

LAND AUCTION



ABSOLUTE AUCTION

157.3 AC± | 1 TRACT | SCOTT CO, KS

ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 7/20/22 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: WILLIAM CARPENTER 4-H BUILDING
600 FAIRGROUND ROAD | SCOTT CITY, KS 67871**

Nice gravel road frontage leads you to this flat quarter of tillable land. Currently approximately 2/3rds of which is planted to wheat with the remainder planted to Corn. This farm features good soils and is sure to be a nice addition to your current operation or plenty of cash rent options available for an investor. Mineral rights are believed to be 100% intact and all of the seller's interest will transfer upon closing. Possession upon harvest of planted crops. The land market has been hot here in Western Kansas and will continue to be, Don't miss this upcoming auction. If you have questions about this great piece, reach out to us today.



TRACT 1: 157.3 ± ACRES

- Flat ¼ of tillable land
- Average NCCPI 57.7
- Primary Soils Richfield silt loam 0-1% slope, 1-3% slope, Ness Clay, Ulysses silt loam 0-1%, 1-3% slope
- Possession after 2022 crop harvest
- 2/3 planted to wheat, 1/3 planted to corn
- Nice gravel road frontage
- All mineral rights will transfer



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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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
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