



**RUPP|STEVEN**  
ReeceNichols South Central Kansas

# LAND AUCTION

## SEDGWICK COUNTY, KS LAND

**Location: Southeast of W 79<sup>th</sup> St S & S West St, Haysville, KS 67060**

**79.54 ± ACRES – CROPLAND – DEVELOPMENT POTENTIAL – OIL INCOME**

**Online Bidding Only – Ends Friday, June 6th @ 11:00am**



**Register to Bid: [www.ReeceNicholsAuction.com](http://www.ReeceNicholsAuction.com)**

**Legal Description:** S ½ of the NW ¼ of Section 12, Township 29 South, Range 1 West

**Total Acreage:** 79.54 ± acres

- **Cropland:** 66.69 ± acres
- **Pastureland:** 12.85 ± acres

**Mineral Rights:** Seller's interest transfers with the property.

**Possession:**

- **Cropland:** Following the 2025 wheat harvest or July 15, 2025, whichever occurs first.
- **Pastureland:** November 1, 2025
- **Current tenant** would like to continue farming the property.

**2024 Property Taxes:** \$502.63

**FSA Information** (Available Upon Request)

- Base Crop: Wheat
- Base Acres: 66.69 ± Acres
- PLC Yield: 31 bu/acre

**Soil Information**

- Nalil Loam (1-3% slopes) - 33.61 ± acres - Class 2E
- Tabler Silty Clay Loam (0-1% slopes) - 30.34 ± acres - Class 2S
- Blanket Silt Loam (0-1% slopes) - 15.26 ± acres - Class 2C
- Primarily Class 2 soils - productive, tillable, and well-suited for continued agricultural use.

**Mineral Rights & Income**

- Full 1/8 Royalty Interest (0.125000 RI) Transfers
- Lease: Loger (C)
- Operator: MW Oil, Inc.
- Purchaser: CHS McPherson Refinery, Inc.
- Producing Zone: Mississippian System | Field: Brumley Northwest
- Cumulative Production: 142,397 ± barrels (1985-2024)
- 2024 Net Royalty Income: Approximately \$5,865.74 ±

**Salt Water Disposal (SWD) Lease Income**

- Annual Surface Lease Income: Approximately \$1,500 ±
- Income generated from Loger, Fenster, and Killion SWD sites
- All leases believed to be active and transferable

**Mineral Rights Disclosure**

The mineral rights, lease details, production history, and income figures are believed to be accurate but are not guaranteed. Buyers must conduct their own due diligence and make bidding decisions accordingly. All income values are approximate and subject to change over time.



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of ReeceNichols Alliance

**Jake Steven, ALC**

316.708.5960

[jake@reecenichols.com](mailto:jake@reecenichols.com)

**John Rupp, ALC**

316.250.5198

[johnrupp@reecenichols.com](mailto:johnrupp@reecenichols.com)

**Reese Bayliff**

316.258.6062

[rbayliff@reecenichols.com](mailto:rbayliff@reecenichols.com)

**Cindy Carnahan**

316.393.3034

[cindyc@reecenichols.com](mailto:cindyc@reecenichols.com)





**RUPP|STEVEN**  
ReeceNichols South Central Kansas

# LAND AUCTION

## SEDGWICK COUNTY, KS LAND

Location: Southeast of W 79<sup>th</sup> St S & S West St, Haysville, KS 67060

**79.54 ± ACRES – CROPLAND – DEVELOPMENT POTENTIAL – OIL INCOME**

**Online Bidding Only – Ends Friday, June 6th @ 11:00am**



**Register to Bid: [www.ReeceNicholsAuction.com](http://www.ReeceNicholsAuction.com)**



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of ReeceNichols Alliance

**Jake Steven, ALC**  
316.708.5960  
[jake@reecenichols.com](mailto:jake@reecenichols.com)

**John Rupp, ALC**  
316.250.5198  
[johnrupp@reecenichols.com](mailto:johnrupp@reecenichols.com)

**Reese Bayliff**  
316.258.6062  
[rbayliff@reecenichols.com](mailto:rbayliff@reecenichols.com)

**Cindy Carnahan**  
316.393.3034  
[cindyc@reecenichols.com](mailto:cindyc@reecenichols.com)





**RUPP|STEVEN**  
ReeceNichols South Central Kansas

# LAND AUCTION

## SEDGWICK COUNTY, KS LAND

**Location: Southeast of W 79<sup>th</sup> St S & S West St, Haysville, KS 67060**

**79.54 ± ACRES – CROPLAND – DEVELOPMENT POTENTIAL – OIL INCOME**

**Online Bidding Only – Ends Friday, June 6th @ 11:00am**



**Terms:** Buyers are advised to thoroughly review the terms and details provided on the online bidding site, as any terms, comments, or announcements made there supersede any other advertised material. Bidding is by the acre, take your bid amount times the total number of acres noted on the brochure, and then add the buyer premium to determine the total purchase price. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing on or before July 15, 2025. The successful bidder must immediately execute the provided auction purchase contract and deposit \$30,000.00 as earnest money within the specified time outlined in the contract. Additionally, a 10% buyer's premium will be added to the final bid price. This auction is conducted exclusively online, with a 2-minute bidding time extension. The auctioneer reserves the right to recess, adjust and/or extend the bidding time as they deem necessary. Furthermore, the auctioneer may, at their sole discretion, reject, disqualify, or refuse any bid. Broker forms, if any, are available on the bidding site. While all information is deemed reliable, buyers are encouraged to conduct their own due diligence. The sale is not contingent on financing, appraisal, or inspection, and the winning bidder must be available immediately post-auction. The property is sold subject to applicable Federal, State, and/or Local Government regulations, with all measurements and details approximate and non-binding. The auctioneer provides no warranties regarding the online bidding platform's performance and assumes no liability for any bidder-incurred damages during its use, including unacknowledged bids or errors. Bidders accept all risks associated with the platform and acknowledge that the auctioneer bears no responsibility for bid submission or acceptance errors or omissions. Auctions may be subject to selling prior to the auction date.



**ReeceNichols**  
SOUTH CENTRAL KANSAS  
An Independently Owned and Operated Member of ReeceNichols Alliance

**Jake Steven, ALC**  
316.708.5960  
jake@reecenichols.com

**John Rupp, ALC**  
316.250.5198  
johnrupp@reecenichols.com

**Reese Bayliff**  
316.258.6062  
rbayliff@reecenichols.com

**Cindy Carnahan**  
316.393.3034  
cindyc@reecenichols.com