



REAL ESTATE AUCTION

LIVE & ONLINE

HELD ON-SITE @ 9413 E CASTLETON RD, HAVEN, KS

SATURDAY, APRIL 18, 2026 @ 10 A.M.



TRACT 1

**SELLING IN 3 TRACTS:
FARM HOME &
IMPROVEMENTS ON
28.9 ACRES, PLUS 210±
ACRES OF CROPLAND
IN 2 TRACTS**



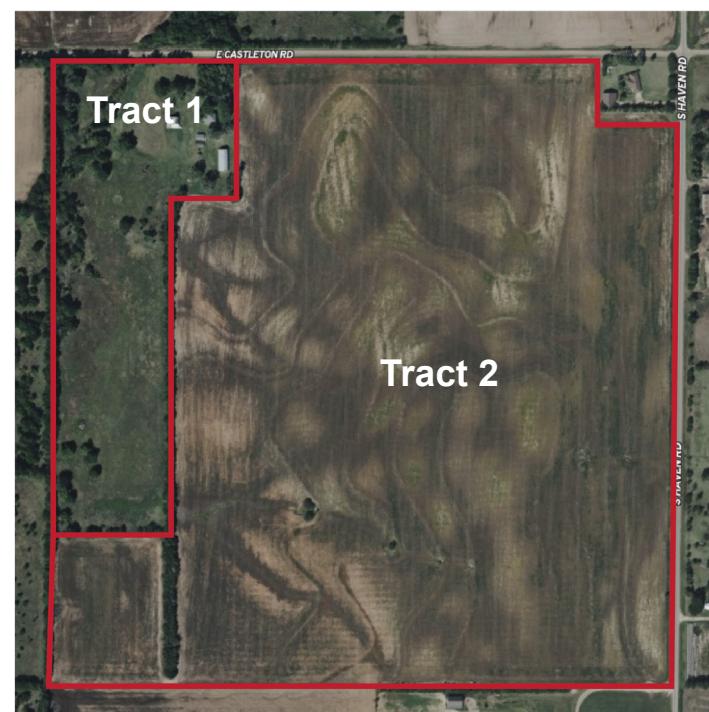
LEGAL DESCRIPTION

28.9 acres located in the West half of the West half of the Northeast Quarter of Section 20-25-4 in Reno County, KS

- 28.9 acres with a 2-story house, round top shed, 2-car garage, a few other outbuildings along with pastureland, creek, trees, and wildlife habitat
- Features a 2-story well-built home built in 1900 with 2401 total sq. ft. of living space; 1464 sq. ft. on the main floor, 4-bedrooms upstairs, one on the main floor, 2-baths, large living room, dining room, kitchen, utility room, central heat & air, propane heat, submersible well, septic system, appliances included
- Other improvements include a detached 2-car garage with openers, 42x90 ft. round top shed, 18x26 ft. metal-clad shed, and a few other buildings
- Recreational potential with lots of deer and turkey along the creek and pastureland
- An excellent opportunity for a nice, secluded property in the country only 1/2 mile from a blacktop road and 2 miles from highway 96. A lot of potential with unlimited possibilities and acreage to go with it.
- Terms: \$20,000 down on sale day, the balance due in 30 days; not contingent on financing.
- Down payment is non-refundable

DIRECTIONS

From Haven, go 2 miles south on Haven Blacktop Rd then 1/2 mile west on Castleton Rd





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TRACT 2

LEGAL DESCRIPTION

130.6 acres located in the Northeast Quarter of Section 20-25-4 except 28.9 acres with improvements and except a small tract in the northeast corner selling 130.6 acres according to the survey

- Cropland is planted to wheat, buyer will receive 1/3 of the growing crop and pay their share of the top dress fertilizer, buyer will receive possession after the 2026 wheat harvest
- FSA reports 129.4 acres of cropland, 129.4 wheat base with a 42-bushel PLC Yield
- Good productive soil with a rolling tract of land with good access on a blacktop road close to Haven grain terminal
- Total Taxes are on the improvements and the land; \$3022.40 to be split out and prorated at closing
- Terms: \$50,000 down, balance is due in 30 days not contingent upon financing, down payment is nonrefundable



Sellers will furnish clear Title Insurance on all three tracts, Buyer will pay the closing fee at the Title Company, no Buyers premium will be charged, mineral rights not reserved by the sellers, transfers to the buyers. Properties sold as is without written or implied guarantees, prospective buyers may conduct their own inspections prior to the auction. Property sold subject to any easements of record. Any announcements made on sale day take precedence over the auction ad. All information is deemed accurate and reliable to the best of our knowledge.

SELLER:

Ronald K Tonn & Janice A Benson

