

LAND AUCTION



171.94 AC± | 2 TRACTS | BARTON & RUSSELL CO, KS

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 4/30/25 | **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: HOISINGTON ACTIVITY CENTER
1200 SUSANK RD, HOISINGTON, KS 67544

171.94± Acres offered in 2 tracts along the Russell and Barton Co lines. Premiere farm ground with oil income as well. Great opportunity to purchase nearly all tillable land. See individual tracts for details on each tract.

TRACT 1 DESCRIPTION: BARTON 98.17

Barton County Crop Land & Oil

The opportunity to purchase a property of this quality rarely comes available within Barton County. Situated in northern Barton County, only 1 half mile east of Highway 281 on Northwest 230 Road, you will find this premiere track of farm ground. Nearly 100% tillable land, considering a waterway drainage and oil well site, will make up the difference. This property is currently all planted to wheat. The owner and tenant are on a cash rental agreement, and possession to a new buyer will fall after wheat is harvested. Situated within this property are three different oil wells, with the seller's mineral interest being (.0073241) 2024 oil income to the seller was approximately \$521.09. CHS has an operating lease on this property.

- Located half a mile east of Hwy 281 in Northern Barton County
- Approximately 12 miles North of Hoisington
- Nearly 100% farm ground with high-quality soils
- Producing oil wells with a portion of the interest passing to new buyers
- Possession will be after 2025 Wheat Harvest
- Cash rental agreement in place with current tenant
- Great access from a maintained county road. (Northwest 230 Road)
- Approximate Annual Tax \$1,277.40

Tract #:	Tract 1 Barton Co
Deeded Acres:	98.17
FSA Farmland Acres:	82.17± acres
Soil Types:	Nuckolls silt loam, Harney silt loam
Soil PI/NCCPI/CSR2:	NCCPI 70
CRP Acres/payment:	NO CRP
Taxes:	2025 taxes paid by the buyer
Lease Status:	Open Tenancy for 2025 crop year after wheat harvest
Possession:	Immediate possession subject to current tenant's rights for 2025 wheat crop
Survey needed?:	No survey needed
Brief Legal:	98.17± ACRES pt NE 1/4 S2 T16S R14W Barton Co, KS
PIDs:	041-02-0-00-00-001.00-0
Lat/Lon:	38.69443, -98.83567
Zip Code:	67544



TRACT 2 DESCRIPTION: RUSSELL 73.77

Russell County Crop Land & Minerals Along 281

Located on the Russell/Barton County line along Highway 281 we are offering a very flat, productive tract of farm ground. This property is nearly 100% tillable land with approximately 68 acres currently in Milo stalks. 5 acres of land sit across the highway to the east in a pie-shaped piece. The small tract of land is not being farmed and can be converted into whatever the new owner desires. A new buyer will gain possession of the property immediately upon closing. One oil well and a saltwater disposal well exist on the property. A portion of oil revenue will be included with this sale, with 50% of the mineral rights being intact and transferring (.0625 Interest). 2024 oil income was approximately \$1568.08 and the Salt Water Disposal income was \$1,375. CHS has the operating lease. This is a great opportunity to purchase a flat lying tract of farm ground with great access along Highway 281.

- Located along Hwy 281 on the Russell/Barton County line
- 12 miles straight south of Russell
- Nearly 100% cropland with very flat contour and high-class soils
- 68 acres currently Milo stalk. 5 acre parcel east of the highway.
- Immediate Possession upon closing
- 1 oil well and 1 saltwater disposal well exist on the property
- 50% of the mineral rights will transfer to a new buyer
- Northwest 230 Road borders this property along the south side
- Approximate Annual Tax \$856.44



Tract #:	Tract 2 Russell Co
Deeded Acres:	73.77
FSA Farmland Acres:	73.07
Soil Types:	Harney silt loam, Crete silt loam
Soil PI/NCCPI/CSR2:	NCCPI 67.9
CRP Acres/payment:	NO CRP
Taxes:	2025 taxes paid by the buyer
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession
Survey needed?:	No survey needed
Brief Legal:	73.77± acres pt S 1/4 SW 1/4 S35 T15S R14W Russell Co, KS
PIDs:	247-35-0-00-00-005.00-0
Lat/Lon:	38.6987, -98.85293
Zip Code:	67665

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

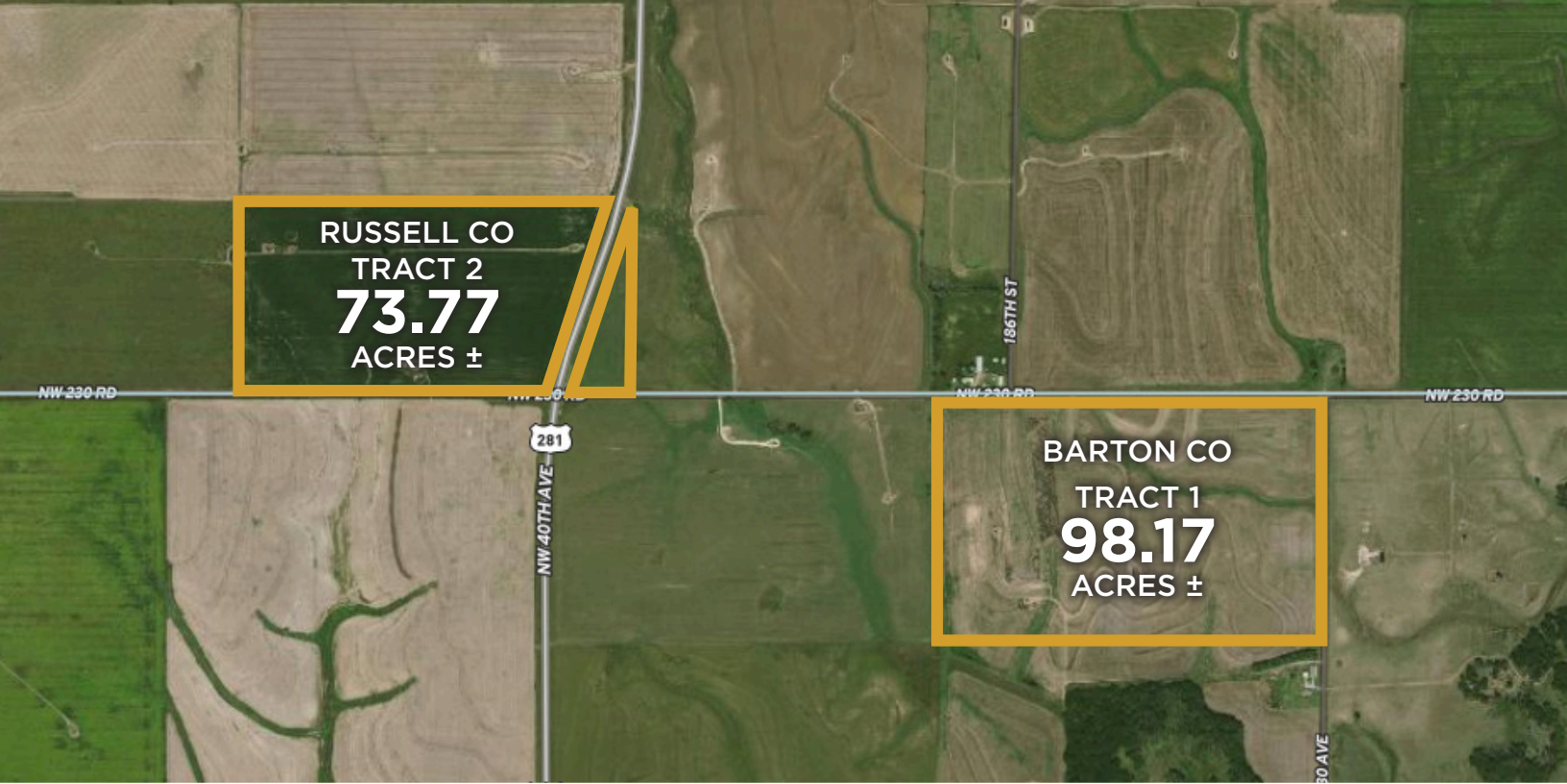
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Jefferson Kirk Gilbert, Ranch & Farm Auctions (CO00002929), Kansas Broker License # 00237080 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Adam Hann, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.2469 | Mitch Keeley, Kansas Land Specialist for Whitetail Properties Real Estate, LLC, 785.259.0492 | Brandon Hamel, Auctioneer

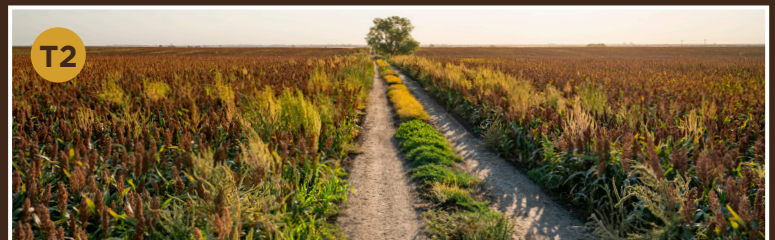


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