

160 acres More or Less Trego Co. Real Estate For: Kathryn Rhoades Monday, October 6, 2025



AUCTION LOCATION

Knights of Columbus Hall, 1013
Washington, Ellis, KS

TIME: **10 AM**

LAND LOCATION:

From I70/Ogallah Exit 135, South 8 miles to S Road,
then west 1 mile to the NE Corner of the property.

LEGAL DESCRIPTION:

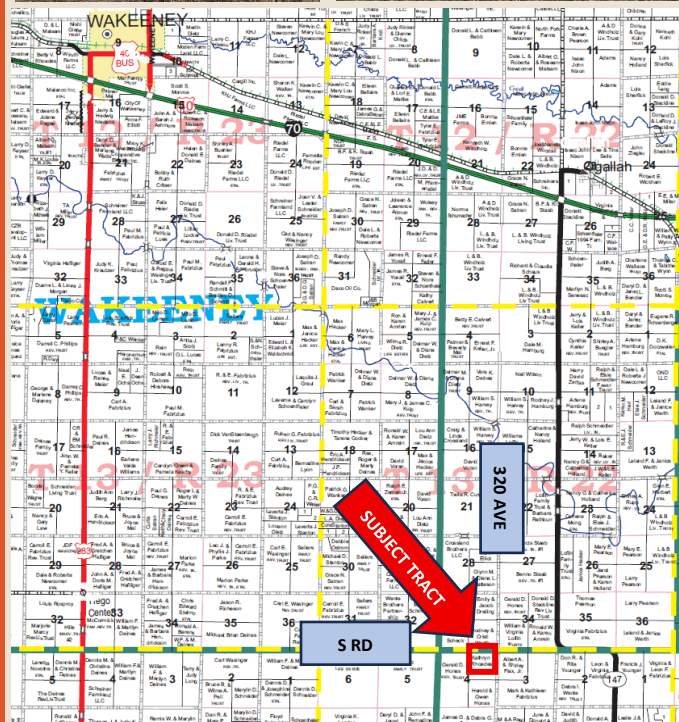
The Northeast Quarter (NE/4) of Section Four (4)
Township Fourteen (14) South, Range Twenty-two
(22) West of the 6th PM, Trego County, KS

F.S.A. INFORMATION:

155.15 Total Acres of Grassland
149.88 Acres Fenced Grassland
5.57 Acres Old Farmstead

GENERAL INFORMATION:

This is a nice clean tract of fenced grassland with
typical moderate rolling terrain. This tract of fenced
grassland has not had cattle running on the grass so
provides for an opportunity for immediate winter
grazing. The fences are fair to average but could be put
back into use with a little work and replaced over time.
Water is provided from a water well on the old
farmstead. Access is good to the tract from asphalt and
gravel roads.



TAXES:

Sellers to pay all of the 2025 and prior years taxes.
The Purchaser to pay the 2026 and future taxes.
The taxes for 2024 were \$320.56.

MINERALS:

All sellers minerals to be conveyed. To seller's
knowledge, all minerals are intact.

GOVERNMENT PROGRAMS:

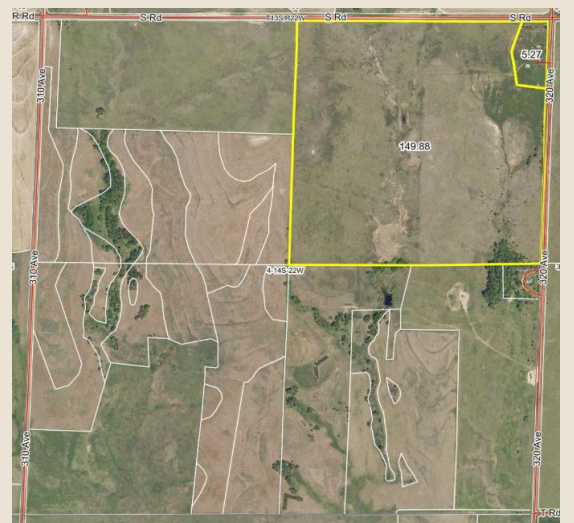
Purchaser to stay in compliance with all US
Government Programs the property is presently
enrolled in. Government payments to follow current
F.S.A. guidelines.



POSSESSION:

Possession to be upon closing.

**LIVE INTERNET & PHONE BIDDING
AVAILABLE. CALL FOR DETAILS.
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QR CODE TO BE DIRECTED
TO OUR WEBSITE**



TERMS: 10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before November 20, 2025, or
as soon as title requirement, if any can be corrected. Every effort will be made to honor said original closing date set forth in this contract. Sale is not
contingent on the purchaser obtaining financing. Financing, if necessary, needs to be approved prior to the auction. The seller agrees to convey said
property by good and sufficient Deed to the purchaser, subject to easements restrictions, roads, rights-of-way, leases, reservations, and county zoning
regulations of record. Said deed shall be delivered to the purchaser at the time of settlement. Seller(s) to furnish and pay for title insurance showing
merchantable title in the Seller. Title Insurance is being prepared by Security First Title, Hays, KS. This tract is being sold by U.S. Government Survey.
If the purchaser feels that an additional survey is needed, the cost shall be the responsibility of the Purchaser.

Listing Agent: Jason Pfeifer (785) 483-1805, Kalli Windholz (785) 324-1758

Agency Disclosure: Farmland Auction & Realty Co., Inc is the agent of the seller. If purchaser desires representation, legal council is advised.



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