

LAND AUCTION



523 AC± | 3 TRACTS | SHERIDAN CO, KS

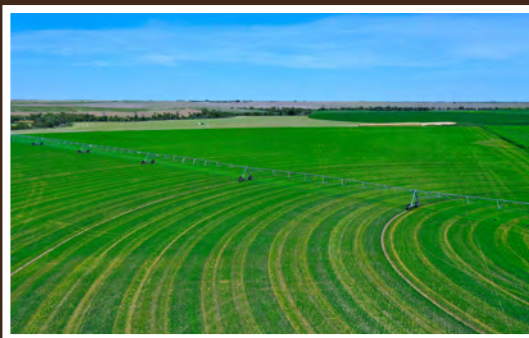
ABSOLUTE AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/29/23 | AUCTION TIME: 10:00 AM

**AUCTION LOCATION: SHERIDAN CO FAIRGROUNDS
4-H BUILDING | N. HIGHWAY 23 | HOXIE, KS 67740**

Selling Absolute: Highly productive mix-use farm consisting of primarily Irrigated and dryland tillable with small parcel of fenced grass. The grass has its own submersible water well and a good 3 & 4 wire fence perfect for horses or a nice addition to your summer cattle grazing acres. The 128+/- acre east pivot is planted half to Alf-alfa with the other half planted to Winter Wheat. The 114+/- acre west pivot is also planted half to Alf-Alfa with the other half planted to Winter Wheat. All Dryland acres are open and ready to be planted to your crop of choice in 2023. Along the west edge of the property are 2 grain storage bins with fans consisting of approximately 45K bushels of storage. The North fork of the Solomon River runs throughout the center of the property from east to west offering a mix of upland and big game habitat. The mineral rights are believed to be 100% intact and will transfer to the buyer upon closing. This auction will be Absolute and possession will be immediately upon closing on all acres. 2023 wheat crop will go to the buyer. This farm will sell in 3 tracts, Don't miss the opportunity to own an excellent piece of productive farmland.



TRACT 1: 211.29 ± ACRES

Approximately 211.29+/- acres consisting of 115+/- acres of Irrigated, 83.53+/- acres of dryland and the remainder grass and creek bottom. This tract also features 2 grain storage bins with approximately 45k bushel storage with electricity at bin site. The Reinke Electrogator II Pivot was put in new in 2021 and is in excellent shape. 350 Cubic Inch motor on natural gas and well are both in perfect working order and ready to go. Half of the irrigated acres are winter wheat and the other half alfalfa. Dryland acres are open and ready to plant in 2023. Buyer will get 2023 wheat and alfalfa crop. Immediate possession upon closing. Well water right #31712 is allotted 275 acre feet/ nozzled @ 300GPM. Sellers Mineral rights will convey.



TRACT 2: 232.01 ± ACRES

Approximately 232.01+/- acres consisting of 128+/- acres irrigated, 88.01+/- acres dryland, and 16+/- acres of grass and creek bottom. The Valley 7000 Series Pivot was put in new July of 2022 and is in excellent condition. 350 Cubic inch motor on natural gas in good working order. Well water right # 31123 is allotted 190 acre ft and is nozzled @ 450GPM. Pivot is planted half to winter wheat and half alfalfa. Dryland acres are open and ready to plant in 2023. Buyer will get 2023 wheat and alfalfa crop. Immediate possession upon closing. Sellers Mineral rights will convey.



TRACT 3: 80.27 ± ACRES

Approximately 80.27+/- acres of fenced grass with submersible water well. The seller has been running this well off a generator but could be hooked up to solar very easily. This pasture has a good, tight fence around the entire perimeter and would be great for horses or a great addition to your summer grazing acres. Immediate possession upon closing. Sellers Mineral rights will convey.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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