

PROPERTY INFORMATION PACKET | THE DETAILS



155.25 +/- Acres on HWY 50 | Garden City, KS
67846

AUCTION: BIDDING OPENS: Tues, Nov 26th @ 2:00 PM
BIDDING CLOSING: Wed, Dec 11th @ 2:10 PM

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



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ALL FIELDS CUSTOMIZABLE



MLS # 647357
Class Land
Property Type Farm
County Finney
Area SCKMLS
Address 155.25 +/- HWY 50
Address 2
City Garden City
State KS
Zip 67846
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	10/30/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Lonn McCurdy - HOME: 316-683-0612	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	028-228-33-0-00-01-020.00-0	Virtual Tour Y/N	
Number of Acres	155.25		
Price Per Acre	0.00		
Lot Size/SqFt	6762690		
School District	Wichita School District (USD 259)		
Elementary School	Alta Brown		
Middle School	Horace J Good		
High School	Garden City		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Finney County-Garden City) - N. 3rd St. & HWY 50 (U.S. HWY 83) - East to Property.

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level	OUTBUILDINGS None	EXISTING FINANCING Other/See Remarks	OWNERSHIP Trust
PRESENT USAGE Tillable	MISCELLANEOUS FEATURES Mineral Rights Included	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Paved	DOCUMENTS ON FILE Aerial Photos Photographs	POSSESSION At Closing	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Electricity Natural Gas	FLOOD INSURANCE Unknown	SHOWING INSTRUCTIONS Call Showing # LOCKBOX None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$2,115.04
General Tax Year	2023
Yearly Specials	\$54.68
Total Specials	\$54.68
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, November 26th, 2024 at 2 PM (cst) | BIDDING CLOSING: Wednesday, December 11th, 2024 at 2:10 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! Rare opportunity to acquire 155+/- acres of prime irrigated cropland located directly north of Garden City on Highway 50. This exceptional property combines outstanding agricultural potential along with future development or investment possibilities. The property features a Reinecke A60G 8 tower center pivot system that does transfer with the land to the buyer. Water rights are also included with a well located in the NW corner of the property. The well is 277 feet deep with an authorized quantity to not exceed 234-acre feet (AF) at authorized rate not to exceed 1650 gallons per minute (GPM). All of the seller's interest in minerals and active leases will also be conveyed to the buyer. The pump motor, remote system (Hot Shot) and sprinkler regulators will not transfer to the buyer. Features: 155+/- acres SW1/4, S33-T23-R32W Approximately 117+/- acres under pivot irrigation Water Rights & Irrigation well Water right 12517, well completed in 09/2008 277 feet deep Authorized up to 234 AF, 1650GPM Reinecke A60G 8 tower center pivot irrigation system 1272 feet long Sellers' interests in mineral rights and production transfer Immediate Possession Highway 50 frontage Directly north of Garden City Excellent investment potential Whether you're an agricultural producer looking to expand your operation or an investor seeking land with development or investment potential, this property offers an exceptional opportunity. Properties of this caliber, especially with this location and irrigation infrastructure, rarely come to market. Don't miss this chance to own a piece of prime Garden City real estate! \$60,000 earnest money deposit at the time of contracting with a closing on or before 30 days from the date of sale. \$75,000 earnest money deposit at the time of contracting with a closing on or before 45 days from the date of sale. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160-acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total bid price of \$800,000 (plus Buyer's Premium, if applicable). For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres or a parcel is 158.3 would be offered as 158 acres. Tenant farmer has been notified and lease has been terminated, possession is immediate at the time of closing. Comes w pivot and irrigation equipment. Mineral rights transfer. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$60,000 for a 30 day closing or \$75,000 for a 45 day closing.

AUCTION

Auction Date	11/26/2024	Auction Location	www.mccurdy.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	12/10/2024 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

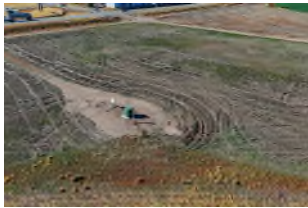
Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 155.25 Acres On Hwy 50 - Garden City, KS 67846 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

NONE

Special Assessments or Fees:

Is the Real Estate located in an improvement district? ☐ Yes ☒ No ☐ Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? ☐ Yes ☒ No ☐ Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): _____

Explanation of Assessment or Fee: _____

Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?

- ☒ No appliances transfer
☐ All appliances present at the property transfer
☐ Some appliances transfer

*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: _____

(Remainder of this page intentionally left blank)

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

SELLER:

Robert D. Finn 10/30/2024
Signature Date
ROBERT D. FINN
Print
TRUSTEE
Title Company

Joyce M Bartosewicz 10-30-24
Signature Date
JOYCE M BARTOSEWICZ
Print
Trustee John C Finn Revocable
Title Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature Date

Print

Title Company

Signature Date

Print

Title Company

DJ 10-30-24
Dow Finn
TRUSTEE

155 +/- Acres on HWY 50, Garden City, KS 67846

Zoning – A (Agricultural)



Finney County Zoning

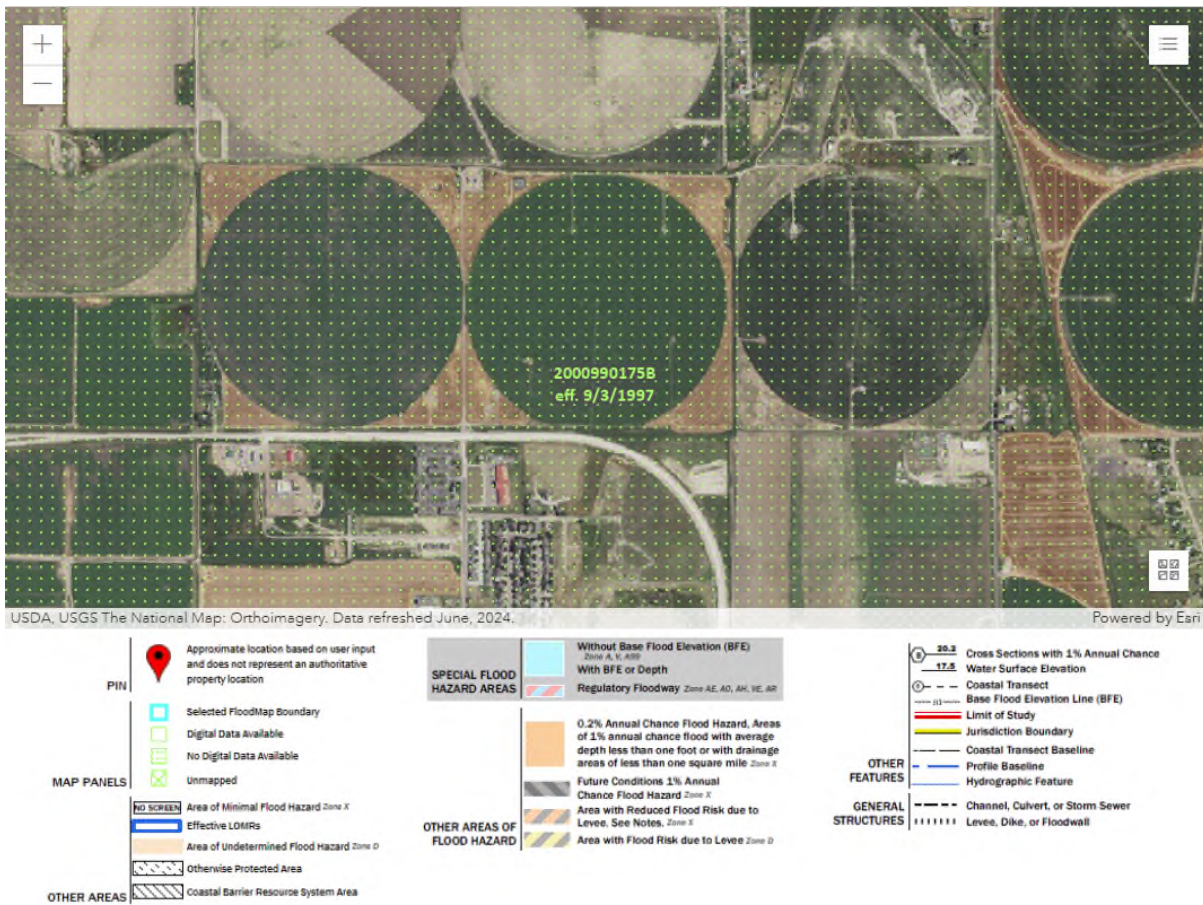
- A
- C.R.
- G.C.
- I.1, I.2
- I.3
- L.R.
- M.R.
- MHP
- MHS
- N.C.
- P.F.
- P.L.
- P.P.
- R.1
- R.R.
- RRP
- S.E.
- W.R.

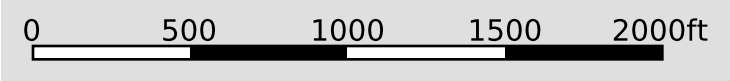
City of Garden City Zoning

- A
- AO
- AS
- C.1
- C.2
- C.3
- C.O.
- I.1
- I.2
- I.3
- MHP
- MHS
- P.F.
- R.1
- R.2
- R.3
- R.C.
- ZL

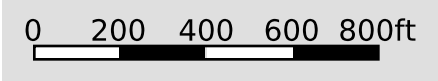
155 +/- Acres on HWY 50, Garden City, KS 67846

FEMA – No Digital Data Available





 Boundary



 Boundary

| Boundary 155.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1375	Beeler silt loam, 0 to 1 percent slopes	141.17	90.98	0	38	2s
2714	Ness clay	14.01	9.03	0	16	6w
TOTALS		155.18(*)	100%	-	36.02	2.36

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

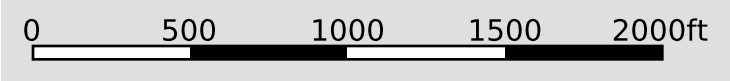
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



 Boundary

 Wetlands

 Riparian

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission *(If Applicable)*
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents *(If Applicable)*

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium *(If Applicable)*
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. *(If Applicable)*

