

776.13± Acres

**Barton & Russell County, Kansas
Unreserved Online Land Auction
Selling in 5 Tracts**

Bid Online

**OCT. 24-
NOV. 7, 2024**

BIDDING ENDS AT 11 A.M. CST

Get a salebill, register and bid at

www.bigiron.com



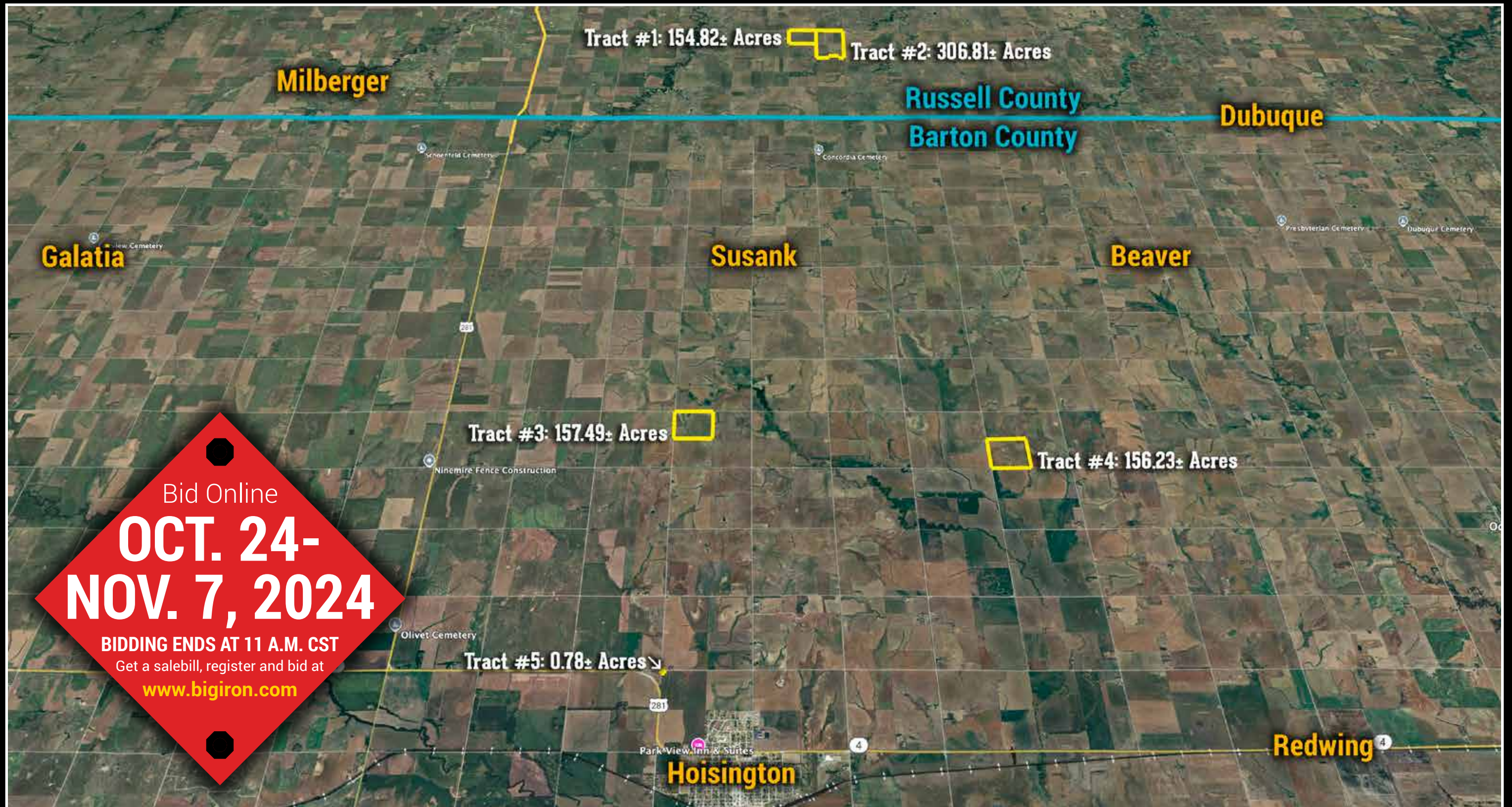
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REALTY

[EXPERTS IN SELLING LAND]



Seller: Donald Morgenstern Estate

For more information on these properties, visit www.bigiron.com or contact the listing agents, Mike Campbell 620.899.6989 or Kyle Campbell 620.200.2193

Tract #1: 154.82± Acres

Tract #2: 306.81± Acres

Description: This Russell County quarter section is 154.82± acres located three miles north of the Russell/Barton County line on paved 190th St at Winterset Rd. It has 140.5 acres of cropland. The soils are 76.3% 'Prime' and 23.7% soils of 'Statewide Importance' according to USDA Natural Resources & Conservation Service (NRCS). It was planted to 91.9 acres of grain sorghum in 2024. Grass hay was harvested from 49.31 acres. Another 10.77 acres of brome waterways were hayed. There are 3.55 acres of waste and other uses. There are two oil wells on this property with no mineral interests available on the south well. The seller's mineral interest in the north well transfers to the buyer. This well averaged 718 barrels per year 2020 through 2023. The buyer receives the sellers .109375 share.

Legal: NW 1/4 22-15-13 (Russell County)

Location: From the Russell, Ks, I-70 Exit 184, go south 8.5 miles on Hwy 281 to Winterset Rd. Turn east 4.5 miles to 190th St. Signs are posted. From Susank, Ks, go north 3.75 miles on paved Susank Rd, then go east a 1/2 mile, then 3 miles north on paved 190th St. Signs are posted.

2023 Taxes: \$1,345.62

FSA Info:

- » **Wheat**
- » Base: 37.78
- » PLC Yield: 31 bu
- » **Gr. Sorghum**
- » Base: 52.26
- » PLC Yield: 56 bu

Mineral Rights: Seller's mineral royalty .109375% transfers to the buyer.

Possession: Possession at closing subject to tenants' rights.



Description: This Russell County half section is 306.81± acres located three miles north of the Russell/Barton County line on paved 190th St at Winterset Rd, then a half mile east. FSA carries this tract as 309.75± acres, but FSA has not subtracted a 2.94 acre farmstead on the south side belonging to a third party that does not sell. This half section has 224.0 acres of cropland. The soils are 72.63% 'Prime' and 20.2% soils of 'Statewide Importance' according to USDA Natural Resources & Conservation Service (NRCS). In 2024, grain sorghum was planted on 118.66 acres. Wheat was harvested from 105.34 acres. There are 76.69 acres of native grass leased to a tenant until March 1, 2026. This tract sells with surface rights only, no minerals are available.

Legal: E 1/2 22-15-13 less two tracts (Russell County)

Location: From the Russell, Ks, I-70 Exit 184, go 8.5 miles south on Hwy 281 to Winterset Rd. Turn east 5 miles. Signs are posted. From Susank, Ks, go north 3.75 miles on Susank Rd, then go east a 1/2 mile, turn 3 miles north on 190th St. Turn east 1/2 mile on Winterset Rd. Signs are posted.

2023 Taxes: \$2,998.76

FSA Info:

- » **Wheat**
- » Base: 100.66
- » PLC Yield: 35 bu
- » **Gr. Sorghum**
- » Base: 79.76
- » PLC Yield: 50 bu
- » **Soybeans**
- » Base: 14.62
- » PLC Yield: 35 bu

Mineral Rights: Surface rights only. No mineral rights available.

Possession: Possession at closing subject to tenants' rights.



Tract #3: 157.49± Acres

Tract #4: 156.23± Acres

Description: This Barton County quarter section is 157.49± acres located four miles north of Hoisington, Ks, on paved Susank Rd, to 150th Rd. Turn west on paved 150th Rd for 1 mile to NW 10th Ave. Turn north on NW 10th Ave for a half mile. There are 147.33 acres of cropland. The soils are 53% 'Prime' and 41.3% soils of 'Statewide Importance' according to USDA Natural Resources & Conservation Service (NRCS). In 2024, grain sorghum was planted on 136.34 acres. Another 10.99 acres are in CRP. Waste, waterways and other uses total 10.16 acres. The 10.99 acres of CRP matures 9-30-2035 and pays \$28 per acre or \$308 per year. The buyer agrees to maintain the CRP as required by USDA-FSA until maturity. The buyer receives the full CRP payment beginning 10-1-25.

Legal: NW 1/4 8-17-13 (Barton County, Ks)

Location: Four miles north of Hoisington, Ks, on Susank Rd, to 150th Rd. Turn west on 150th Rd for 1 mile to NW 10th Ave. Turn north on NW 10th Ave for a half mile. Signs are posted.

2023 Taxes: \$1,148.26

FSA Info:

- » **Wheat**
 - » Base: 56.46
 - » PLC Yield: 31 bu
- » **Gr. Sorghum**
 - » Base: 78.09
 - » PLC Yield: 56 bu

Mineral Rights: Seller's mineral rights pass to the buyer. No current production.

Possession: Possession at closing subject to tenants' rights.



Description: This Barton County quarter is 156.23 +/- acres. It's located four miles north of Hoisington, Ks, on paved Susank Rd, to paved 150th Rd, then turn east on paved 150th Rd for 3 miles to NE 30th Ave. The quarter has 134.01 acres of terraced cropland. The soils are 49.4% 'Prime' and 31.2.% soils of 'Statewide Importance' according to USDA Natural Resources & Conservation Service (NRCS). In 2024, the FSA acreage report shows 134.01 acres of fallow. It has a 6.03 acre waterway and 16.19 acres of grass along the east side. The grass has a pond and trees. The seller's mineral rights sell with the land. There is an oil well that is not producing. Oil storage tanks are in place.

Legal: SW 1/4 12-17-13

Location: Four miles north of Hoisington, Ks, on Susank Rd, to 150th Rd. Turn east on 150th Rd for 3 miles to NE 30th Ave. Signs are posted.

2023 Taxes: \$1,065.34

FSA Info:

- » **Wheat**
 - » Base: 55.52
 - » PLC Yield: 31 bu
- » **Gr. Sorghum**
 - » Base: 76.79
 - » PLC Yield: 56 bu

Mineral Rights: Seller's mineral rights pass to the buyer. Has an oil well not producing.

Possession: Possession at closing subject to tenants' rights.



Tract #5: 0.78± Acres

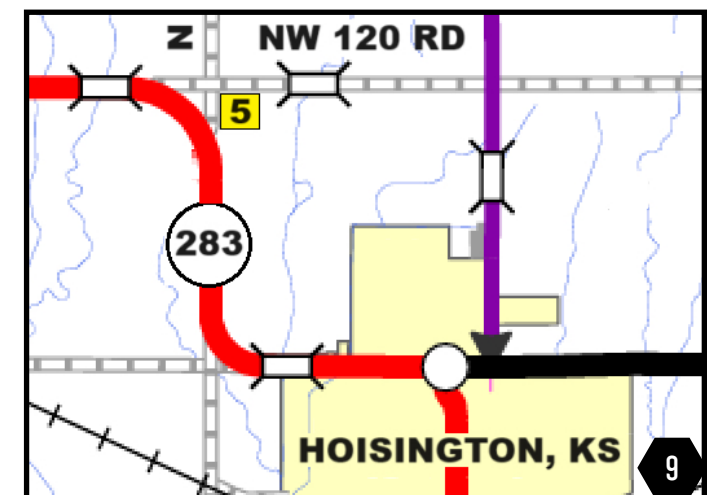
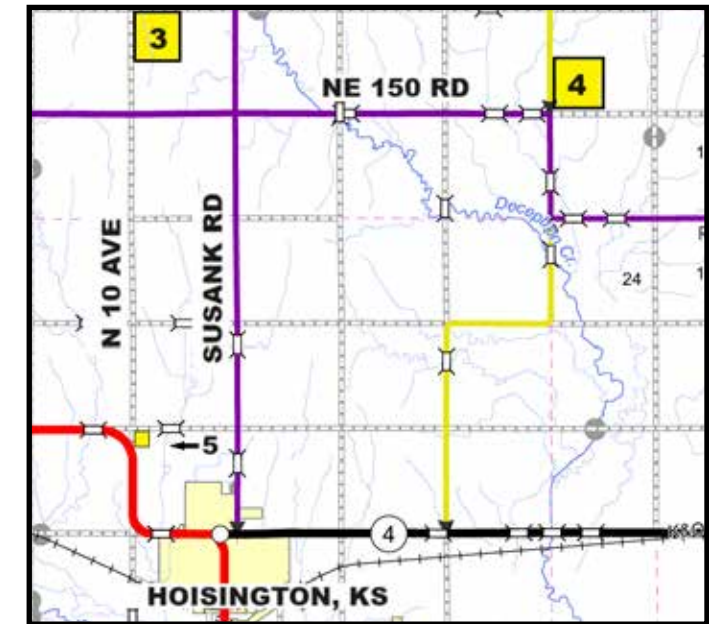
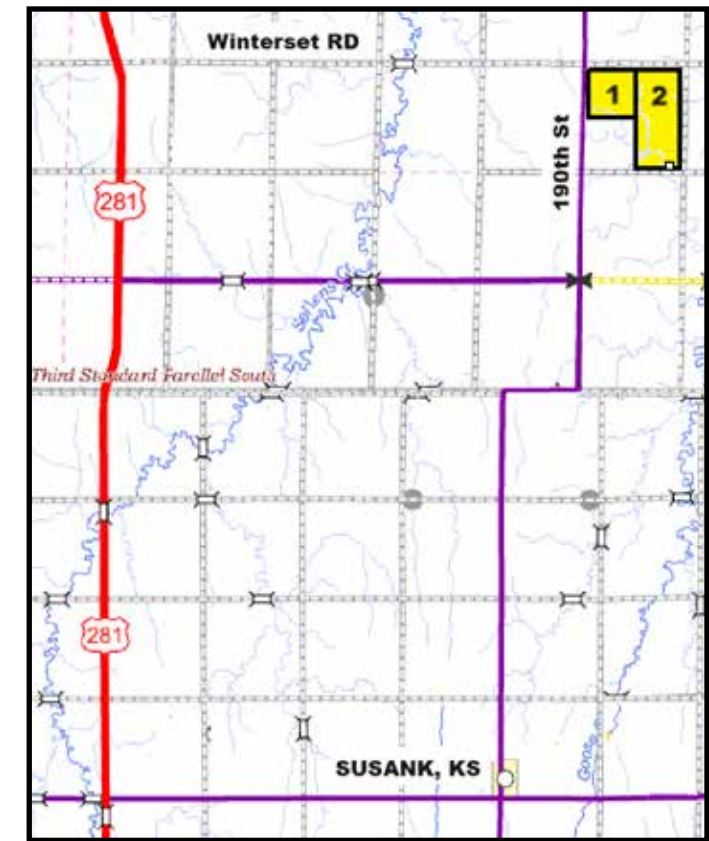
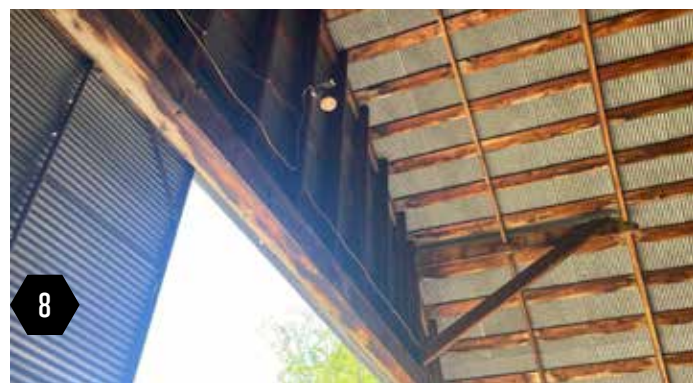
Description: This is an old home site of .78 acres located approximately 2 miles northwest of Hoisington, Ks, at the intersection of NW 120th Rd and NW 10th Ave. The house has been pushed into the basement. There is a serviceable 40 (X) 60 Quonset with a dirt floor. The Quonset is sheet metal over a wood frame set on a concrete stem wall. The plates are 2 (X) 8; ribs are 2 (X) 6; with 1 (X) 6 cross braces and straps. There's a 12 (X) 12 door on the north end and a 18 (X) 14 door on the south end. A walk in man door is also on the south end that needs to be replaced. The Quonset is wired for electricity, but not connected to the grid. There are two utility poles south of the building with wire to the building. Four fiberglass skylights need to be replaced.

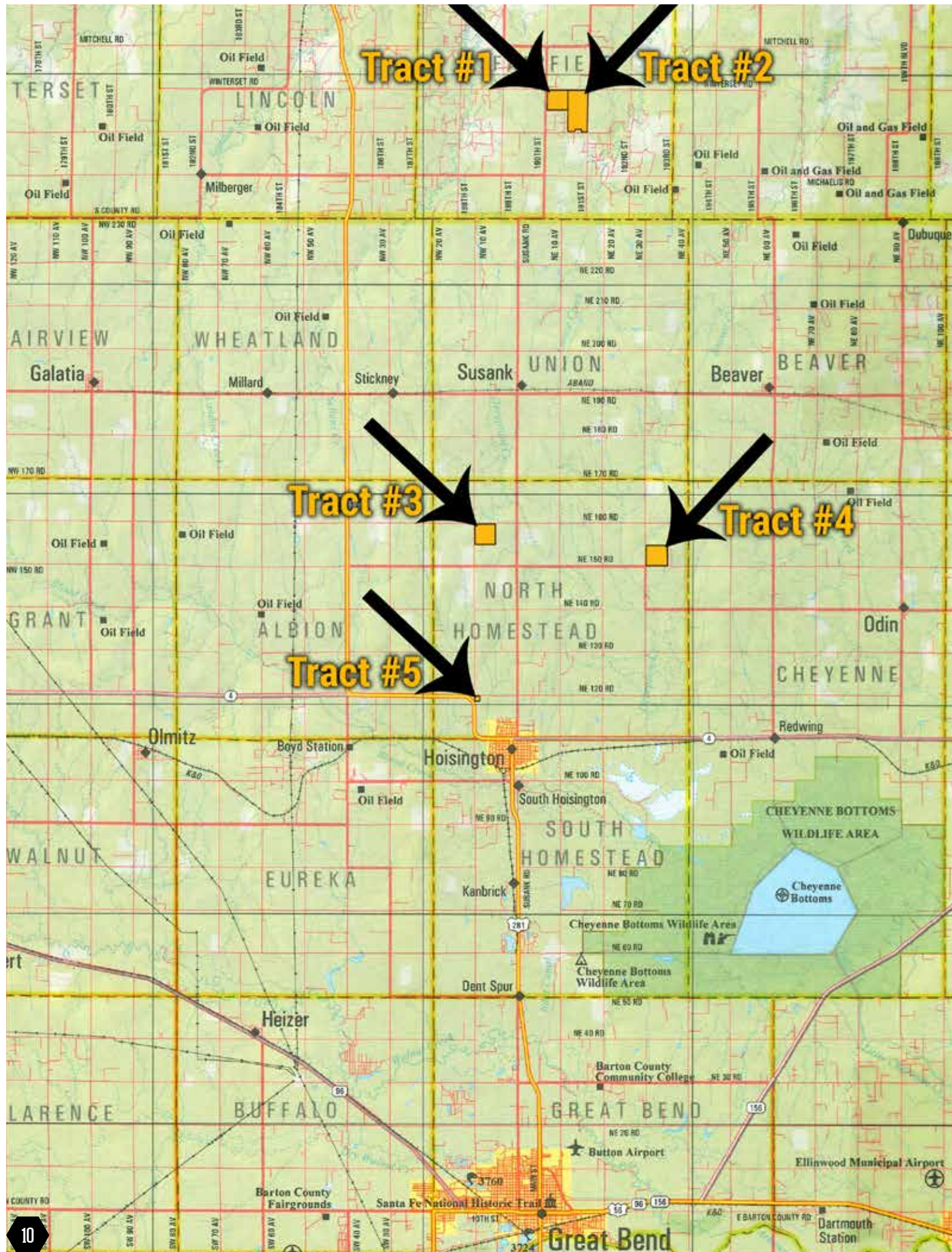
Legal: 1198 NW 10 Ave., Hoisington, Ks

Location: 1 mile north of Hoisington, Ks, on Susank Rd, to NW 120th Rd. Turn west 1 mile. Signs are posted.

2023 Taxes: \$124.38

Possession: Possession at closing.





BIDDING PROCESS

The bidding increments will be \$50/acre on Tracts 1-4, on Tract 5 the bid will be on the total Lot. The final sale price on Tracts 1-4 will be calculated based on total acres times the highest bid and Tract 5 will be the highest total bid. Real Estate Agent reserves the right to adjust bidding increments. You may place bids on this land for 14 days beginning Oct. 24, 2024, and ending Nov. 7, 2024, at 11:00 am unless extended by bidding. 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. 24, 2024, and ends Nov. 7, 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 First American Title, 2010 Forest Ave., Great Bend, Ks 67530 (620-793-3781). 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. 7, 2024. A Transaction Fee of \$500.00 will be paid to BigIron Auctions by the Buyer of each tract to be paid at closing. 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%. Seller pays the 2024 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(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 7, 2024**
9 a.m. CST until bidding ends

Hoisington Activity Center
1200 Susank Road
Hoisington, KS 67544

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.



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THE BIGIRON REALTY ADVANTAGE



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BigIron REALTY

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Columbus, NE 68601

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BARTON & RUSSELL COUNTY, KS 776.13± ACRES FARMLAND

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UNRESERVED ONLINE LAND AUCTION

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[EXPERTS IN SELLING LAND]

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Contact the Listing Agents

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Explore the Property from Above
DRONE TOUR

