

157.2± ACRES CROPLAND & CRP  
RENO COUNTY, KS

# UNRESERVED ONLINE LAND AUCTION

**BigIron**  
REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**NOV. 17-  
DEC. 1, 2020**

**BIDDING ENDS AT 10 A.M. CST**

Get a sale bill, register and bid at  
[www.bigironrealty.com](http://www.bigironrealty.com)



»» **NO BUYERS PREMIUM**

**Seller: Robert L. Norquist, Trust**

**Contact Listing Agent**

**Mike Campbell 620.899.6989**

Explore the Property from Above

**DRONE TOUR**



## Information:

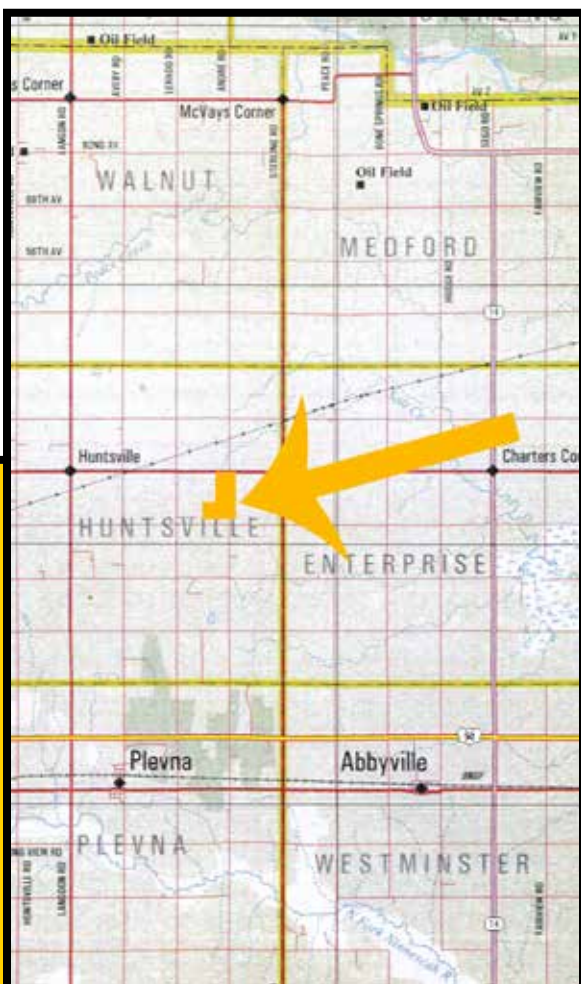
- 157.2± acres with 127.5± acres cropland
- 96.2± acres are prime farmland per USDA-NRCS
- 27 acres CRP (\$56.48 per acre) matures 9-30-2025
- Located south of paved 4th Street at Andre Rd
- House with 1.78 acres does not sell
- 50 bushel soybeans harvested in 2020
- Buyer receives 100% of 2021 wheat crop
- Buyer receives 100% of Seller's mineral rights
- Excellent pheasant and deer hunting in the CRP acres

## Location:

From Hutchinson, KS, at the 4th Street and Hwy 96 junction, go west 15.5 miles on paved 4th Street to Andre Road.

**Legal:** E ½ of NE ¼ 14-23-9 less a 1.78 acre homesite; and N ½ of SE ¼ 14-23-9

**Taxes:** \$1,850 (county estimate without house)



## Attend the Informational Meeting & Auction

**Monday  
November 30, 2020**  
1 to 6 P.M. CST

**Tuesday  
December 1, 2020**  
8 A.M. CST until bidding ends

**Gambino's Pizza 'Meeting Room'**  
310 S. Main St. | South Hutchinson, KS 67505

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. We want to keep you healthy, so we will do our best to comply with the ever-changing restrictions due to the Covid-19 concerns. As always, you can register and bid anytime, anywhere at [www.bigironrealty.com](http://www.bigironrealty.com).

## BIDDING PROCESS

Bidding increments will be \$50/acre. Real Estate Agent reserves the right to adjust bidding increments. The final sale price will be calculated based on total acres times the highest per acre bid. You may place bids on this farm for 14 days beginning November 17, 2020, and ending December 1, 2020, at 10:00 a.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

## TERMS & CONDITIONS

The sale is subject to all rights of way and easements, whether recorded or not, and to oil and gas leases of record if any. The successful Buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment made payable to Security 1st Title, 1001 N. Main, Hutchinson, KS 67501. The earnest money deposit can be made by personal check, company check, or by wire transfer. The balance will be due at closing on or before December 30, 2020. Seller will provide marketable title to the Buyer evidenced by title insurance. Title insurance and closing costs are split 50/50 between Buyer and Seller. Additional title insurance required by a Buyer's lender will be paid 100% by the Buyer. Real estate taxes will be prorated to the date of closing. The property will not be sold subject to financing. Have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the Seller.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2020 BigIron Realty. All rights reserved.

For more information on the property, visit

[www.bigironrealty.com](http://www.bigironrealty.com)