

RENO COUNTY, KS

158.4± ACRES FARMLAND

UNRESERVED ONLINE LAND AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
NOV. 5-19, 2024

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!

Sellers: Rudy T. Miller & Katie L. Miller

Contact the Listing Agents

Mike Campbell 620.899.6989 | Kyle Campbell 620.200.2193

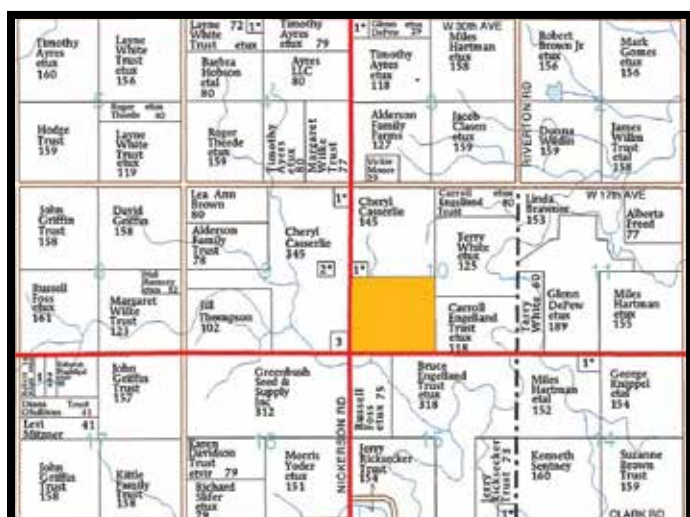
Explore the Property from Above

DRONE TOUR



Description

- » SW 1/4 10-23-7 (Adams Corner)
- » Paved 4th Ave & Paved Nickerson Rd
- » Farmland 158.40± acres
- » Cropland 156.67± acres
- » Soils 85.4% 'Prime' & 14.6% 'State Importance'
- » Oil income .041666670 share
- » Possession at closing 12-20-24



Legal

SW 1/4 10-23-7

Location

6 miles West of Hutchinson, KS, on paved 4th Ave. to paved Nickerson Road (Adam's Corner). Land lays northeast of that intersection.

2023 Taxes: \$1761.81

FSA Information

- » **Wheat**
- » Base: 152.81 » PLC Yield: 48 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 November 5, 2024, and ending November 19, 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

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. 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 November 5, 2024, and ends November 19, 2024, at 11:00 a.m. 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. Buyer(s) will succeed to the seller's crop insurance policy on each crop standing at the time of the auction and pay the crop insurance premium. 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 Dec. 20, 2024. 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.



Attend the Auction

Tuesday, November 19, 2024

9 a.m. CST until bidding ends

Community Center

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

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.

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com
800.887.8625



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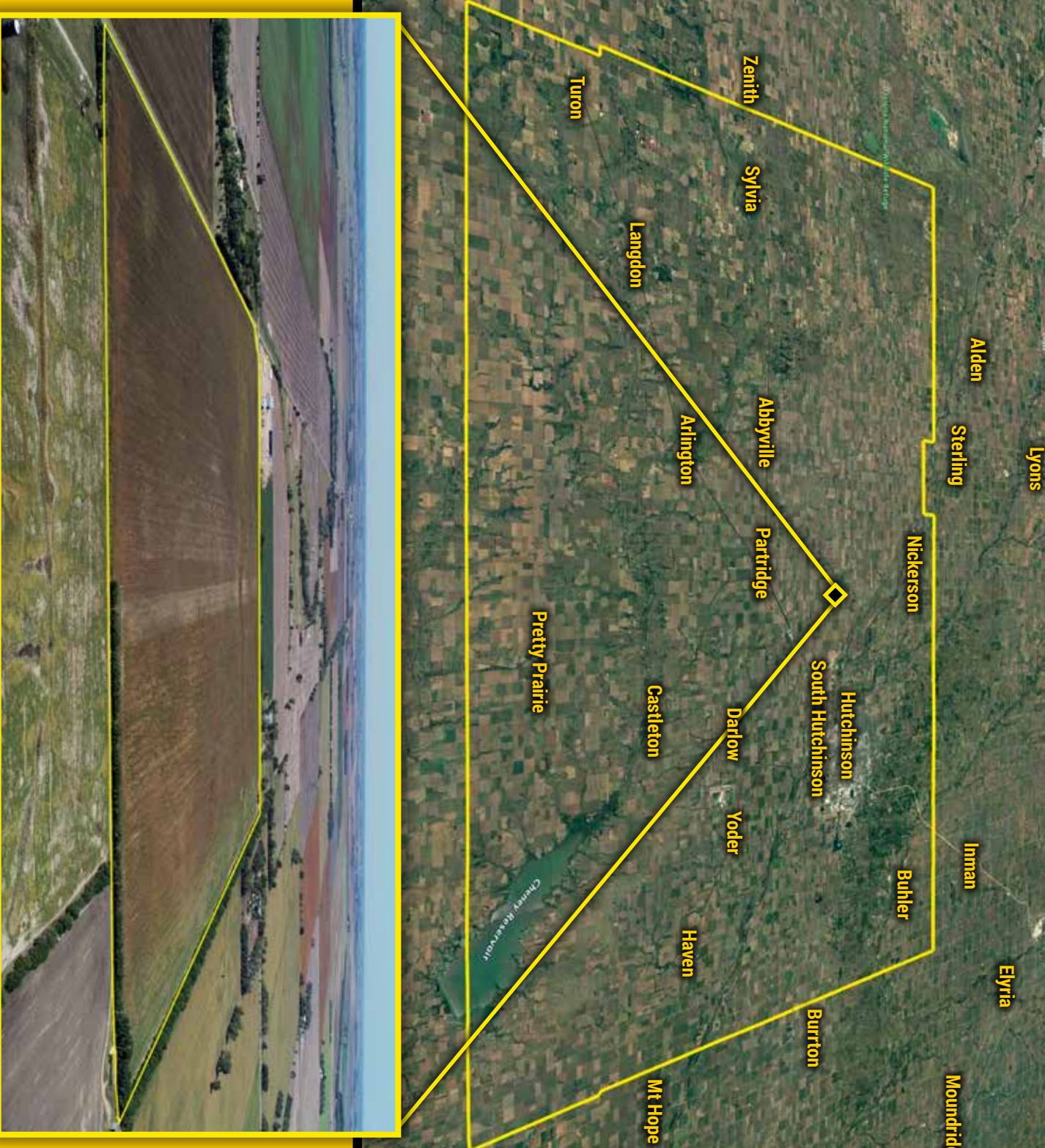
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