

# LAND AUCTION



**ABSOLUTE AUCTION**

**397.02 AC± | 2 TRACTS | LINCOLN CO, KS**

## ABSOLUTE AUCTION:

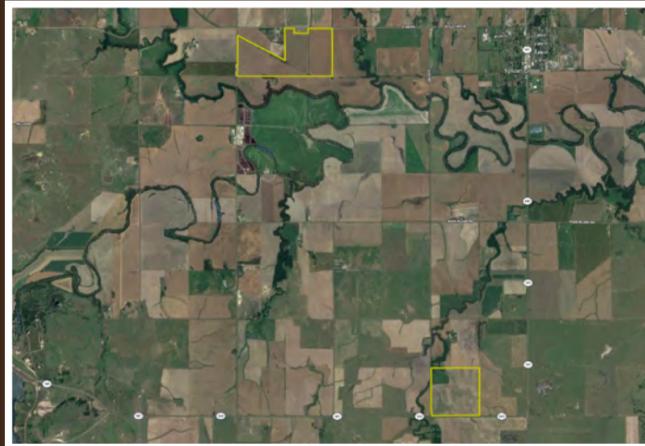
LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 5/12/23 | AUCTION TIME: 10:00 AM**

**AUCTION LOCATION: FINCH THEATRE  
122 E LINCOLN AVE | LINCOLN, KS 67455**

Nearly 400 acres of quality tillable land selling ABSOLUTE! Located near Sylvan Grove, these quality tillable acres will be offered in 2 tracts. Possession will be given after the wheat and oat harvest.

- 100% Mineral rights convey
- Possession after wheat and oat harvest
- 397.02+/- acres near Sylvan Grove
- Productive farmland
- Selling Absolute
- Pleasant Township



### TRACT 1: 156.51 ± ACRES

Tract 1 is located 4 miles South of Sylvan Grove on the North side of Hwy 181, ½ mile West of the turn off. This farm consists of almost 90% low sloping quality tillable and the remainder is currently hay ground that could easily be broke and just enough of a tree draw for some quality hunting. This quarter could be a great build site as well as being located just 4 miles from Wilson Lake on a blacktop road. All tillable acres are currently drilled to oats and possession will be given after they are cut. For any more information on this truly unique farm, contact the listing agent today!

- Tax Acres 156.51
- FSA Crop Acres 138.25
- Grass Acres 20.34
- 57.4% Class II, 9.8% Class I, 20.9% Class III, 11.9% Class IV
- Roxbury & Harney Silt Loam Primary Soils
- Taxes \$1,851.44 (2022)
- Possession After Oats are Hayed
- Brief Legal - 156.51 +/- Acres, SW ¼ S35 T12S R10W Lincoln Co, KS
- Pleasant Township
- 100% of minerals convey
- Lat/Lon: 38.9613, -98.4068



### TRACT 2: 240.51 ± ACRES

Saline River Valley Tillable. Tract 2 is located 2 miles West of Sylvan Grove on the South side of Kiona Drive. This piece is comprised of mostly top-notch low sloping tillable farm ground with very little waste. Easily accessible with well-maintained roads on two sides and electric lines run in the ditch. All tillable acres are currently drilled to wheat and possession will be after the 2023 Wheat Harvest. Farms like this in the Saline River Valley don't trade very often so don't miss out on this great opportunity.

- FSA Crop Acres 225.71
- 30.6% Class I, 17.1% Class II, 52.3% Class III
- Primary Soils Geary Silt Loam & Detroit Silty Clay Loam
- Taxes \$3,250.68 (2022)
- Possession After 2023 Wheat Harvest
- Brief Legal - 240.51 +/- Acres, S16 T12S R10W Lincoln Co, KS
- Pleasant Township
- 100% of minerals convey
- Lat/Lon: 39.0115, -98.4377

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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