



REAL ESTATE AUCTION

LIVE AND ONLINE

9109 E CASTLETON RD, HAVEN KS - HELD ON-SITE

Saturday, May 4th, 2024 @ Noon

158 ACRES OF IMPROVEMENTS

This is a hunter's paradise with lots of deer & turkey habitat. It has a nice creek that runs through most of this property with wooded area along the north and west side which conceals the back side of the property. All it needs is a hunting cabin or lodge. Property would also make a nice homestead with all the farm buildings; all it needs is a nice home.

Access is good; located on a good gravel road 1/2 mile from a good blacktop road and 2 miles from the Haven grain terminal.



IMPROVEMENTS:

- Nice 40 ft x 64 ft metal shed built in 2000
- 30 ft x 40 ft Barn with a 14 ft x 30 ft lean-to and a 2-car garage
- House that needs to be torn down
- 2 water wells and electricity; ideal place to winter cattle with the trees and wooded area

LAND INFORMATION:

- 55 Acres currently planted to wheat
- Seller will retain the growing crop and give possession of the wheat ground after the harvest
- Possession of the balance of the land and improvements at closing
- Mineral rights not reserved by sellers; transfers to the buyer

FSA REPORT

111 acres of cropland	
47 acres in pasture, woodland and creek	
56.73 acres wheat base	39 PLC Bushel yeild
33.17 acres milo base	58 PLC bushel yeild

DIRECTIONS:

Go south 2 miles on Haven blacktop to Castleton Rd. then west 5/8 mile

LEGAL DESCRIPTION:

The Northwest Quarter of Section 20-25-4 in Reno County, KS selling 158 acres, more or less

TERMS AND CONDITIONS:

\$35,000 down on sale day, the remaining balance due in 30 days. Sale is not contingent on obtaining financing and down payment is non-refundable. No buyer's premium will be charged. Buyer will be responsible for any Buyer Agent fees. Taxes of \$1,407.31 to be prorated at closing. Seller will furnish Title Insurance for the buyer. Buyer shall pay closing fee at the Title Company. Property is being sold as-is without any written or implied guarantees. Potential buyer is free to do own inspection prior to auction date. This auction will be held both in-person and online. Any announcements made on sale day take precedence over auction ad or flyer. Real estate sells immediately following the personal property.

SELLER: ADMINISTRATOR MICHEAL E TONN



PAUL NISLY
Auctioneer



ReeceNichols
SOUTH CENTRAL KANSAS
An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

620.727.7399

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**HUNTERS PARADISE
NICE CREEK RUNS THROUGH TREES
NICE HOMESTEAD POTENTIAL
GREAT ACCESS**



Scan for more information



NISLY
Land & Auction

Auctioned By:
Paul Nisly
620.727.7399



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SOUTH CENTRAL KANSAS
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PERSONAL PROPERTY AUCTION

STARTS AT 10AM

9109 E CASTLETON RD, HAVEN KS - HELD ON-SITE

- 1964 JD Model 4020 Diesel tractor, good rubber, low hours
- 1971 JD Model 3010 tractor, 3 pt., good rubber
- JD Model #620, narrow front end, gas, 3 pt. tractor
- 1966 Ford #600 truck with 4+2 speed, bed & hoist.
- 1962 Ford #350 1½ ton truck with grain bed
- JD Model #336 small square baler with super sweep pickup
- JD Model #640 rake with dolly wheel in front
- Small skid steer white loader
- Bradford 240-bushel grain cart, 4-wheel HD axle
- New Idea hay rake
- JD 15 ft. tandem disc
- Wilbeck 15 ft. offset disc
- JD 14 ft. chisel with new points
- 3 pt Bush Hog 5 pt. rotary mower
- 3 pt. 6 ft. blade
- 4-wheel hay trailer
- 4-wheel David Bradley hay trailer
- JD DRA 8x16 grain drill
- 3 pt. bale fork and hydraulic 2-wheel bale fork
- 71/2 ft. x14 ft. metal truck bed
- 18 ft. x 6 inch gas powered auger
- JD "R" ground drive manure spreader; excellent condition
- Case 4 x16 pull plow
- JD CCA cultivator
- JD 3-6ft. section of flex harrow & hitch
- Travalong 6 x16 ft. stock trailer
- JD Model 38 riding mower
- 100 & 150 gal. poly water tanks
- 24 ft. ext. ladder
- 3 pt. RTO wire winder
- 12-volt drill fill auger
- 4-inch vise, yard tools
- Assorted pile of lumber
- 2 poly bottom feed bunks
- 6 metal cattle gates & 1 wooden gate
- 2 round bale feeders
- 150 & 300 gal. fuel tanks & stand
- Old iron wheels, Old doors
- Kerosene heater
- Old JD thermometer
- Misc. furniture
- Scrap iron
- Stock saddle with saddle pads & rack; excellent condition



**1964 JOHN DEERE
4020 DIESEL TRACTOR**



**1971 JOHN DEERE
3020 TRACTOR**



**JOHN DEERE MODEL #620
3PT TRACTOR**



**WILBECK 15 FT.
OFFSET DISC**



**JOHN DEERE 14 FT. CHISEL
WITH NEW POINTS**



**JOHN DEERE 15 FT.
TANDEM DISC**



**3 PT BUSH HOG 5 PT
ROTARY MOWER**



**JOHN DEERE MODEL #336
SMALL SQUARE BALER**



**BRADFORD 240-BUSHEL
GRAIN CART**



**1962 FORD #350
1-1/2 TON TRUCK**



**JOHN DEERE "R" GROUND
DRIVE MANURE SPREADER**



**JOHN DEERE STX38
RIDING MOWER**



**STOCK SADDLE WITH
SADDLE PADS & RACK**



**TRAVALONG 6X16 FT.
STOCK TRAILER**

*Scan for more
information*



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Real Estate Auction begins at Noon**