LAND AUCTION

Thursday, November 20, 2025 @ 10:00 AM American Legion Post 320, 117 E. Santa Fe Blvd, Ellinwood, KS 67526



Tract 1: The NE/4 of S22, T20, R11W LESS R/W, Barton County, Kansas

Located: SE 140th Ave and SE 40th Rd, Ellinwood, KS 67526 Taxes are 793.25 on 157 +/- taxable acres. All mineral and wind rights transfer to buyer.

Tract 2: The SE/2 of S15, T20, R11W LESS R/W, Barton County, Kansas

Location: SE 140th Ave and SE 40th Rd Ellinwood, KS 67526 Taxes are \$1303.13 on 154.23 +/- taxable acres.

All mineral and wind rights transfer to buyer.



Tenant has possession of wheat ground through 2026 Wheat Harvest on a 1/3 2/3 sharecrop arrangement and will relinquish rights on pasture and fall fallow acres. Buyer shall receive the Landlord's 1/3 share of wheat crop and reimburse Seller of expenses on said crop. Buyer will be responsible for 2025 taxes.

Minerals rights transfer to Buyer.

For complete sale bill, aerial maps, soil maps, and pictures, call or visit our website!

Can't make the auction...Online bidding available @ proxibid.com, link will be on our website

Announcements day of auction take precedence. Horizon Farm and Ranch Realty, LLC and its agents are Sellers Agents in this transaction. 10% down day of sale, balance in certified funds due by December 19, 2025. This sale will not be contingent to financing. Closing costs split 50/50. The property is sold "as is" with no guarantee or warranty. There is no acreage guarantee by the county FSA

office, county treasurer or appraiser, Sellers, auction firm.

SELLER: Diane & Mark Hockensmith,

David Muller

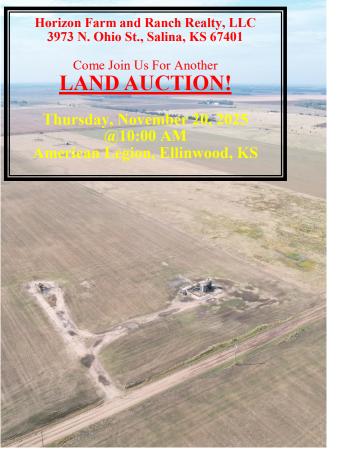
Cauy Scripsick~ Sales Agent # 620-930-8105 Ray Swearingen~ <u>Broker Cell # 785-452-8498</u>



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Sale Held in Ellinwood, KS

HORIZON
FARM & RANCH REALTY, LLC