

LAND AUCTION

320 +/- ACRES GOVE COUNTY, KS

TUESDAY, MAY 5, 2026 @ 11:00am CST

Auction Location:

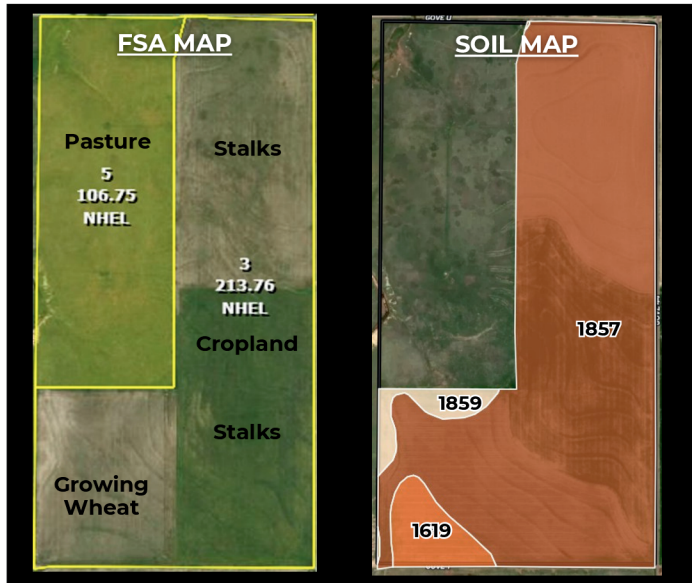
**Gove County Government Building
520 Washington St. Gove, KS**

Directions to Property:

From Gove: Go one (1) one Mile North on Hwy 23 to Gove County Rd T and then One (1) Mile West to the Southeast corner of the property. **Signs are posted.**



Seller: Norma Gayle Bland



Possession: Possession of the grassland and open stalk acres shall be granted to the Buyer at closing. Possession of the growing wheat acres shall be delivered upon completion of harvest, or upon earlier release by the federal crop insurance provider in the event of a crop failure.

Taxes: 2026 taxes to be prorated to date of closing. Total 2025 taxes were \$1,252.40.

Mineral Rights: At closing, Buyer will receive twenty-five percent (25%) of the seller's mineral rights. Seller will reserve and retain seventy-five percent (75%) of the mineral rights for a term of five (5) years following the closing date.

Crops: Growing Wheat Acres (52+/-) will be retained by the Seller.

Acreages: All acreage figures are approximate +/- but are populated from a reliable source (FSA). Acreages are not covered by title insurance.

Manner of Sale: Real Estate will be offered in 1 Individual tract. Auction procedure and increments of bidding are the discretion of the auction company.

FSA ACREAGES

213.76 +/- Acres

Cultivation

106.75 +/- Acres

Fenced Grassland

LEGAL DESCRIPTION

**E/2 of 26-12-29
Gove County, Kansas**

ACCEPTANCE OF BIDS: The successful bidder(s) will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

GOVERNMENT PROGRAMS: Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyer in the amount of the purchase price with the premium and the title company closing fee to be paid one-half by the Buyer and one-half by the Seller. Any Mortgage policy (if applicable) will be the responsibility of the buyer. Preliminary title work will be available for review on sale day.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Property is selling "As-Is". Neither Seller nor Elite Realty Land & Auction, its agents, or representatives, are making any warranties about the property, either express or implied.

EASEMENTS: 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.

TERMS: 10% down on day of sale, balance to be paid in full at Closing on or before June 4th, 2026 or upon such terms as may be acceptable to the seller. Personal and Corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Bidding is not contingent upon financing. **Financing, if necessary, needs to be arranged and approved prior to the auction.**

AGENCY DISCLOSURE: Elite Realty Land & Auction is the agent of the seller. If the purchaser desires representation, legal counsel is advised.

Announcements made day of sale shall take precedence over printed material.

Crop	Base Acres	PLC Yield		Cropland Soils	Acres
Wheat	37.43	33	1857	Ulysses silt loam, 1 to 3 slopes	194.1
Corn	85.74	101	1619	Keith silt loam, 0 to 1 percent slopes	12.32
Grain Sorghum	11.66	55	1859	Ulysses silt loam, 3 to 6 percent slopes	7

These base acre adjustments are calculated in accordance with FSA procedures requiring proportional reduction when total DCP cropland acres are reduced. Final base acre values are subject to rounding and certification by the County Committee.



Absolute Auction

ONLINE & PHONE BIDDING AVAILABLE

MARK OTTLEY, REALTOR

785.623.1400
marko@eliterealtyks.com

NATHAN GOETZ, BROKER

785.673.3246
nathang@eliterealtyks.com



700 W. 48TH ST. HAYS, KS 67601

View soil map, drone footage, and more on our website www.eliterealtyks.com