

2 DAY

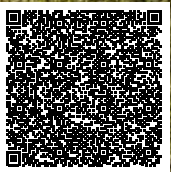
UNRESERVED ONLINE LAND AUCTION

October 29th

157.12± Acres
Pratt County, Kansas

October 31st

&
396.72± Acres
Reno County, Kansas
Selling in 2 Tracts



Pratt County
Scan for additional details!



Reno County
Scan for additional details!

SELLER: PLEASANT VALLEY MERCIA, LLC

BIGIRON REALTY ADVANTAGE

RURAL VALUES | UNMATCHED MARKETING REACH | INDUSTRY EXPERTISE

BigIron
REALTY

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[EXPERTS IN SELLING LAND]

157.12± ACRES IN PRATT COUNTY, KANSAS

Bid Online
**OCT. 15-29,
2024**

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

Seller: Pleasant Valley Mercia, LLC

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**

157.12± Acres



Description: NW 1/4 16-26-13 is located eight miles north of Pratt, KS, on Hwy 281 to paved NW 90th Rd, then 1 mile west and a half mile north. It has income from CRP, crop production, and a unitized oil interest. It's 157.12± acres of farmland with 154.08± acres cropland. It has 2.76± acres in a tree grove and .28± acres of waste. The 154.08 acres of cropland is divided between 76.93 acres of CRP on the north and 73.63 acres of cultivated acres on the south. A 3.52 acre buffer strip borders the cultivated acres on the east, south and west sides. Soils are 86.9% Hayes loamy and fine sandy loams with 13.1% prime Solvay loamy fine sand. The 76.93 acres of CRP pays \$40.17 per acre or \$3,090 per year. The CRP contract matures 9-30-31.

The land is leased through the 2025 crop year as follows: The tenant cash leases the CRP plus the 3.52 acre buffer strip around the south field for \$1,550 per year or basically 50% of the CRP payment. The 73.63 acres of cultivated land is crop shared with a 1/3 crop share to the buyer. The buyer receives the full CRP payment of \$3,090 paid by USDA starting 10-1-2025 through the 9-30-31 maturity. Full possession of the cultivated acres occurs at the conclusion of the 2025 crop harvest. The Seller pays all 2024 and prior year property taxes. Hunting rights are reserved to the land owner and transfer to the Buyer at closing. The CRP grass is in excellent condition with plum thickets offering great hunting. The buyer also receives the Seller's mineral rights including a .03125 unitized share of an oil well located on the adjoining south quarter (NW of SE of SE of SW 1/4 16-26-13). This well produced an average of 1,112 barrels of oil per year 2018 through 2023. The Seller paid a royalty interest tax to Pratt County of \$384.68 in 2023.

Legal: NW 1/4 16-26-13

Location: 8 miles north of Pratt, KS, on Hwy 281 to NW 90th St. Turn west 1 mile to NW 10th Ave, go north a half mile.

2023 Taxes: \$1,114.76

FSA Info:

- » Wheat
- » Base: 77.0
- » PLC Yield: 30 bu

Mineral Rights: Sellers mineral rights pass to the buyer

Possession: After 2025 crop harvest on cultivated land. Oct. 1, 2025 on CRP.



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 15, 2024, and ending October 29, 2024, at 11:00 a.m. unless extended by bidding. There is no buyer premium. 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

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 October 15, 2024, and ends October 29, 2024, at 11:00 a.m. unless there are bidding extensions. 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) will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment made payable to Security 1st Title, 1320 E. 1st, Pratt, Ks 67124). 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 November 30, 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%. Seller will pay 2024 and prior year 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

**Tuesday
October 29, 2024
9 a.m. CDT until bidding ends**

**BTI John Deere
18 NW 30th Street
Pratt, KS 67124**

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

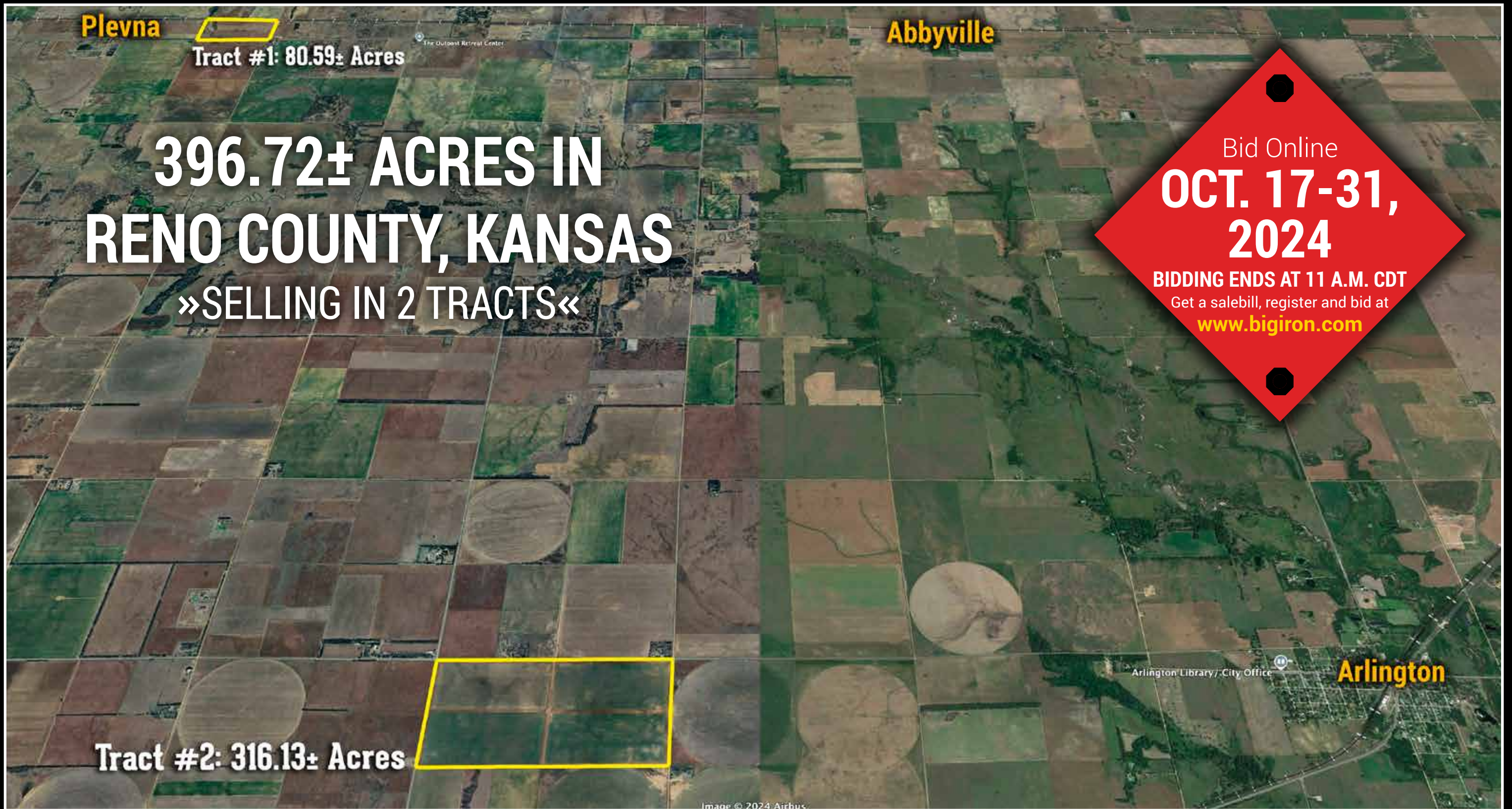
620.899.6989

mike.campbell@bigironrealty.com

KYLE CAMPBELL

620.200.2193

kyle.campbell@bigironrealty.com



Plevna

Tract #1: 80.59± Acres

Abbyville

396.72± ACRES IN RENO COUNTY, KANSAS

»SELLING IN 2 TRACTS«

Bid Online

**OCT. 17-31,
2024**

BIDDING ENDS AT 11 A.M. CDT

Get a salebill, register and bid at
www.bigiron.com

Tract #2: 316.13± Acres

Arlington

Arlington Library / City Office

Image © 2024 Airbus

Seller: Pleasant Valley Mercia, LLC

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: 80.59± Acres



Tract #2: 316.13± Acres



Description: This 80.59± acres is 100% cropland per USDA-FSA. It has 79.25 acres enrolled in CRP and 1.34 acres in other uses. The CRP payment is excellent at \$62.71 acre or \$4,970 per year expiring 9-30-2026. The tenant currently receives 100% of the CRP contract but agrees to pass the contract in full to the Buyer at closing. The CRP is in excellent condition and in compliance with CRP contract provisions. The north 20% was hayed this year. The Buyer agrees to keep the CRP contract in compliance through its maturity date 9-30-2026. The Buyer receives 100% of the last two CRP payments 10-1-2025 and 10-1-2026. 39.6% of the soils are 'Prime' Ost loams 0-1% slopes. 60.4% of the soils are 'Soils of Statewide Importance' Turon-Carway complex and Hays-Solvay loamy fine sands. This would make a good grain producing tract when it comes out of CRP, or it could be eligible for reenrollment in CRP depending on USDA rules at the time. The Seller pays the 2024 and prior years property taxes.

Legal: S 1/2 of SE 1/4 10-24-9 south of railroad

Location: 4.5 miles west of Abbyville or a half mile east of Plevna on paved Trails West Road.

2023 Taxes: \$597.86

FSA Info:

- » Wheat
- » Base: 1.33
- » PLC Yield: 34 bu

Mineral Rights: Seller's mineral rights transfer to the Buyer.

Possession: Transfers to the Buyer at closing.



Description: The N 1/2 7-25-8 is 100% 'Prime' cropland according to the USDA-Natural Resource Conservation Service (NRCS). They are Shellabarger, Ost-Clark and Albion loams. This is a beautiful half section with black top roads on two sides: Arlington Road on the north and Sterling Road on the west. A gravel road is on the east (Peace Road). In 2022 the tenant enrolled the land in a 5 year, USDA-NRCS, Environmental Quality Improvement Practice (EQIP). The practice is called 'Soil Health Initiative'. The Buyer has NO obligation to continue this practice and there is NO penalty for terminating the practice. The practice is used to build soil health through crop rotations, cover crops, crop residue management and nutrient management. In 2024, the tenant has the land in 4 quadrants comprised of 71 acres in one year old alfalfa; 71 acres in forage sorghum; 68.36 acres in wheat; and 69.2 acres in grain sorghum. In between these quadrants is 36.57 acres planted in 60 ft and 90 ft wide buffer strips of sudan forage for grazing, haying, wildlife habitat and hunting. Electric fence surrounds each quadrant to control cattle grazing on each quadrant. A new solar livestock well with a tank provides water for livestock in the center of the quadrants. The tenant invested \$10,500 to develop the solar well and is willing to sell it to the new buyer for \$8,500 or he will remove it. Livestock panels and electric fencing belong to the tenant. The tenant will have 2025-crop wheat planted on the northeast and southwest quadrants. The buffer strips and southeast quadrant will be planted to a rye cover crop. The land is cash leased for \$50 per acre per year on a year to year, verbal lease. Unless the new buyer gives the tenant a written notice of termination 30 days prior to March 1, 2025, the existing cash lease agreement continues for another year. On land planted to a 2024 fall seeded grain crop (wheat) the tenant has the right to harvest those acres in 2025. If a proper notice of termination is given 30 days prior to March 1, 2025, the buyer will have full possession March 1, 2025, on land not planted to a 2025 grain crop. The Seller pays 2024 and prior years property taxes.

Legal: N 1/2 7-25-8

Location: 2.5 miles west of Arlington, KS, on paved Arlington Road.

2023 Taxes: \$3,174.89

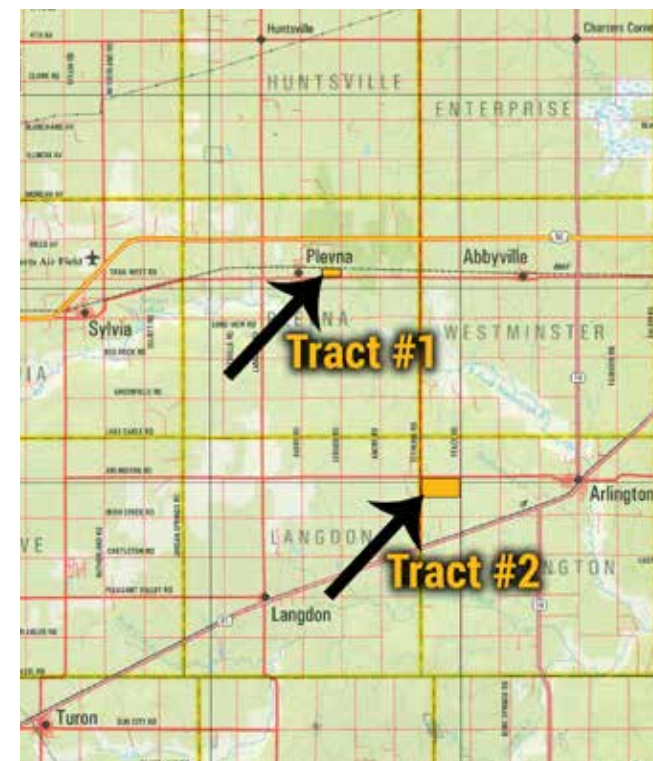
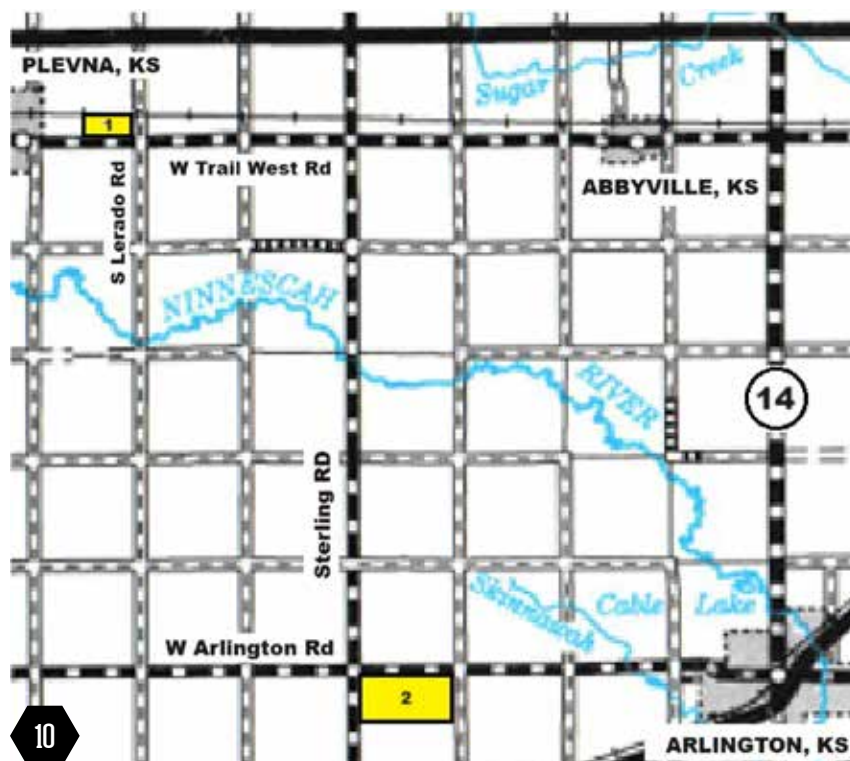
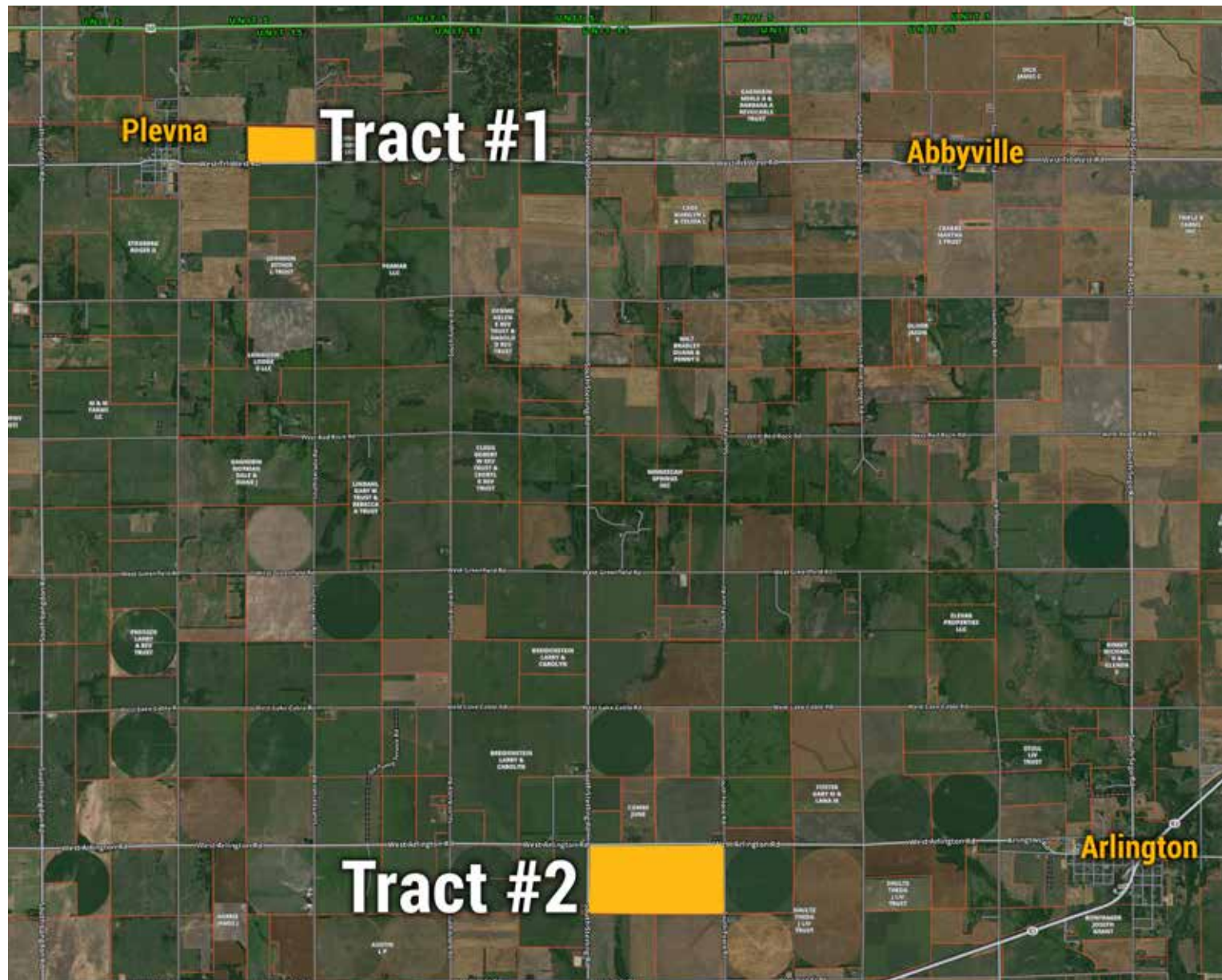
FSA Info:

- » Wheat
- » Base: 1.33
- » PLC Yield: 34 bu

Mineral Rights: Seller's mineral rights transfer to the Buyer.

Possession: At closing subject to tenant's rights to harvest 2024 fall seeded crops in 2025.





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. This land sells in 2 individual tracts, with no combination of tracts. There is no buyer premium. You may place bids on these tracts for 14 days beginning October 17, 2024, and ending October 31, 2024, at 11:00 a.m. unless extended. 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 before the auction closes or call 800-887-8625 for assistance.

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**Thursday
October 31, 2024**
9 a.m. CDT until bidding ends

Community Center

101 West Avenue C

South Hutchinson, KS 67505

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THE BIGIRON REALTY ADVANTAGE



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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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