

LAND AUCTION

770 acres +/- in Dickinson and Saline Counties, offered in 8 Tracts
Thursday, September 1, 2022, 7:00 PM
Where: Sterl Hall, 619 N. Rogers St., Abilene, KS

EXCELLENT SELECTION OF UPLAND AND CREEK BOTTOM TILLABLE, AND TIMBER!

Tract 1: NW/4 of NE/4 of Section 4-15-2 DK Co.



Location: Just East of 15 HWY on 1300 Ave.
~ **43.02 FSA Farmland Acres** ~
~ 39 acres +/- Creek Bottom Tillable ~
~ 4 acres +/- Timber and Creek ~
39.5 base acres in ARC County Base/Yield
Wheat base 38.8/34 ~ Corn .4/54 ~ Milo .3/51
Taxes: \$697.86 on 43.2 acres +/-

Tract 2: N/2 of NE/4 of Section 27-14-2 DK Co.



Location: 1/2 Mile East of Hawk on 1500 Ave.
~ **78.95 FSA Farmland Acres** ~
~ 74.55 acres +/- Creek Bottom and Upland Tillable ~
~ 4 acres +/- Waterways ~
77.4 base acres in ARC County Base/Yield
Wheat base 74.3/43 ~ Soybeans 1.5/25 ~ Milo 1.6/59
Taxes: \$1,244.86 on 78.0 acres +/-

Tract 3: NW/4 of Section 34-14-2, DK Co.,

less homes and 25 acres +/-



Wind Farm Lease Income!
Complete info on the website.

Location: Hawk Rd. and 1400 Ave.
~ **Approximately 135 FSA Farmland Acres** ~
~ 104 acres +/- Creek Bottom Tillable ~
~ 22 acres +/- Timber and Creek ~ 8 acres +/- CRP exp 9/23 ~
Approximately 105 base acres in ARC County Base/Yield
Wheat base 87.52/34 ~ Soybeans 2/32 ~ Milo 19.78/51
Approximate Taxes: \$1,934.58 on 134 acres +/-

Tract 4: NE/4 of SW/4 and S/2 of NW/4.

Of Section 11-15-2 DK, Co.



Location: 1/2 Mile North of 1100 Ave. on Indy Rd.
~ **Approximately 117.19 FSA Farmland Acres** ~
~ 102 acres +/- Creek Bottom Tillable ~
~ 12 acres +/- Timber and Creek ~ 3 acres +/- Waterway
Approximately 98.69 base acres in ARC County Base/Yield
Wheat base 68.39/47 ~ Soybeans 20.98/28 ~ Milo 9.32/80
Taxes: \$1,798.44 on 118.5 acres +/-

Tract 5: W/2 of NE/4 of Section 28-14-2, DK Co.



Wind Farm Lease Income!
Complete info on the website.

Location: 1/4 Mile West of Hawk on 1500 Ave.
~ **77.86 FSA Farmland Acres** ~
~ 70 acres +/- Productive Upland Tillable ~
~ 8 acres +/- Waterways ~
76.95 base acres in ARC County Base/Yield
Wheat base 59.6/34 ~ Corn 3.4/54 ~ Milo 5.3/51 ~ Soybeans 1.6/25
Taxes: \$997.24 on 80.2 acres +/-

Tract 6: W/2 of SE/4 of Section 33-14-1, DK Co.



Location: 1/4 Mile West of Daisy on 1300 Ave.
~ **79.08 FSA Farmland Acres** ~
~ 73.7 acres +/- Quality Upland Tillable ~
~ 5 acres +/- Waterways ~
74.6 base acres in ARC County Base/Yield
Wheat base 74.6/43
Taxes: \$1,284.40 on 80.2 acres +/-

Possession on all tracts Dec. 31, 2022.

Seller retains 2022 rent and pays 2022 taxes.
Mineral, water and wind rights transfer to Buyer.
Announcements day of auction take precedence.
Horizon Farm and Ranch Realty LLC and it's
agents are Sellers' Agents in this transaction. 10%
down day of sale, balance in certified funds due by
October 7, 2022. This sale will not be contingent
to financing. Closing costs split 50/50. Info from
sources deemed reliable. The property is sold "as
is" without guarantee or warranty. Acreage depicted
is not guarantee by Seller or auction firm.

HORIZON

FARM & RANCH REALTY, LLC

RAY SWEARINGEN - BROKER/OWNER

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Office 785-825-1199
Toll Free 888-825-1199
www.horizonfarmranch.com

Online bidding available @ proxibid.com
~ link will be on our website ~

Seller

Leroy Hoffman, Jr Trust

Dorothy M. Hoffman Trust

Advantage Trust Company, Trustee

Contact

Ray Swearingen ~ Broker ~ 785-452-8498

Agents: Billy Randle 785-479-1152

Lucas Hamm 785-366-3580

Ty Bryant 785-366-0261

Tract 7: NW/4 of Section 16-15-1 DK Co.



Location: Camp Rd. and 1100 Ave.

~ 158 FSA Farmland Acres ~

~ 149 acres +/- Upland Tillable ~

~ 9 acres +/- Waterways and Timber ~

153.3 base acres in ARC County Base/Yield

Wheat base 150.8/34 ~ Soybeans 2.5/16

Taxes: \$2,755.94 on 156.3 acres +/-

Tract 8: N/2 of SW/4 of Section 12-16-1 SA Co.



Location: 1/2 Mile South of K4 Hwy on Amos Rd.

~ 80.02 FSA Farmland Acres ~

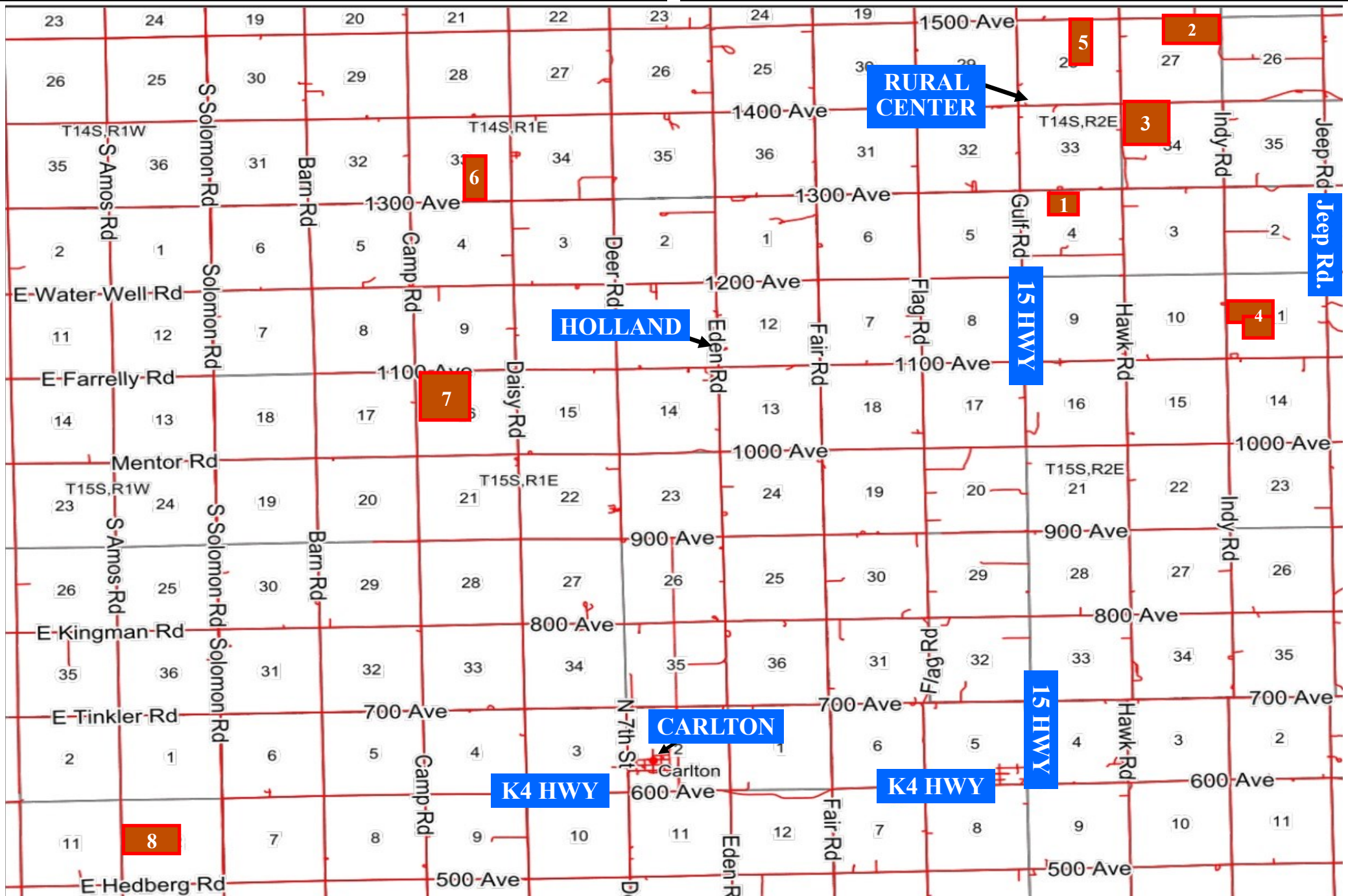
~ 60 acres +/- Excellent Upland Tillable~

~ 16 acres +/- Meadow and Timber ~ 4 acres +/- Waterways

61.8 base acres in ARC County Base/Yield

Wheat base 61.8/29

Taxes: \$703.02 on 80.14 acres +/-



770 Acres +/-

Come Join Us For Another
LAND AUCTION!

September 1, 2022 7:00PM
770 Acres +/- SA and DK Co.

Where: Sterl Hall
619 N. Rogers, Abilene, KS

Horizon Farm and Ranch Realty LLC
3973 N. Ohio St., Salina, KS 67401

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For complete details call or visit

www.horizonfarmranch.com

Dickinson and Saline County Land Auction