



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

# LAND AUCTION

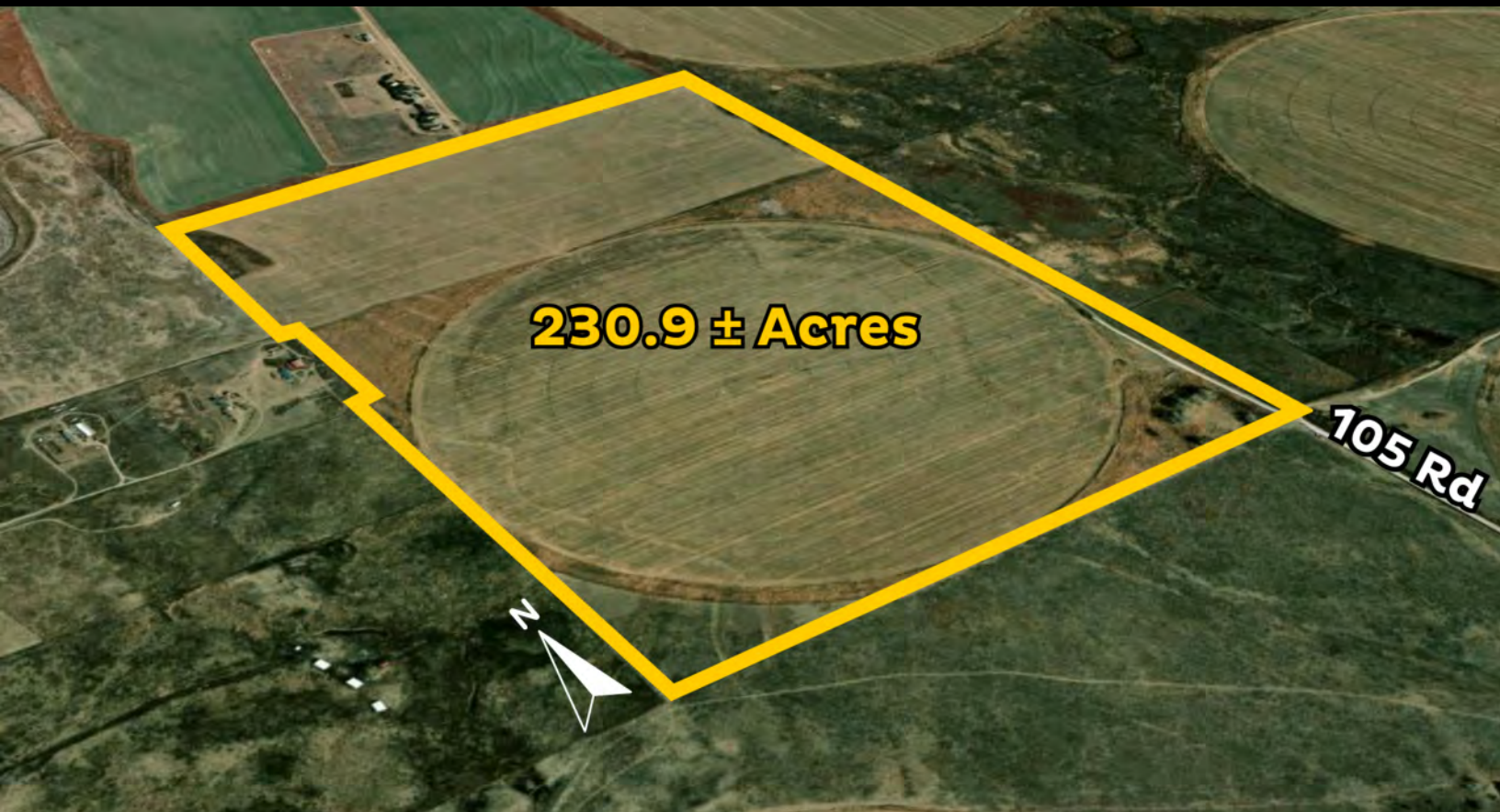
## FORD COUNTY, KANSAS

**Location: North of Hwy 50 & County Rd 105, Dodge City, KS**

**230.9 ± ACRES • IRRIGATED CROPLAND**

**Online Bidding Only - Ends Friday, April 3rd @ 11:00am**

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



### GENERAL DETAILS

**Total Acres:** 230.9 ± Acres

**Cropland Acres:** 222.55 ± Acres

**Legal Description:** Long legal description – contact agent for full details

**2025 Property Taxes:**

- **Ad Valorem:** \$3,369.25
- **Special Assessments:** \$58.67

**Mineral Rights:** Seller's interest transfers to Buyer

**FSA Information:** Available upon request

**Possession:** At Closing

**Please note:** Irrigation equipment is NOT included in the sale and will be removed prior to closing. There is no active gas service to the property. Generally, all above-ground equipment is owned by the tenant, and all below-ground improvements are owned by the Seller.

**WATER & IRRIGATION -** Water Right: File No. 21100-00

- 230 authorized acres
- Diversion rate not to exceed 950 GPM
- Annual quantity not to exceed 212 acre-feet per calendar year
- Priority date: July 27, 1973
- Status: Certificate Issued (Active)
- One irrigation well
- Located in GMD 3 (Arkansas River Basin)
- Additional water right documentation available upon request.



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**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. The property is being sold in its current "Where Is, As Is" condition, without any warranties. Sale is subject to seller confirmation with closing within 45 days. The successful bidder must immediately execute the provided auction purchase contract and deposit \$75,000.00 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. Bidding is by the acre, take your bid amount times the total number of total acres noted on the brochure, and then add the buyer premium to determine the total purchase 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.



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