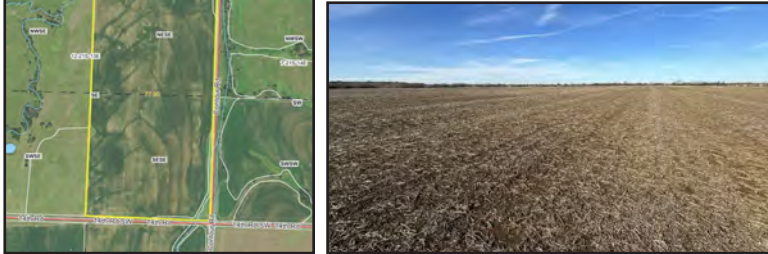


TRACT #4: 77.90 +/- ac in Coffey Co



FSA Farm Data (DCP Cropland Acres: 74.64)		
CROP	BASE AC	PLC YIELD
Wheat	22.20	32
Grain Sorghum	22.00	61
Soybeans	31.90	31
TOTAL	76.10	



DIRECTIONS: From the south side of Hartford, KS, go south on Y5/Rd Z for approx. 5.0 mi to 14th Rd, turn east and continue for approx. 1.8 mi to the southwest corner of the property on the north side of the county road.

2023 TAXES & MINERALS: \$735.10 (There is no production and seller's minerals rights will transfer to the buyer)

tion and seller's minerals rights will transfer to the buyer)

BRIEF LEGAL: The E/2 of the SE/4 less ROW in Sec 12, Twp 21 S, Rge 13E of the 6th PM, Coffey Co, KS

DESC: Cropland can be difficult to find, especially with little to no waste! Take a look at this 95% tillable tract in Coffey County. The county shows a total of 77.9 acres with 74.2 dryland acres. The farmland lays nice, all in one large field with long runs and terraces in place. The soils consist of class 2 and 3 soils. As a bonus, the 1.5 acres of grass and timber in the northwest corner of the property provide just enough cover at the end of a draw to find deer bedding down or passing through. Take advantage of this opportunity to invest in cropland! Come and see how this could fit into your ag operation.

TERMS: Earnest money due day of the auction: Tract #1 - \$25,000.00, Tract #2 - \$50,000.00, Tract #3 - \$25,000.00, Tract #4 - \$25,000.00, Tract #5 - \$15,000.00 made

payable to Lyon County Title. The balance will be due in full at closing which shall be on or before Thursday, March 28, 2024, at which time buyer will receive appropriate Deed. Owners Insurance Title Policy and title company closing fees will be shared 50/50 between buyer and the seller. Seller will pay for 2023 and all prior years taxes. The buyer will receive full possession at time of closing on Tracts #1, #2, #4, #5. Early possession will be discussed to qualified buyers for preparing for the 2024 season. On Tract #3, buyer will receive possession of the grass at closing, and will receive possession of the cropland after the harvest of the wheat. Buyer will receive the 2024 wheat rent, be responsible for the owners share of the fertilizer, and be responsible for all of the 2024 taxes. Seller's mineral rights will transfer to the buyer, there is no production. All inspections must be done prior to the auction. The property is sold in "as is" condition, with no warranties or guarantees. Buyers must rely on their own knowledge or have inspections completed prior to the auction. All financing arrangements need to be made prior to the auction. Bidding is NOT subject to the following contingencies, including but not limited to financing, appraisal, or inspection. Properties are being sold with seller confirmation. Each tract will be sold individually, tracts will not be offered in combinations. All information has been gathered from Lyon Co and Coffey Co sources and is deemed reliable but is not guaranteed. Boundary lines on maps, photos and videos are approximate and not survey accurate. All announcements made day of the auction take precedence over any advertisements.

OPTIONAL ONLINE BIDDING: This will be a live/simulcast auction with pre-bidding available via internet prior to sale time. At 6:00PM on February 29, the auction will close at live auction with internet bidding available through HiBid, call for details and see additional terms online.

AUCTION TERMS

TRACT #5: 38.22 +/- ac in Coffey Co



FSA Farm Data (DCP Cropland Acres: 35.89)		
CROP	BASE AC	PLC YIELD
Wheat	5.10	32
Soybeans	31.30	31
TOTAL	36.40	



DIRECTIONS: This tract is located directly to the south of Tract #4, on the south of 14th Rd.

2023 TAXES & MINERALS: \$375.14 (There is no production and seller's minerals rights will transfer to the buyer)

BRIEF LEGAL: The NE/4 of the NE/4 less ROW in Sec 13, Twp 21 S, Rge 13E of the 6th PM, Coffey Co, KS

DESC: Here is another great opportunity for Coffey County cropland. This is an affordable sized tract you can add to your ag operation or look into the possibility of building on. The county shows 38.20 total acres with 35.90 of those being dryland acres. That's 93.9% tillable with very little waste acres. There are 2 fields with a small draw dividing the property, the soils consist of approx. 72% class 2 soils and approx. 27% class 3 soils. Or if you have been looking for a potential place to build, what a great location with less than 2 miles of gravel and Coffey Co Rural Water District No 2 close by. Come and see how this property could work for you!

GRIFFIN

Real Estate & Auction



305 Broadway, Cottonwood Falls, KS 66845
Telephone: 620-273-6421
www.GriffinRealEstateAuction.com

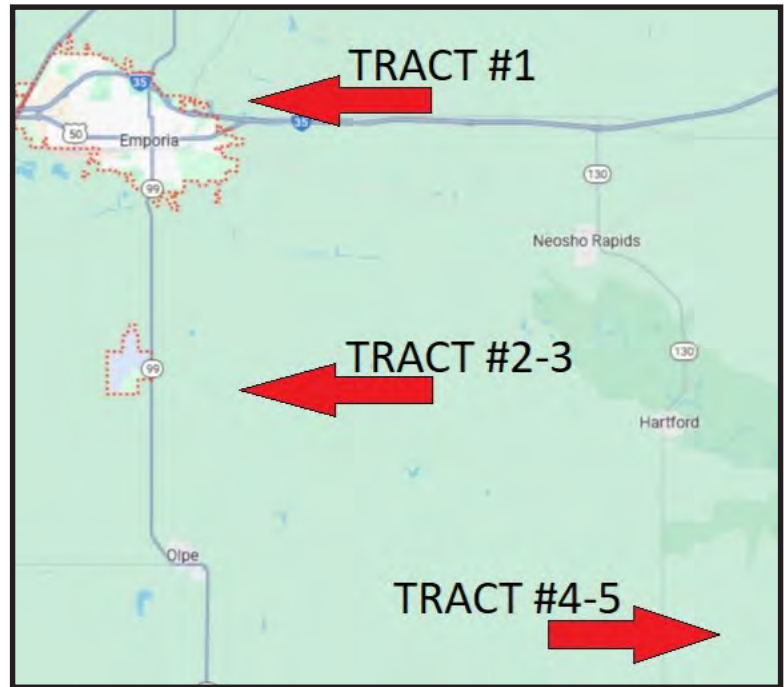


For more information & photos, visit our website:

WWW.GRIFFINREALESTATEAUCTION.COM

LAND AUCTION

The Marjorie L Barrett Rev Trust
& The Wilbur G Barrett Rev Trust
Thursday, 02/29/2024 at 6pm



LAND AUCTION

Thursday, 2/29/2024 at 6pm

at the Olpe Chicken House,
8 E State Rd 99, Olpe, KS 66865

**SELLER: The Marjorie L Barrett Rev Trust
and The Wilbur G Barrett Rev Trust**

TRACT #1 - 63.39 acres in Lyon Co
TRACT #2 - 159.69 acres in Lyon Co
TRACT #3 - 75.55 acres in Lyon Co
TRACT #4 - 77.90 acres in Coffey Co
TRACT #5 - 38.22 acres in Coffey Co

WWW.GRIFFINREALESTATEAUCTION.COM

CHUCK MAGGARD
Auctioneer
Cell: 620-794-8824

HEIDI MAGGARD
Broker

GRIFFIN
Real Estate & Auction



Office:
305 Broadway, Cottonwood Falls, KS 66845
Tel: 620-273-6421 • Fax: 620-273-6425
griffinrealestateauction@gmail.com

