

DICKINSON COUNTY, KS

315.31± ACRES PRIME LAND

UNRESERVED ONLINE LAND AUCTION

ABSOLUTE

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
AUG. 2-16, 2022

BIDDING ENDS AT 7 P.M. CDT

Get a salebill, register and bid at

www.bigiron.com/realty

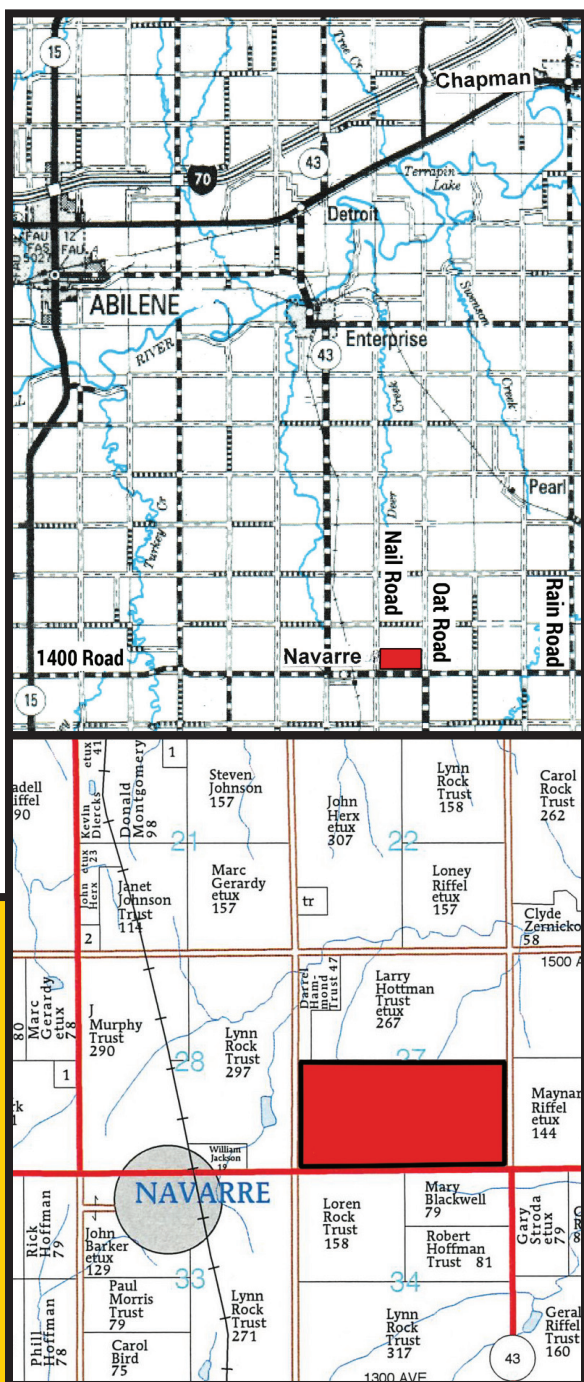
Sellers: Tim and Debra Sanders

Contact Listing Agent

Mike Campbell 785.821.0619

Explore the Property from Above

DRONE TOUR



Information

- » 'Prime' Crete & Irwin Clay Loams 0-3% slope
- » 293.59± acres terraced cropland
- » 12.38± acres waterways/conserving uses
- » 9.11± acre, one-mile-long windbreak
- » Grain delivery (Navarre, KS) 1/2 mile west on paved Hwy 43
- » Mile of paved Hwy 43 frontage on south side
- » County roads on east and west sides
- » 40 X 68 ft. quonset & 2 grain bins
- » Read & see more on www.bigiron.com > upcoming auctions

Legal

S 1/2 27-14-3 Dickinson County, KS

Location

7 miles south of Abilene, KS, on Hwy 15 then 7 miles east on paved 1400 Road. From Chapman, KS, 12 miles south on paved Rain Road, then 3 west on paved 1400 Road.

FSA Data

- Wheat**
 - » Base Acres: 173.5
 - » PLC Yield: 45 bu.
- Gr. Sorghum**
 - » Base Acres: 90.4
 - » PLC Yield: 71 bu.
- Soybeans**
 - » Base Acres: 14.5
 - » PLC Yield: 36 bu.

2021 Taxes

\$4,712.02

BIDDING PROCESS

Bidding increments will be \$50/acre. Real Estate Agent reserves the right to adjust bidding increments. The final sale price will be calculated based on total acres times the highest per acre bid. You may place bids on this land for 14 days beginning August 2, 2022, and ending August 16, 2022, at 7 p.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

The sale is subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record, if any. The successful Buyer 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, 209 NW 15th Street, Abilene, KS, 67410 (785-263-7722). The earnest money deposit can be made by personal check, company check, or wire transfer. The balance will be due at closing on or before September 16, 2022. The 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 a Buyer's lender 100%. 2022 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. 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. BigIron Realty is working for the Seller.

Attend the Auction
Tuesday, August 16, 2022
1 p.m. CDT until bidding ends
The Greyhound Hall of Fame
407 S Buckeye Ave. | Abilene, 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 land? Please attend this auction to see how it works!

For more information on the property, visit
www.bigiron.com/realty

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 2022 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE



QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it is **guaranteed to be sold after six weeks.**



MORE MONEY IN YOUR POCKET

Our unreserved 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.

Approaching 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

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