# PRIME AGRICULTURAL FARMLAND

**KANSAS** | GRAY CO, CIMARRON TWP

# NOW! ABSOLUTE AUCTION

## ONLINE at ruralrealtyco.com

VISIT **RURALREALTYCO.COM**

BEGIN: **SATURDAY, OCTOBER 11TH | 10:00 AM CT**

SOFT CLOSE: **TUESDAY, OCTOBER 14TH | 10:00 AM CT**

Alec Horton
Rural Realty
620.214.2417
alechorton@ruralrealtyco.com


**620.214.2417 | ruralrealtyco.com**
**800.424.2324 | halderman.com**

**912.2+/- ACRES** • 3 TRACTS

Expand your operation with a rare opportunity to acquire **prime farmland**.

Offering highly productive, entirely tillable silt loam soils. With excellent road frontage and meticulous care, this land is ready for its next owner.

RURAL REALTY

HALDERMAN
REAL ESTATE & FARM MANAGEMENT

THIS AUCTION CONSISTS OF ONE QUARTER, ONE LARGE HALF SECTION, AND ONE NORMAL HALF SECTION OF

# PRIME DRYLAND FARM GROUND

LOCATED NORTHEAST OF CIMARRON, KANSAS.

**ONLINE BIDDING**
Visit **ruralrealtyco.com**

Saturday, October 11th, 2025 at 10:00 AM CT until a soft close on

Tuesday, October 14th, 2025 at 10:00 AM CT.

**QUESTIONS?**
Alec Horton *(Rural Realty)* will be available to discuss the property and assist any buyers with the online bidding registration process.

Join Alec on **Tuesday, October 14th** from 8:00 AM CT until Auction Close

Gray County 4-H Building
17002 US Hwy-50
Cimarron, KS 67835

View additional property photos, documents, and maps as well as the drone flight. Be sure to register prior to the online auction.

SCAN

**ALEC HORTON** | Rural Realty
620.214.2417 | ruralrealtyco.co

EQUAL HOUSING OPPORTUNITY

# HIGH QUALITY TILLABLE FARMLAND

## TRACT 1

**156.23+/- Acres**
SE 1/4 31-25-27

BASE ACRES & PLC YIELD TRACT 1

- WHEAT: 52.64 ACRES, PLC YIELD: 42
- GRAIN SORGHUM: 52.13 ACRES PLC YIELD: 67

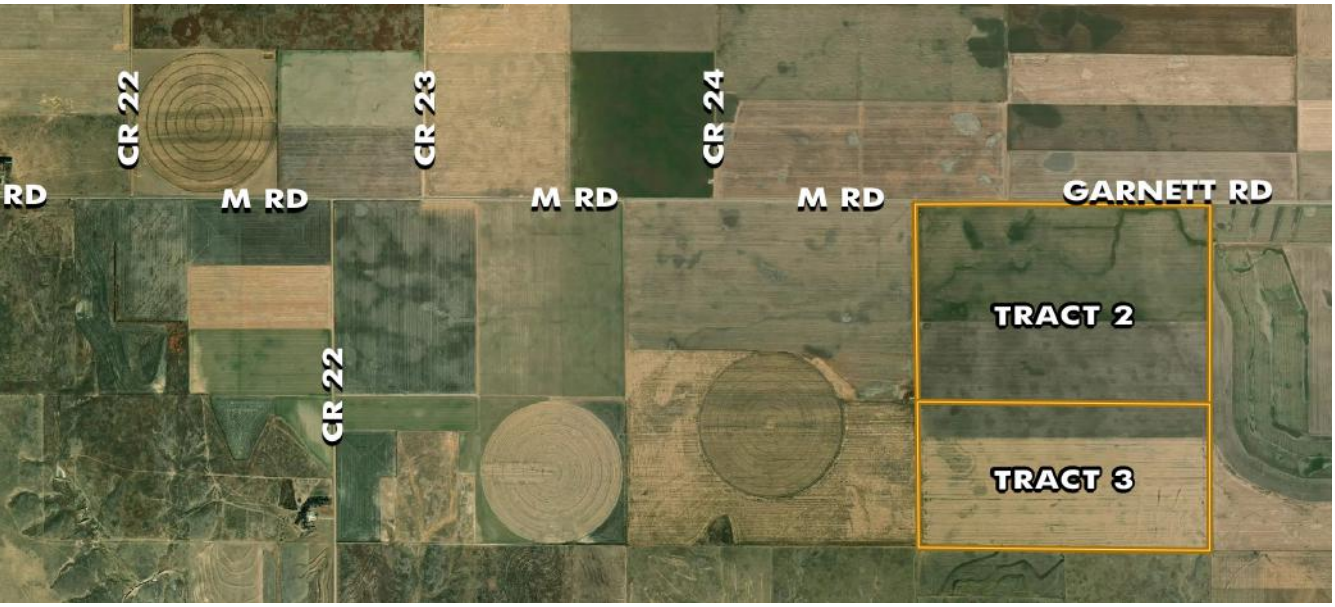
**LOCATION:** Approximately 1 mile northeast of Cimarron, Kansas at the intersection of CR 20 and M Road in Cimarron Township, Gray County.

**SOILS:** Richland silt loam and Uly silt loam, known for their excellent farming capabilities.

**TOPOGRAPHY:** Flat land, with minimal elevation range of 5.6 feet; ideal for modern farming equipment and irrigation.

**ZONING:** Agricultural

**PROPERTY TAXES:** $752.58




## TRACT 2

### 436.25+/- Acres

N 1/2 1-26-27

BASE ACRES & PLC YIELD TRACT 2

- WHEAT: 147.26 ACRES, PLC YIELD: 42
- GRAIN SORGHUM: 145.86 ACRES PLC YIELD: 67

**LOCATION:** Approximately 6 miles east of Cimarron, Kansas along M Road and Garnett Road in Cimarron Township, Gray County.

**SOILS:** Spearville silty clay loam and Harney silt loam, both highly suitable for crop production.

**TOPOGRAPHY:** Flat land, with a total elevation range of 14.8 feet.

**ZONING:** Agricultural

**PROPERTY TAXES:** $2,215.54

## TRACT 3

### 319.72+/- Acres

S 1/2 1-26-27

BASE ACRES & PLC YIELD TRACT 2

- WHEAT: 107.92 ACRES, PLC YIELD: 42
- GRAIN SORGHUM: 106.89 ACRES PLC YIELD: 67

**LOCATION:** Approximately 6 miles east of Cimarron, Kansas directly south of Tract 2 in Cimarron Township, Gray County.

**SOILS:** Harney silt loam and Spearville silty clay loam soils.

**TOPOGRAPHY:** Mostly flat land to gently rolling, with a total elevation range of 23.8 feet.

**ZONING:** Agricultural

**PROPERTY TAXES:** $1,885.52

Additional information including photos and a drone flight are available at ruralrealtyco.com

RURAL REALTY

112 N 4th Street • Leoti, KS 67861

# NOW! ABSOLUTE ONLINE AUCTION

at ruralrealtyco.com

3 TRACTS

912.2+/- TOTAL ACRES

## BEGIN: OCT. 11TH | 10 AM CT - SOFT CLOSE: OCT. 14TH | 10 AM CT

## HIGHLY PRODUCTIVE TILLABLE SOILS | GRAY CO, KS

### TERMS AND CONDITIONS

PROCEDURE: This is an Online Only Auction for 912.20 more or less acres in Gray County, KS. The 912.20 more or less acres will be offered in three (3) individual tracts. Online bidding will take place beginning at 10:00 am CDT Saturday, October 11th, 2025, and will "soft close" at 10:00 am CDT Tuesday, October 14th, 2025. At 9:55 am CDT on Tuesday, October 14th, 2025, bidding will continue in five-minute increments until five minutes have passed with no new bids. Rural Realty Agents will be at the Gray County 4-H Building in Cimarron, KS from 8:00 am until the conclusion of the online auction. Please come during the scheduled time to discuss the property. Rural Realty will be there to assist any buyers with the online bidder registration process. Bidders do not have to be present to bid online, however, you are required to be available by phone.

BIDDER QUALIFICATION: YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must be approved to bid online. Go to www.auction.ruralrealtyco.com and CREATE AN ACCOUNT, if you do not currently have an account. Then ENTER the AUCTION and REQUEST APPROVAL to bid. You must be approved by Rural Realty, Inc. before you can bid. You must agree to the auction terms and conditions during the registration process.

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a purchase agreement within two (2) hours of the close of the auction. All final bid prices are subject to the Seller's approval or rejection.

EARNEST PAYMENT: Ten percent (10%) earnest payment upon signing a purchase agreement. The earnest payment may be paid in the form of personal check, business check, cashier's check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: 2024 and prior years taxes paid by Seller. The 2025 taxes will be prorated to the closing date. All future taxes will be the responsibility of the Buyer.

CROPS: All fall crop income will stay with the Seller & Tenant. Any ground planted to winter wheat to be harvested in 2026, the buyer will receive the sellers share of the crop.

CLOSING: Will take place on or before November 14th, 2025, or as soon as possible.

CLOSING EXPENSES: Seller shall be responsible for the costs of preparing the Deed. Buyer shall be responsible for the filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. First American Title – Garden City will be the closing agent. Expenses on the Wheat Stubble ground will be paid by the buyer at closing to reimburse the Tenant for spraying expenses after the Wheat was harvested.

POSSESSION: Possession for all open ground will occur at closing. Possession for the acres planted to a fall crop will be at closing if the fall crop has been harvested or as soon as the fall crop has been harvested if that has not occurred by closing. Possession for the acres planted to winter wheat to be harvested in 2026 will be after the wheat is harvested in the summer of 2026 or August 1st, 2026, whichever is first.

CONVEYANCE INSTRUMENT: Seller shall execute a Special Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer(s), free and clear of all liens and encumbrances except easements or restrictions visible or of record.

TITLE: Seller shall provide an Owner's Policy of Title Insurance as evidence of marketable title. The cost of the owner's title policy and escrow fee shall be divided equally between the Seller and Buyer. Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy, if required.

PROPERTY CONDITION: Property to be sold AS IS-WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases.

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: All mineral rights owned by the Seller, if any, will convey to Buyer(s).

AGENCY: Rural Realty, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the promotion and advertisement of the auction is believed to be accurate but is subject to verification by all parties relying on it. No liability for accuracy, errors, or omissions is assumed by the seller, the broker, the auction company, or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Bidders should complete this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. The seller, broker, and auction company reserve the right to preclude any person from bidding, if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final. Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our Supervising Broker Alec Horton at 620-214-2417. In accepting the terms and conditions for the use of our website, you agree to not hold Rural Realty, Inc., our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. If you have trouble placing your online bid, immediately call Alec Horton at 620-214-2417 for assistance in placing your bid.

SELLERS: Danny W Easterday Trust