

Johnson County Edgerton Kansas Land Auction For Sale

Event Description



Live only

 **Tue, Dec 4, 2018**

 **7:00 PM CST**

Edgerton City Hall - 404 E. Nelson St., Edgerton, KS, 66012

CONTACT US



Curt Marshall

Owner / ALC / Auctioneer

 (785) 826-0824



<http://www.cmarshallauctioneer.com>

 cmarshall@uccrossroads.com

Address:

Edgerton City Hall - 404 E. Nelson St., Edgerton, Kansas, 66012

ABOUT THE PROPERTY

Curt Marshall, Terry Zimmer & Brian Rose of United Country - Crossroads Auction & Realty of Salina, Kansas are offering at public auction 232± Acres of Tillable Farmland and Pasture in Johnson County, Kansas. This land is located 2.5-miles northwest of the town of Edgerton in Southwest Johnson County, Kansas. Tract #1 of this land features 49± acres of farmland and 66± acres of pasture for a total of 115± acres. Tract #2 of this land features 75± acres of farmland and 42± acres of pasture for a total of 117± acres of land. The pasture land features mature wind belts with several ponds, of few of which have been dug out in recent years. All Seller owned Mineral Rights will be sold with each tract of land. There is a prior reservation of undivided 1/4 interest in oil, gas and minerals on Tract #2. This land is owned by Berdthil, LLC and will sell subject to the Tenant's Rights. Possession of the pastureland and farmland will be on March 1st, 2019. Each tract of land is allowed 1 house/residential dwelling unit per lot along with unlimited in size and number of barns/detached accessory structures, but building permits will need to still be issued for every structure. This property will sell subject to seller's confirmation.

Please go to the following DropBox Folder to download additional property information:

[Property Information DropBox Folder](#)

AUCTION DATE: Tuesday, December 4th, 2018 at 7:00pm CST

AUCTION LOCATION: Edgerton City Hall at 404 E. Nelson St. in Edgerton, KS 66021

SELLER: Berdthil, LLC

LEGAL ADDRESSES:

- Tract #1 - Lot 2, Bernard Plat, a subdivision of land in the Northwest Quarter of Section 2, Township 15 South, Range 21 East, Johnson County, Kansas
- Tract #2 - Lot 3, Bernard Plat, a subdivision of land in the Northeast Quarter of Section 2, Township 15 South, Range 21 East, Johnson County, Kansas

FSA BASES / YIELDS:

- Tract #1 - Wheat: 19.2± Acre Base - 41 Bu/AC PLC Yield
- Tract #1 - Corn: 6.7± Acre Base - 79 Bu/AC PLC Yield
- Tract #1 - Grain Sorghum: 3.3± Acre Base - 67 Bu/AC PLC Yield
- Tract #1 - Soybeans: 15.5± Acre Base - 23 Bu/AC PLC Yield
- Tract #2 - Wheat: 44.2± Acre Base - 41 Bu/AC PLC Yield
- Tract #2 - Corn: 17.1± Acre Base - 79 Bu/AC PLC Yield
- Tract #2 - Grain Sorghum: 8.4± Acre Base - 67 Bu/AC PLC Yield
- Tract #2 - Soybeans: 47.1± Acre Base - 23 Bu/AC PLC Yield

TAXES: 2018 Taxes were \$3,001.12 (this includes a 14.94± Acre Farmstead that the Seller is retaining)

DIRECTIONS: From the U.S. Highway 56 and Edgerton Rd. intersection on the northwest edge of the City of Edgerton, drive 1-Mile West. Turn West on 191st Rd. and travel 1.25-Miles until you see the Subject Property.

DEED RESTRICTION ON TRACT #1: No building, pole exceeding 6 feet above ground level, tower or structure of any size or description shall be located on Lot 2 (Tract #1) within 300 feet of the outer common boundary line between Lot 1 and Lot 2 until January 1, 2040. This restriction runs with title to Lot 2 for the benefit and enforcement by the owner of title to Lot 1 in order for the continuation of open space in the 300 foot defined area of Lot 2 abutting Lot 1.