



REAL ESTATE AUCTION

BOTH LIVE AND ONLINE

THURS, OCTOBER 1ST @ 1PM

AUCTION LOCATION

South Hutchinson Community Center at 101
West Ave C, So. Hutchinson, KS

SELLING 630.2 ACRES IN 8 TRACTS



TRACT 1: 75.5 +/- ACRES

LEGAL DESCRIPTION:

The North half of the Northeast Quarter of Section 29-24-9 in Reno County, KS selling 75.5 acres more or less.

LAND LOCATION

From Plevna, KS: Go west to Langdon blacktop go south 2 miles to the corner of Red Rock & Langdon Road

- FSA reports 75.11 acres cropland with a 56.31-acre wheat base with a PLC yield of 30 bushels, a 2.86-acre milo base with a 51 PLC bushel yield, a 15.93-acre soybean base with a PLC yield of 29 bushels
- Currently planted to wheat, possession after 2027 wheat harvest. Buyer shall receive 1/3 of the growing crop
- This tract has oil production the Average over the last 4 years income is \$3644.19 per year. The oil income and mineral rights transfer to the buyer
- Terms: \$20,000 down on sale day
- Taxes: \$404.02 to be prorated at closing



TRACT 4: 82 +/- ACRES

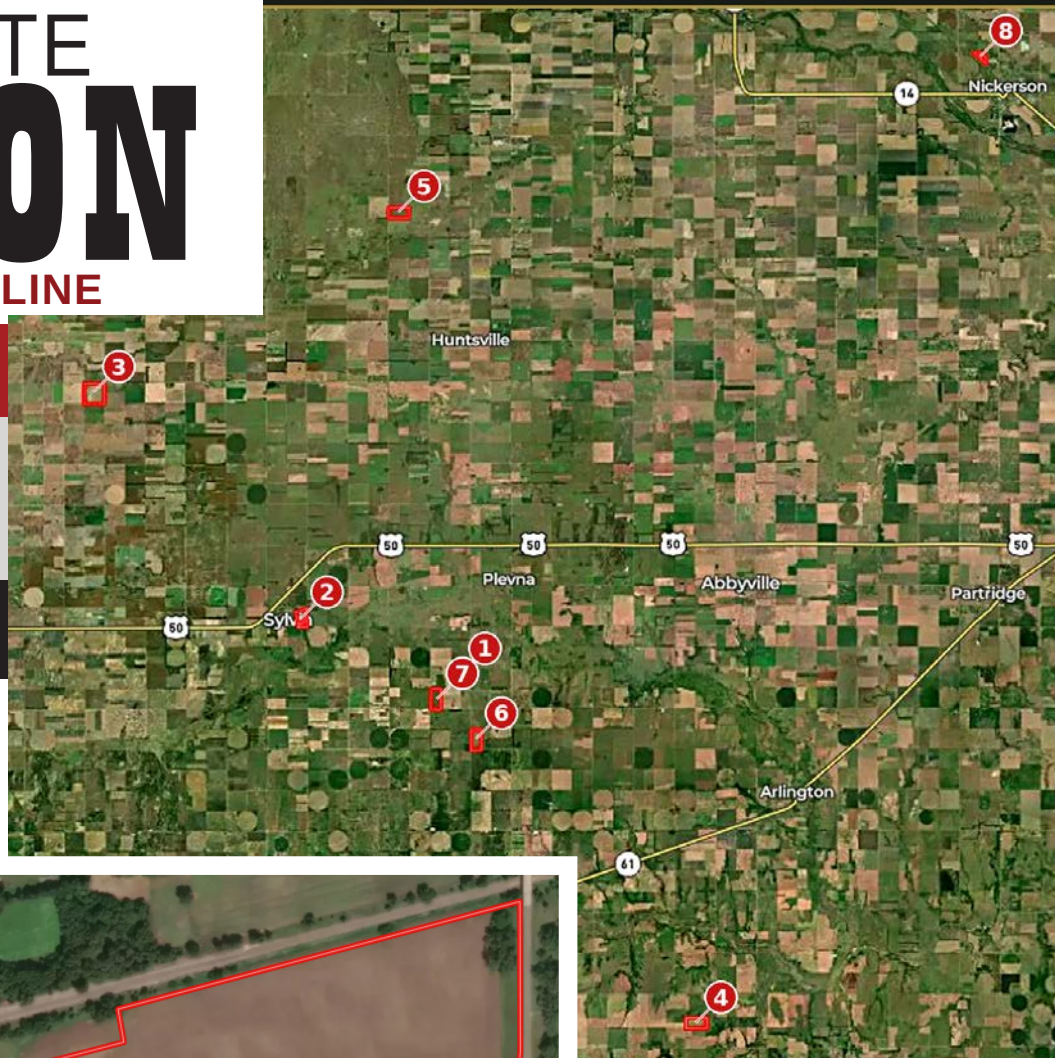
LEGAL DESCRIPTION:

The South half of the Northwest Quarter of Section 5-26-8 in Reno County, KS selling 82 acres more or less.

LAND LOCATION

From 61 and 11 highway go 4 miles south on K-11 to Parallel Rd, then west 2 miles, then south ¾ mile on the east side

- FSA reports 80.34 acres cropland (balance is in trees) with 52.7-acre wheat base and a PLC yield of 30 bushels, and a 27.8-acre Milo base with a PLV yield of 41 bushels
- Currently planted to wheat, possession after 2027 wheat harvest. Buyer shall receive 1/3 of the crop
- Terms: \$20,000 down on sale day
- Taxes \$852.84 to be prorated at closing



TRACT 2: 62.6 +/- ACRES

LEGAL DESCRIPTION:

The Southeast Quarter of Section 15-24-10 in Reno County, KS selling 62.6 acres divided by the road with 50.73 acres on the north side and 11.87 acres on the south side.

LAND LOCATION

The east side of Sylvia, KS on Trailwest Road

- FSA reports 62.60 acres cropland with a 62.23 acre wheat base with a PLC yield of 43 bushels
- Currently planted to wheat, possession after 2027 wheat harvest. Buyer shall receive 1/3 of growing crop
- Terms: \$15,000 down on sale day
- Taxes: \$498.00 to be prorated at closing



TRACT 3: 160 +/- ACRES

LEGAL DESCRIPTION:

The Northeast Quarter of Section 23-23-11 in Stafford County selling 160 acres more or less.

LAND LOCATION

From Zenith, KS go 6 miles north to the corner of NE 60th and NE 140th Ave

- FSA reports 152.43 acres cropland with a wheat base of 130.2 acres with a PLC yield of 32 bushels. The other 8 acres are creek and trees
- Currently planted to wheat, possession after 2027 wheat harvest. Buyer shall receive 1/3 of the growing crop
- Terms: \$ 35,000 on sale day
- Taxes: \$768.41 to be prorated at closing

Paul Nisly
Auctioneer

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THURSDAY, OCTOBER 1ST, 2026 @ 1PM

AUCTION LOCATION: South Hutchinson Community Center at 101 West Ave C, So. Hutchinson, KS

TRACT 5: 77 +/- ACRES



LEGAL DESCRIPTION:

The South half of the Southwest Quarter of Section 30-22-9 in Reno County, KS selling 77 acres more or less.

LAND LOCATION

From Plevna, KS go 9 miles north on Langdon blacktop, then west 2 miles to the corner of 43rd Ave and Jordan Springs Rd.

- FSA reports 76.91 acres of cropland with a 43.74-acre wheat base with a PLC yield of 34 bushels, and a 35.74-acre soybean base with a PLC yield of 29 bushels
- Currently planted to wheat, possession after 2027 wheat harvest. Buyer shall receive 1/3 of the growing crop
- This tract has oil production, the average income over the last 4 years is \$2892.92 per year. The oil income and mineral rights transfer to the buyer
- Terms: \$15,000 down on sale day
- Taxes: \$100.44 to be prorated at closing

TRACT 6: 77+/- ACRES



LEGAL DESCRIPTION:

The West half of the Southwest Quarter of Section 33-24-9 in Reno County, KS selling 77 acres more or less.

LAND LOCATION

From Plevna go 1 mile west to Langdon blacktop, then 4 miles south to the corner of Langdon and Lake Cable Road

- FSA reports 49.42 acres of CRP with an expiration date of 9/30/2026 with an annual income of \$2580
- FSA reports an additional grass and pastureland of approximately 28 acres. It has a small shed in the southwest corner
- Buyer shall receive possession March 1, 2027
- Terms: \$1500 down on sale day
- Taxes: \$153.93 to be prorated at closing



TRACT 7: 75.5 +/- ACRES

LEGAL DESCRIPTION:

The West Half of the Southwest Quarter of Section 29-24-9 in Reno County, KS selling 77 acres more or less

LAND LOCATION

From Plevna, KS go 1 mile west to the Langdon blacktop, then 3 miles south to Greenfield Rd, then 1 mile west to the corner of Greenfield and Huntsville Road

- FSA reports 72.71 acres enrolled in CRP contract with an expiration date of 9/30/2030 at 439.15 per acre or \$2847.00 annual payment for 2026, buyer shall comply with existing CRP contract for the duration of the contract
- FSA will prorate CRP payment
- Terms: \$15,000 down on sale day
- Taxes: \$137.45 to be prorated at closing



TRACT 8: 19.21 +/- ACRES

LEGAL DESCRIPTION:

Part of the Northwest Quarter lying north of Cemetery Rd and that part of the Northeast Quarter lying north of Cemetery Rd west of the Cemetery in Section 9-22-7 in Nickerson, Reno County, KS selling 19.21 acres more or less.

LAND LOCATION

On North Nickerson Rd in Nickerson, KS go northwest to Cemetery Rd. Or go north to 95th Ave and then west ½ mile

- FSA reports 19.21 acres of cropland
- Currently planted to wheat, buyer shall receive 1/3 of the growing crop and possession after 2027 wheat harvest
- Terms: \$5000 down on sale day
- Taxes: \$104.74 to be prorated at closing

TERMS AND CONDITIONS:

Down payments on each tract as specified on sale day, the balance due in 30 days not contingent upon financing. Down payment is nonrefundable Seller will furnish clear Title Insurance, 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 are sold as is without written or implied guarantees, Properties sold subject to any easements of record. Any announcements made on sale day take precedence over the auction ad. All information was obtained from Reno County Courthouse and FSA and deemed accurate and reliable to the best of our knowledge.

Sellers:
R C Schlatter
Estate
Administrator:
Kimberly Wise



Paul Nisly
Auctioneer

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