

**FOR SALE**

NEBRASKA  
LAND & CATTLE  
AGENCY

Richard Dawson, Broker

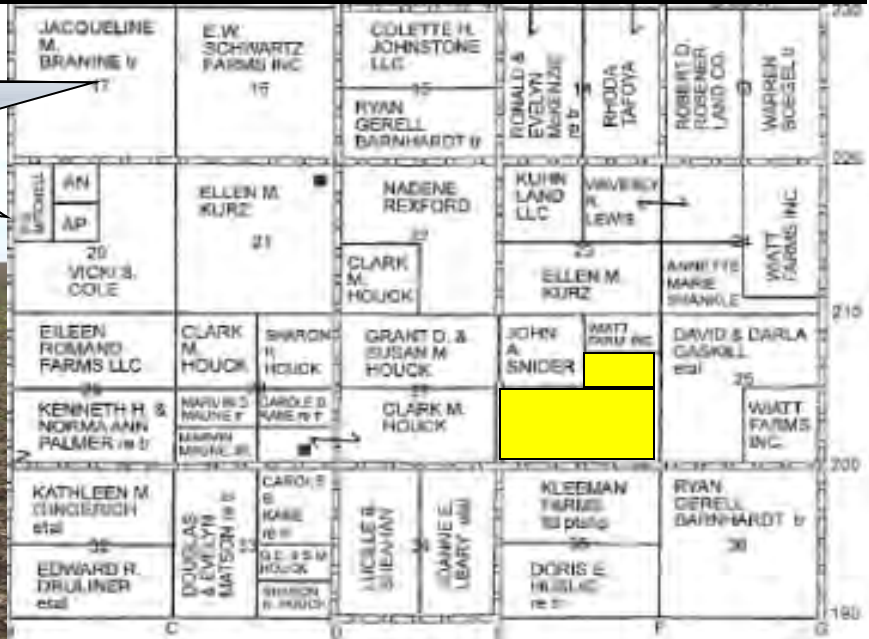
1-800-785-2528

# KEARNY COUNTY FARM

Kearny County, KS

391.79 +/- Deeded Acres

**AUCTION**



**LEGAL DESCRIPTION:** South Half of Northeast Quarter & South Half of Section 26, T-23-S, R-38-W, Kearny County, KS

**LOCATION:** 11 miles west of Lakin, KS on US Hwy 50 to County Road E and 5 miles North to County Road 200

**LAND USE:** 391.79 acres of cropland **FSA and soil maps on back.**

**POSSESSION:** Surface rights only upon closing, Sellers retain all ownership in Mineral Rights.  
 South Half of Section 26, T-23-S, R-38-W in planted wheat with possession negotiable with payment of sellers expense in growing crop, S/2 of NE/4 of Section 26, T-23-S, R-38-W in wheat stubble.

**2017 REAL ESTATE TAXES:** \$458.15 (\$5.89/acre) S/2 of NE/4 of Section 26, T-23-S, R-38-W  
 \$885.54 (\$5.61/acre) SW/4 of Section 26, T-23-S, R-38-W  
 \$929.04 (\$5.96/acre) SE/4 of Section 26, T-23-S, R-38-W

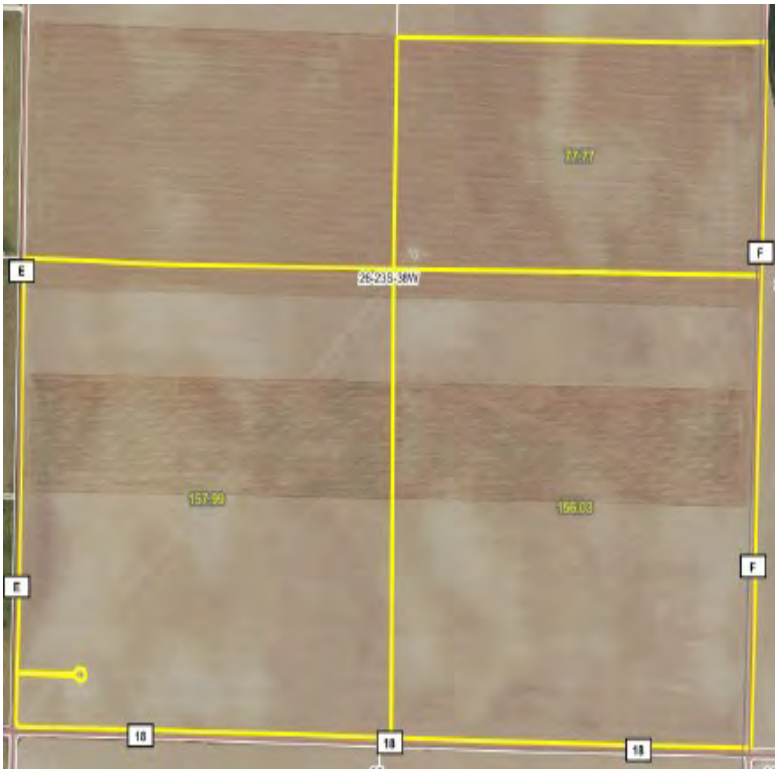
**Double Opportunity Auction:** Confidential bids will be accepted during Preliminary Round which ends December 15, 2017, 6:00 P.M. CST. A final Bid-Off Round will be held with the top 5 bidders participating. Seller has the right to reject any and all bids. Purchase contract will be signed upon seller confirmation. Closing 30 days after seller confirmation of contract. A 10% earnest money deposit will be required from the successful bidder. The property is being sold "AS IS" and sale is not subject to financing.

Contact listing agent for Buyer Registration and Bid Form. More Info: [www.nelandcattle.com](http://www.nelandcattle.com)

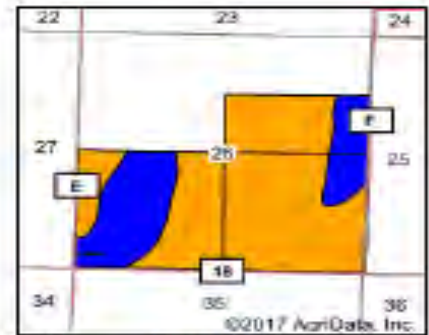
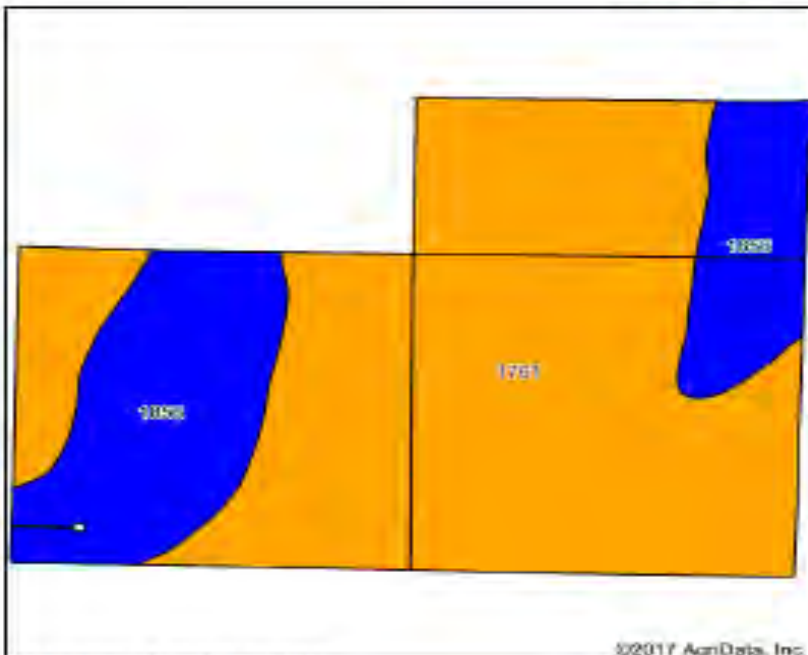
All bidders are urged to inspect all property prior to bidding & conduct their own due diligence.

**LISTING AGENT: NICK ZERR, Gove, KS (785) 673-6424**  
**Nebraska Land & Cattle Agency Inc.**

S/2 of NE/4 & S/2 of  
26-T-23-S, R-38-W  
Kearny County, KS



**Soils Map**



State: Kansas  
County: Kearny  
Location: 26-23S-38W  
Township: Hartland  
Acres: 391.79  
Date: 11/21/2017



Area Symbol: KS093, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class %	ir Class %	Alfalfa hay (irrigated)	Com. irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat	Winter wheat irrigated	
1781	Richfield silt loam, 0 to 1 percent slopes	282.42	72.1%		100	0	6	187	33	121	28	48	
1858	Liyassee silt loam, 0 to 1 percent slopes	109.37	27.9%		0	100			28		22		
Weighted Average								4.3	126.4	31	57.2	24.8	33.2

\*: Using Capabilities Class Dominant Condition Aggregation Method

Soil data provided by USDA and NRCS.

Disclaimer: Information on the sale property has been gathered from sources deemed reliable, but Nebraska Land & Cattle Agency Inc. or agents thereof make no guarantees as to the accuracy. Buyers (or their agents) are expected to personally inspect the property, perform their own due diligence, and arrive at their own decisions as to purchase. Seller(s) reserve the right to refuse any or all offers submitted. All Real Estate agents not licensed with Nebraska Land & Cattle Agency Inc. shall be agents of the Buyer.