

**LIVE & ONLINE**

# LAND AUCTION



\*Info for all tracts combined, contact listing agent for split tracts

Tuesday November 21st, 2023 ~ Starting Time: 10:00 A.M. CT

**Seller: Delmar Solko Estate**

**595 +/- Acres Rawlins County, KS**

Tracts	Total Acres +/-	Cropland Acres +/-	Grassland Acres +/-
Tract 1	155	152.7	2.84
Tract 2	280	-	279.39
Tract 3	125	125.11	-
Tract 4	35	23.34	11.37 (incl. farmstead)

Crop Name	Base Acres	PLC Yield
Wheat	148.60	41
Oats	2.80	42
Grain Sorghum	88.80	46

**LAND LOCATION:** From Herndon, KS, 1 3/4 miles West on road 314/Y. Then 1/2 mile North, then 3/4 mile West, then 1/2 North to the Southeast corner of Section 19. Signs will be posted!

**MANNER OF SALE:** All real estate to sell in four (4) individual tracts. There will be no combination of tracts. Auction procedure and bidding increments are at the discretion of the auction company.

**LEGAL DESCRIPTION:** All tracts are within or within a combination of the W/2 & SE/4 of S19, T01, R31 and the SE/4 of S24, T01, R32 Rawlins County, Kansas.

**FSA INFORMATION:** **Tract #1:** 152.7 +/- Acres Cultivation & 2.84 +/- Acres Grassland. **Tract #2:** 279.39 Acres Grassland. **Tract #3:** 125.11 +/- Acres Cultivation. **Tract #4:** 23.34 +/- Acres Cultivation & 11.37 +/- Acres Farmstead/Grassland.

**GENERAL INFORMATION:** The property being sold has been in the Solko family since 1917. Tracts 1 and 3 consist of quality cropland. The grassland making up tract 2 has 1- windmill, 1-solar well, and a pond. The grassland has had extensive care taken of noxious weeds. Tract 4 includes an older home built in 1920 featuring 2 bedrooms and 1 bathroom. There is a 41'x80' Roundtop Quonset, 32'x46' Barn, 48'x24' Building, 8- Grain Bins and other buildings as well as quality cropland and grass.

**MINERAL RIGHTS:** All seller's interest to be conveyed to the Purchaser. To Seller's knowledge, all minerals are intact and will transfer with the surface.

**CROPS:** The present tenant shall retain all (100%) of the Milo on Tract 3 & 4, and all (100%) of the growing wheat crop on Tract 1.

**TAXES:** Seller to pay the 2023 and prior taxes. Purchaser to pay 2024 and future taxes. The 2022 taxes for all tracts combined were \$3,301.25. In the event tracts sell to different buyers tax amounts will be split accordingly by the Rawlins County Appraiser/Treasurer.

**SURVEY:** In the event tracts (1-4) sell to different buyers, the seller will obtain a legal survey prior to closing to provide a sufficient legal description and title insurance to the buyer. Survey will be at the expense of the seller.

**ACCEPTANCE OF BIDS:** The successful bidders 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 purchase price with the premium to be paid one-half by the Buyer and one-half by the Seller. Preliminary title work will be available on sale day.

**INSPECTIONS:** Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. 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.

**ACREAGES:** All acreage figures are approximate +- but are populated from a reliable source. All FSA Information is subject to change, included, but not limited to the number of crop land acres, grass acres, base acres, and yields. FSA acreage may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

**TERMS:** 10% down on day of sale, balance to be paid in full at Closing on or before December 19th, 2023 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. Due to circumstances beyond Elite Realty Land & Auction control, concerning Covid 19, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged.

**ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.**

**POSSESSION:** Possession of all cropland planted to Milo, grassland, and improvements (Tracts 2,3,&4 )will be January 1st, 2024. Possession of cropland in growing Wheat (Tract 1) will be August 1st , 2024.

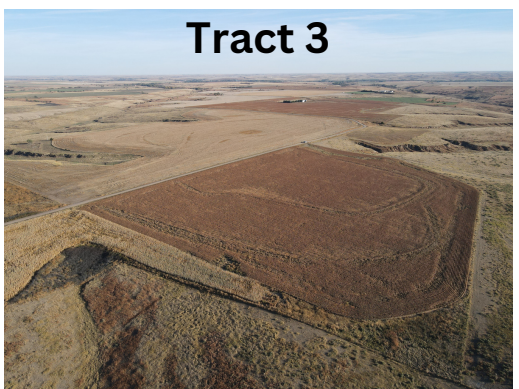
**AGENCY DISCLOSURE:** Elite Realty Land & Auction is the agent of the seller. If the purchaser desires representation, legal counsel is advised. Announcements made day of sale shall take precedence over printed material.



**Tract 1**



**Tract 2**



**Tract 3**



**Tract 3**

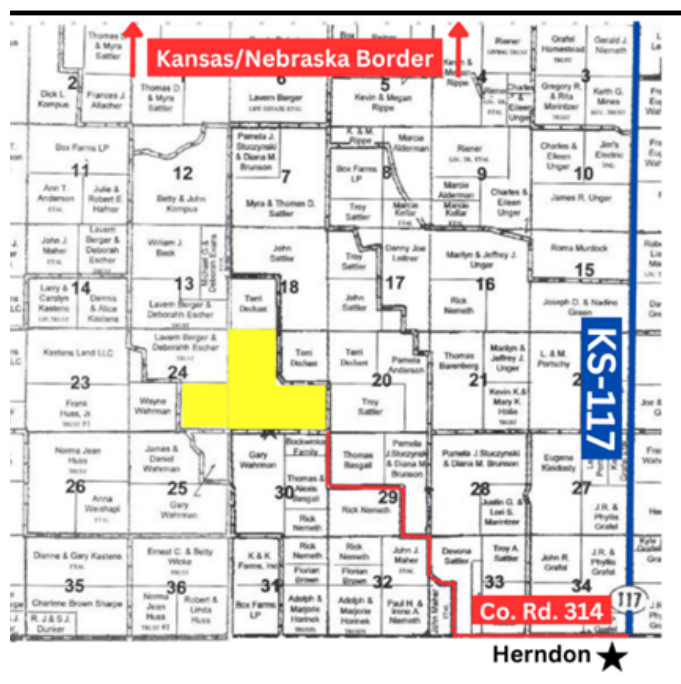


**Tract 4**



**Tract 4**

**AMERICAN LEGION-ATWOOD**



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Check our website for more details!