

Auction 313+/- Acres In Barton County, Kansas Selling in  
4 Tracts  
Olmitz  
Olmitz, KS 67564

**\$1**  
313± Acres  
Barton County



## Auction 313+/- Acres In Barton County, Kansas Selling in 4 Tracts Olmitz, KS / Barton County

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### SUMMARY

**Address**

Olmitz

**City, State Zip**

Olmitz, KS 67564

**County**

Barton County

**Type**

Farms, Ranches

**Latitude / Longitude**

38.523554 / -98.954566

**Acreage**

313

**Price**

\$1

**Property Website**

<https://redcedarland.com/detail/auction-313-acres-in-barton-county-kansas-selling-in-4-tracts-barton-kansas/78356/>



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### PROPERTY DESCRIPTION

#### **313 +/- Tillable & Pasture Acres in Barton County, Kansas -Selling In Four Tracts-**

**Auction Details:** The Auction Will Be Held On Friday, May 9th, 2025. Auction Will Start With Tract 1 At 11am Central Time Followed By Tracts 2, 3 & 4. All Buyers Will Have The Option To Bid In Person, Over The Phone, Or Online.

**Auction Location:** American Ag Credit 5634 10th St, Great Bend, Kansas 67530

**Legal Descriptions:** **Tract 1 79+/- Acres:** S02, T18, R15 W, E/2 Nw/4 Less R/W. **Tract 2 78+/- Acres:** S35, T17, R15 W, S/2 Sw/4 Less R/W. **Tract 3 77+/- Acres:** S34, T17, R15 W, S/2 Se/4 Less R/W. **Tract 4 79+/- Acres:** S34, T17, R15 W, N/2 Se/4 Less R/W.

**Taxes 2023:** **Tract 1:** \$687 **Tract 2:** \$1,074.28 **Tract 3:** \$666.46 **Tract 4:** \$1,076.52

**Possession:** Immediate possession on all open acres. Possession on wheat/oat acres after harvest. Tenant will have the ability to graze pasture acres until November 1st, 2025 unless negotiated otherwise by new owners of the pasture tracts.

**Mineral Rights:** All mineral rights held by the sellers will be fully conveyed to the buyer at closing. There are no known severance of minerals.

**Property Description:** These four tracts have remained in continuous family ownership since their acquisition by Moravian Czech grandparents (Austria immigrants) who settled Olmitz at its founding in 1885! just a mile and a half west of Olmitz, KS this 313+/- acres consists of mainly dryland tillable and pasture acres. The high yielding tillable land is extremely level consisting of Class II Harney Silt Loam soils with 0-3% slopes. There are 4 separate tracts with an affordable unique offering for everyone. Of the 313+/- acres there are 252+/- dryland tillable acres and 59+/- pasture acres. Of the 252+/- tillable acres 95+/- acres are currently drilled to wheat, and 47+/- acres drilled to oats. The remaining 112+/- acres consists of last years milo stalks and wheat stubble ready for spring crops.

**8 Year Averages:** **Milo:** 88.75 Bushels/Acre **Wheat:** 57.375 Bushels/Acre

Smaller acre farms rarely hit the market! These farms are a great opportunity to add to your farming operation or your investment portfolio.

#### **Further Details On Individual Tracts Click The Links Below**

Click to View [Tract 1](#)

Click to View [Tract 2](#)

Click to View [Tract 3](#)

Click to View [Tract 4](#)

To register for online bidding: [Click Here!](#)

For more information or to schedule a showing call Cody Crook at [620-617-7320](tel:620-617-7320)

#### **Key Features**

Highly Productive Soils

Tillable Acres

Pasture Acres



Close Proximity to Grain Elevator

**Auction Terms and Conditions:** 10% earnest money down day of sale. Pre-qualified bidders only - this sale is not contingent upon bank approval and is being sold As-Is-Where-Is. Closing will be with Security 1st Title in Great Bend, Kansas. Title insurance and closing costs shall be split 50/50 between Sellers and Buyers. Taxes are prorated to the date of closing. There is no buyer's premium. All mineral rights held by the sellers will be fully conveyed to the buyer at closing. There are no known severance of minerals. Immediate possession on the open tillable acres upon deposit of non refundable earnest money. Possession on the acres in wheat & oats will be upon harvest. Tenant will remain in possession of the pasture acres until November 1st, 2025 unless further negotiated by new buyers. All four tracts are selling with sellers confirmation of price. Sellers have elected to have pre-auction bids, phone bidding, online bidding, and live bidding. Red Cedar Land Co. is representing the sellers as a sellers agent. Any announcements day of sale shall take precedence over any other advertised material.



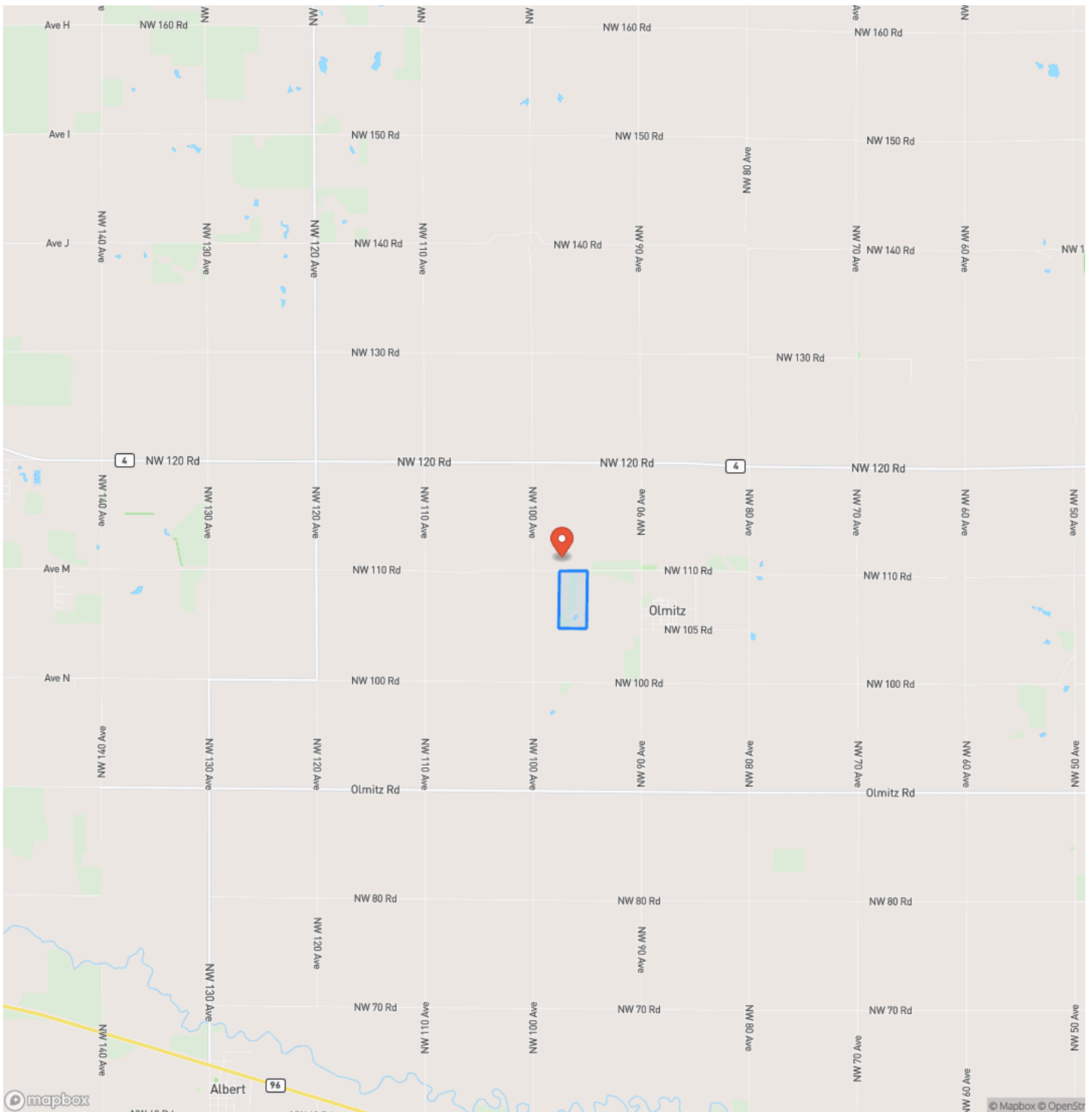


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**Olmitz, KS / Barton County**

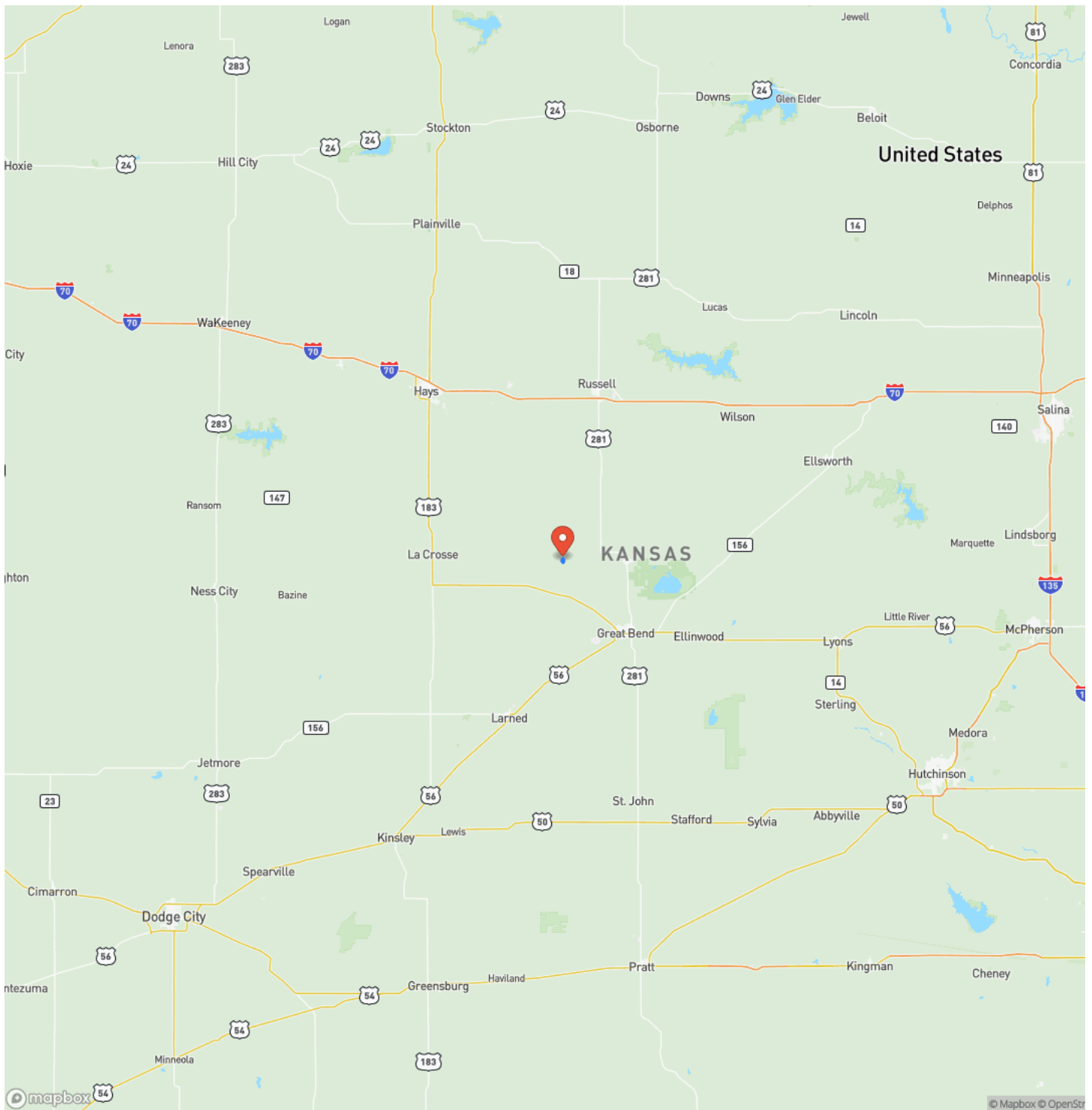
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## Locator Map



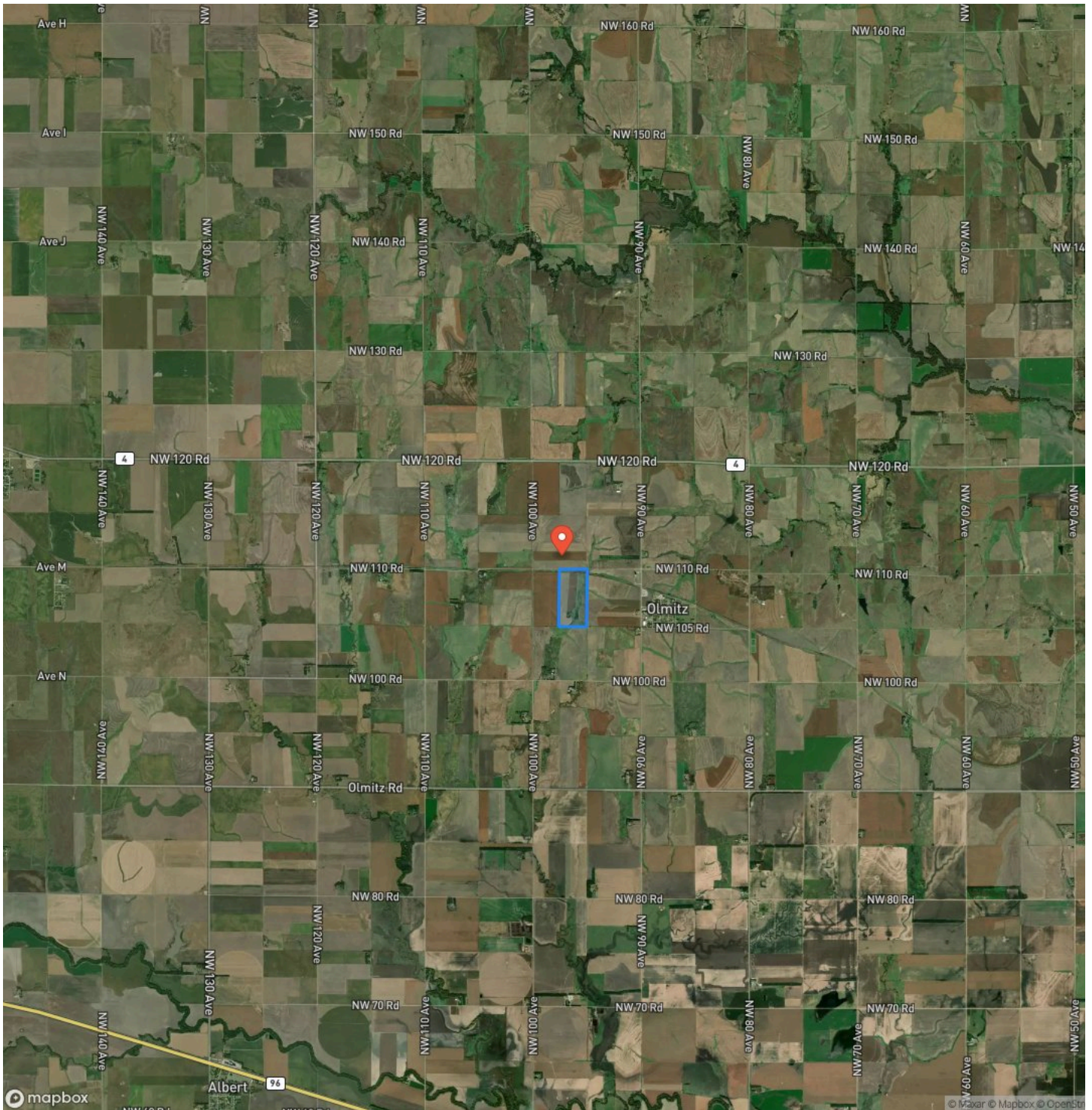
## Locator Map





## Olmitz, KS / Barton County

## Satellite Map





## Auction 313+/- Acres In Barton County, Kansas Selling in 4 Tracts Olmitz, KS / Barton County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Cody Crook

## Mobile

(620) 617-7320

## Office

(620) 377-5022

## Email

cody@redcedarland.com

### Address

## City / State / Zip

## NOTES



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**redcedarland.com**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Red Cedar Land Co.**  
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