the buyer at closing subject to tenant's rights.



Tract #4: 1,736.29± Acres

Description: This is a magnificent 11 quarters of contiguous pasture and cropland.

There are 517.92 +/- acres of total cropland and 1,218.47 +/- acres of native grass and other uses.

The equivalent of over three quarters of high-quality cropland (Keith Silt Loam with 0-1% slopes) is in 6 fields on this land. The cropland is 96% Keith Silt Loam considered a Cadillac soil in northwest Kansas and considered 'Prime' by USDA-NRCS, if irrigated. The six cultivated fields are all fenced off from the pasture with 5 wire fences.

Scenic western Kansas vistas are everywhere on this prairie paradise. The gray and white shale breaks, and yellow limestone outcroppings make a beautiful contrast with the green grass and trees. Wide valleys with cattle grazing and deer and antelope moving through the grass is beautiful to see. Most people never see anything like it short of a state or national park. Spring fed streams run through the pastures. A spring fed tire tank is in the middle of two sections of grass.

The SW 1/4 26-14-27 has a 36 X 100 ft Quonset with two 7.5 wide sliding doors on the south side. It's steel over wood frame construction with a concrete floor. At the same site is a QSI 15 ft diameter X 11 ft tall grain bin, with unloading auger and air. There's excellent hunting in the grass and trees on the east side of this quarter.

Two cropland fields totaling 106.51 acres are planted to wheat on the SW 1/4 26-14-27. Another wheat field of 68.01 acres is planted right in the middle of the big grass tract between sections 35-14-17 and 36-14-27. 100% of the wheat crop goes to the buyer, with no production expense reimbursement required from the buyer. An oil well is pumping on the S 1/2 35-14-27 but no production or minerals belong to the sellers on this half section. There is a saltwater disposal well the buyer will benefit from. Minerals are intact on all other legals including the N 1/2 35-14-27.

Legal: SW 1/4 26-14-27, S 1/2 25-14-27, Sec. 35-14-27, Sec. 36-14-27, 7.57 acres north of township road, north of NE 1/4 2-15-27

Location: From Tract 2: at Gove Rd 'O' and Gove Rd 48, go south 1 mile on Gove Rd 48, turn east on Gove Rd N for 5 miles, turn south on Gove Rd 58 for 7 miles to Gove Rd G. Turn east 4 miles. Signs are posted. From Pendennis, Ks, on Hwy 4, in Lane County go west 2 miles to Pawnee Rd, turn North on Pawnee Rd (Gove Rd 29) for 10.5 miles to the Gove Rd G. Turn east 4 miles. Signs are posted.

2023 Taxes: \$8,365.06

FSA:

» Wheat	» Gr. Sorghum	» Corn
» Base: 204.86	» Base: 157.45	» Base: 83.15
» PLC Yield: 36 bu	» PLC Yield: 56 bu	» PLC Yield: 54 bu

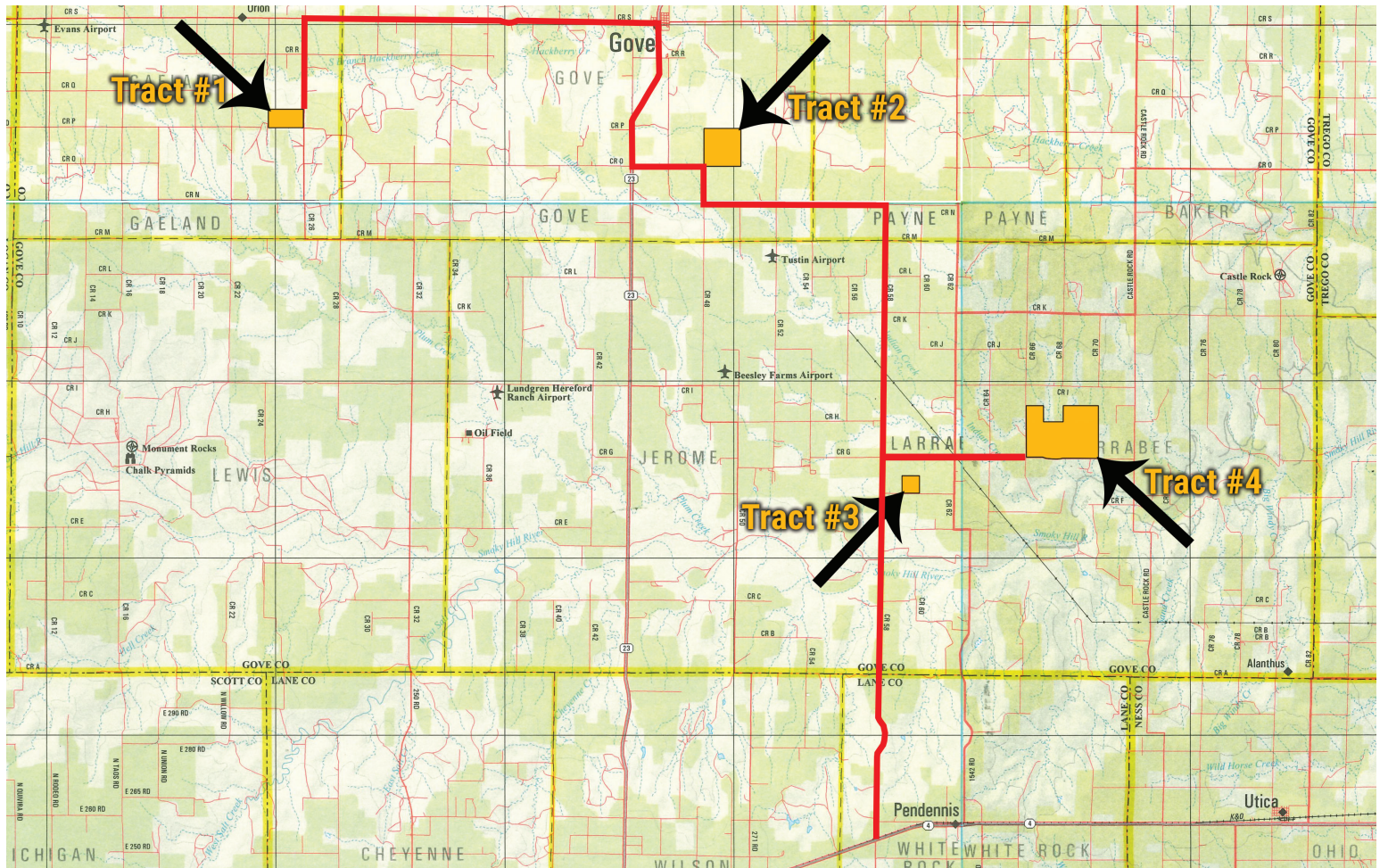
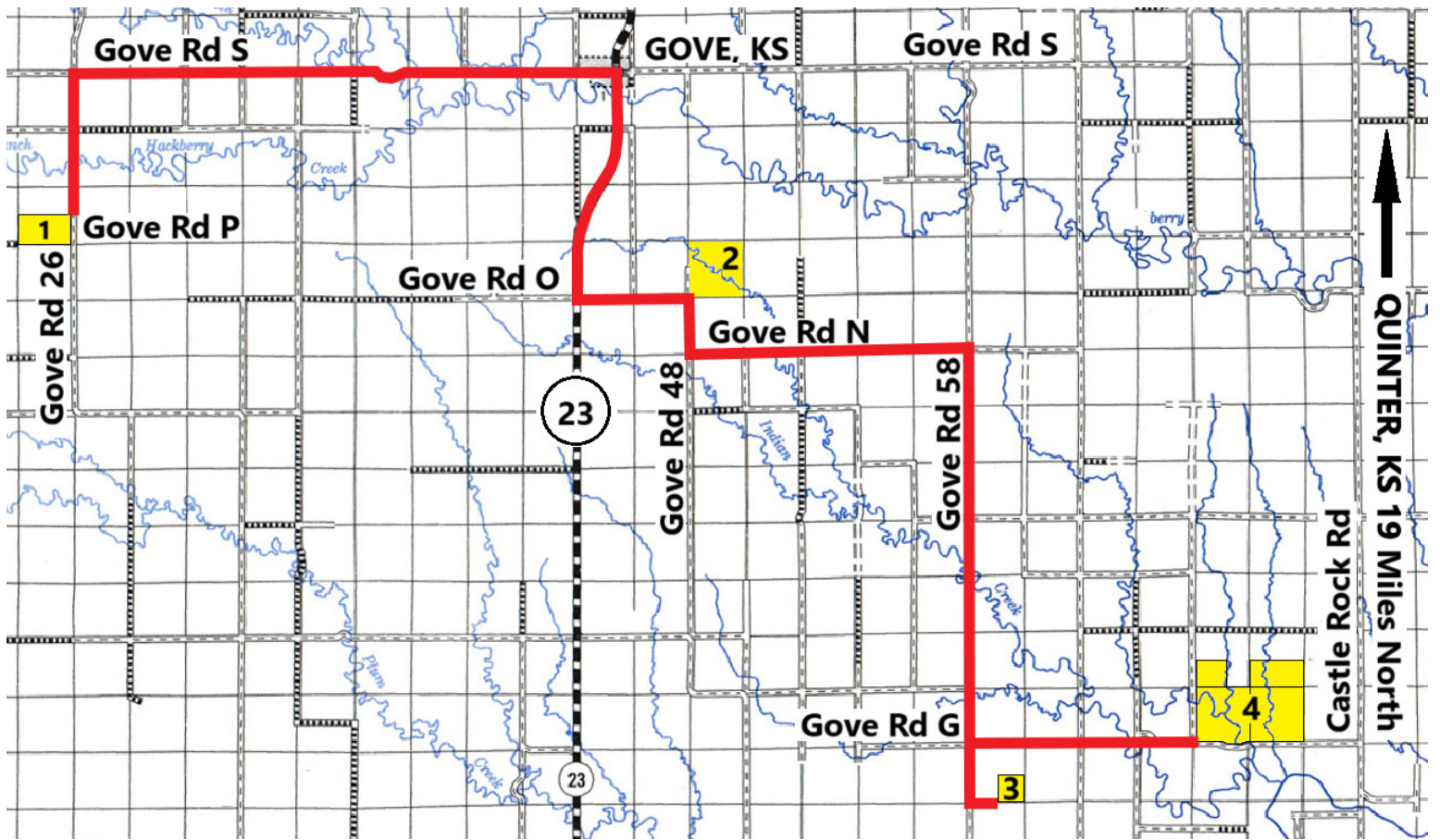
Mineral Rights: Seller's mineral rights pass to the buyer. 100% intact except surface rights only on S 1/2 35-14-27.

Possession: Ownership transfers at closing.



Tract #4: Photos





BIDDING PROCESS

The bidding increments will be \$50/acre. The final sale price will be calculated based on total acres times the highest bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this land for 14 days beginning October 31, 2024, and ending November 14, 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 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 close 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 Oct. 31, 2024, and ends Nov. 14, 2024, at 11 am 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. 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 Eland Title Company, LLC, 1016 Sheridan Ave., Hoxie, Ks, 67740 (785-675-3217). 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 Dec. 20, 2024. 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%. Property taxes will be prorated to the date of closing. 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

Thursday
November 14, 2024

9 a.m. CDT until bidding ends

Buffalo Bill Cultural Center
3083 US Hwy 83
Oakley, KS 67748

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.

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

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.



MIKE CAMPBELL

785.821.0619

mike.campbell@bigironrealty.com

CONTACT THE
LISTING AGENTS



KYLE CAMPBELL

620.200.2193

kyle.campbell@bigironrealty.com

THE BIGIRON REALTY ADVANTAGE



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BigIron REALTY

4860 33rd Avenue
Columbus, NE 68601

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GOVE COUNTY, KS

2,835.53± ACRES

» SELLING IN 4 TRACTS «

UNRESERVED ONLINE LAND AUCTION

CROPLAND, GRASS & CRP

Sellers: Mendenhall Brothers, LLC

Contact the Listing Agents

Mike Campbell 785.821.0619 | Kyle Campbell 620.200.2193

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[EXPERTS IN SELLING LAND]

Bid Online

OCT. 31- NOV. 14, 2024

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Explore the Property from Above

DRONE TOUR

