

GF&A

MULTI PARCEL • LIVE & ONLINE LAND AUCTION

314 ± ACRES - KINGMAN COUNTY, KANSAS

WEDNESDAY, March 27, 2024 • 11:00 AM

Auction Location: KINGMAN ACTIVITY CENTER
121 S. MAIN ST, KINGMAN, KS

Online Bidding: www.gavelroads.com



ABSOLUTE



Tract 1: 154 ± Acres - Surface Rights



Tract 1A: 154 ± Acres - Mineral Rights



Tract 2: 160 ± Acres - Surface Rights



Tract 2A: 160 ± Acres - Mineral Rights

Tract 1: 154 ± Acres - Surface Rights Only

Legal Description: The NE ¼ minus a tract of 26-29-9W in Kingman Co., KS (full legal description to be described by Security 1st Title). Surface Rights Only.

Location: From Zenda, KS travel 4 miles north on SW 90 Ave, travel ½ mile east on SW 100 St

Description: Situated on 153.7 acres, this property includes 110.49 acres of terraced cultivation with approximately 40 acres as fenced pasture with a nice pond. There is one producing gas well with mineral rights selling separately. Gravel road frontage and electricity are available.

Soil Types: 87% Class 2 Shellabarger sandy loam, Nalim loam, and Kaski loam; 3% Class 3 Abion sandy loam; 10% Class 6 Albion sandy loam

Possession: Possession of the cultivation will be after 2024 wheat harvest. Possession of the pasture will be upon closing. Current cash rent agreement is \$50/per cultivated acres.

Taxes: 2023 - \$956.96 Taxes will be prorated to the date of closing.

Tract 1A: 154 ± Acres - Mineral Rights Only

Buyer shall receive Seller's 0.1171875 royalty interest. Income from gas production was \$4,714.09 in 2023.

Tract 2: 160 ± Acres - Surface Rights Only

Legal Description: The NE ¼ of 25-29-9W in Kingman Co., KS (full legal description to be described by Security 1st Title). Surface Rights Only.

Location: From Zenda, KS travel 4 miles north on SW 90 Ave, travel 1 ½ miles east on SW 100 St.

Description: This property consists of 160.5 acres of farmland to all terraced cultivation. There are two producing oil/gas wells with mineral rights selling separately. Gravel road frontage and electricity are available.

Soil Types: 72% Class 2 Nalim loam and Shellabarger sandy loam; 28% Class 3 Shellabarger sandy loam, Albion sandy loam, and Nalim loam.

Possession: Possession will be after 2024 wheat harvest. Current cash rent agreement is \$50/per cultivated acres.

Taxes: 2023 - \$1,276.10 Taxes will be prorated to the date of closing.

Tract 2A: 160 ± Acres - Mineral Rights Only

Buyer shall receive Seller's 0.21875 royalty interest. Income from oil/gas production was \$5,155.46 in 2023.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$10,000, Tract 1A: \$2,000, Tract 2: \$10,000, Tract 2A: \$2,000 with the balance due on or before April 26, 2024. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller.



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