

Auction- 146 +/- Tillable acres in Barton County, Kansas
NW 120 Ave
Olmitz, KS 67564

146± Acres
Barton County



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Olmitz, KS / Barton County

SUMMARY

Address

NW 120 Ave

City, State Zip

Olmitz, KS 67564

County

Barton County

Type

Farms

Latitude / Longitude

38.51195 / -99.00099

Taxes (Annually)

1646

Acreage

146

Property Website

<https://redcedarland.com/detail/auction-146-tillable-acres-in-barton-county-kansas-barton-kansas/92298/>



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PROPERTY DESCRIPTION

AUCTION - 146 +/- TILLABLE ACRES IN BARTON COUNTY, KANSAS

Barton County, Kansas | 3 Miles West of Olmitz | 3.5 Miles North of Albert

Auction Listed by Cody Crook with Red Cedar Land Company | [\(620\) 617-7320](tel:6206177320) | Auctioneer Mike Niedens [\(620\) 793-0383](tel:6207930383)

Auction Date/Time: Monday, November 24th, 2025, at 11:00 a.m. Central Time

Auction Location: American Ag Credit in Great Bend, Kansas

Auction Address: 5634 10th St

This is your opportunity to own a well laying quarter section in western Barton County, Kansas. Boasting Class II Crete and Harney silt loams, this tract has consistently produced 100+ bushel milo and 60+ bushel wheat crops. Regarding the topography and lay of this quarter section, the majority consists of 0-1% slopes. In an area of Barton County riddled with terraces and waterways, this primarily flat quarter section stands out. With close proximity to grain facilities in both Albert and Olmitz, this 146+/- acres would be a great addition to any local producer's portfolio.

INCOME-PRODUCING FARMLAND

- **146+/- Tillable Acres**
- **Currently Planted:** 49+/- acres of wheat and 49+/- acres of milo. Milo will remain with the seller and tenant, and will be harvested by sale day. The buyer will receive the seller's 1/3 share of the growing wheat crop, with the option to reimburse the tenant for their 2/3 share to gain full crop rights and immediate possession to farm.
- **Idle/Open Acres:** 49+/- acres of wheat stubble that have been sprayed and kept clean.

Tenant Reimbursement:

- Reimbursement for tenant's 2/3 of the growing wheat crop is **\$6,931.90**.
- Reimbursement for the burn-down application on stubble acres is **\$3,143.42**.

Possession: The buyer will receive immediate possession upon reimbursement to the tenant for his 2/3 share of the wheat crop, as well as his 2/3 share of the burn-down application on the wheat stubble acres. If the buyer chooses not to reimburse, the 146+/- acres will be subject to tenant rights.

ADDITIONAL HIGHLIGHTS

- **Legal Description:** S05, T18, R15 W, SE/4 Less Tract 50 N & 473 W, Secor Th N68, Nwly 146, Nwly 130, Nely 377, E 526, S 653, W 422 POB & Less R/W
- **2024 Taxes:** \$1,646.02
- **Mineral Rights:** Sellers do not own any mineral rights. No mineral rights will transfer.

This is your chance to invest in a well balanced piece of Barton County farmland with strong agricultural potential!

Listing Agent: Cody Crook [\(620\) 617-7320](tel:6206177320)

Auctioneer: Mike Niedens [\(620\) 793-0383](tel:6207930383)

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. No mineral rights are held by the sellers. Land is currently under a 1/3-2/3 crop share. Sellers will allow the buyer to receive their 1/3 share of the growing crop. The tenant has agreed to terminate his tenancy upon reimbursement for his 2/3 of expense on the wheat crop as well as reimbursement for turndown applications on the stubble. Land is selling upon sellers confirmation of price. Sellers have elected to have



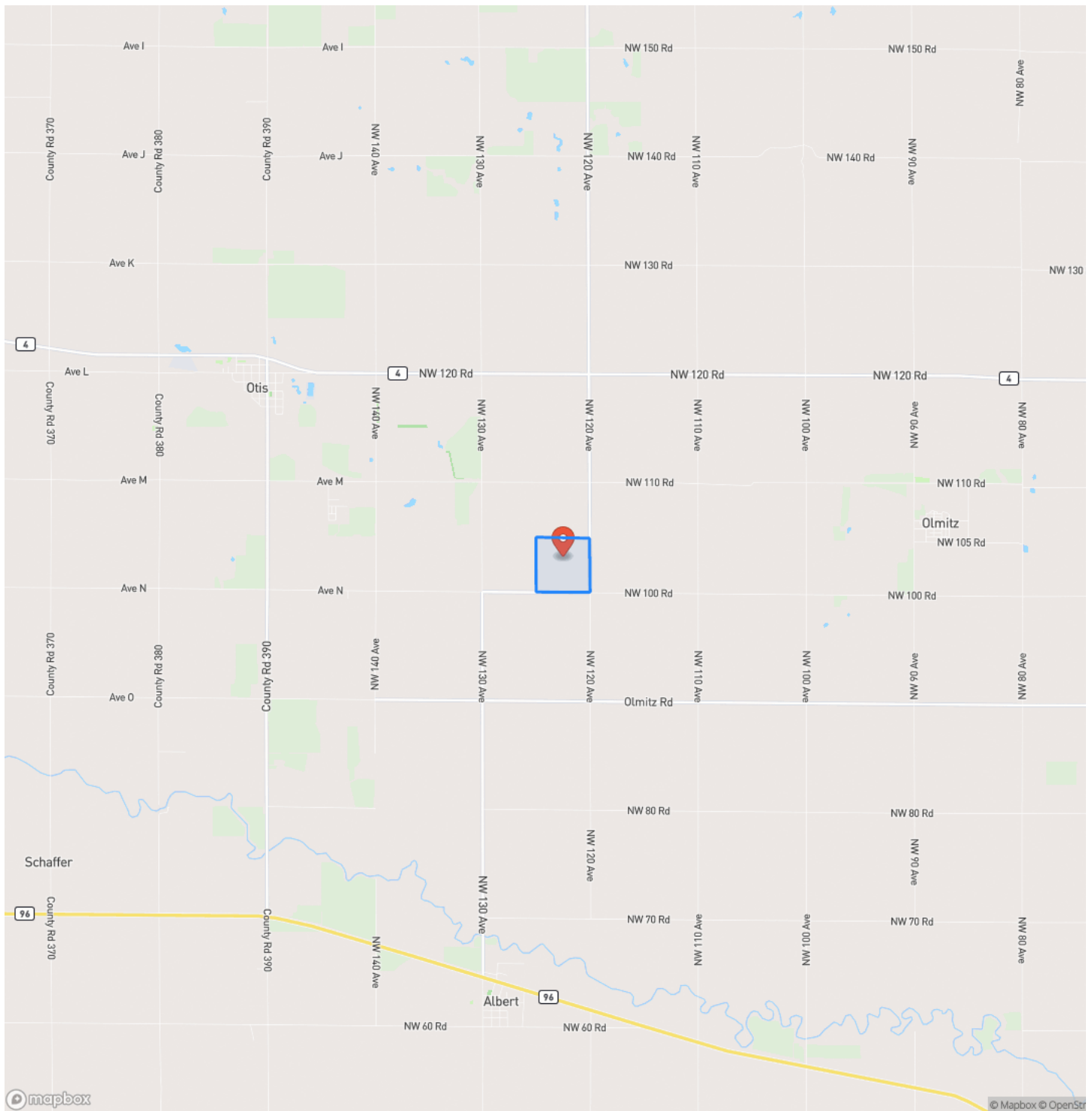
phone bidding and live bidding. Red Cedar Land Co. is representing the seller as a sellers agent. Any announcements day of sale shall take precedence over any other advertised material. Reimbursement cost for the tenants 2/3 of the growing wheat is \$6,931.90. Reimbursement cost for the burn down application on stubble acres is \$3,143.42.



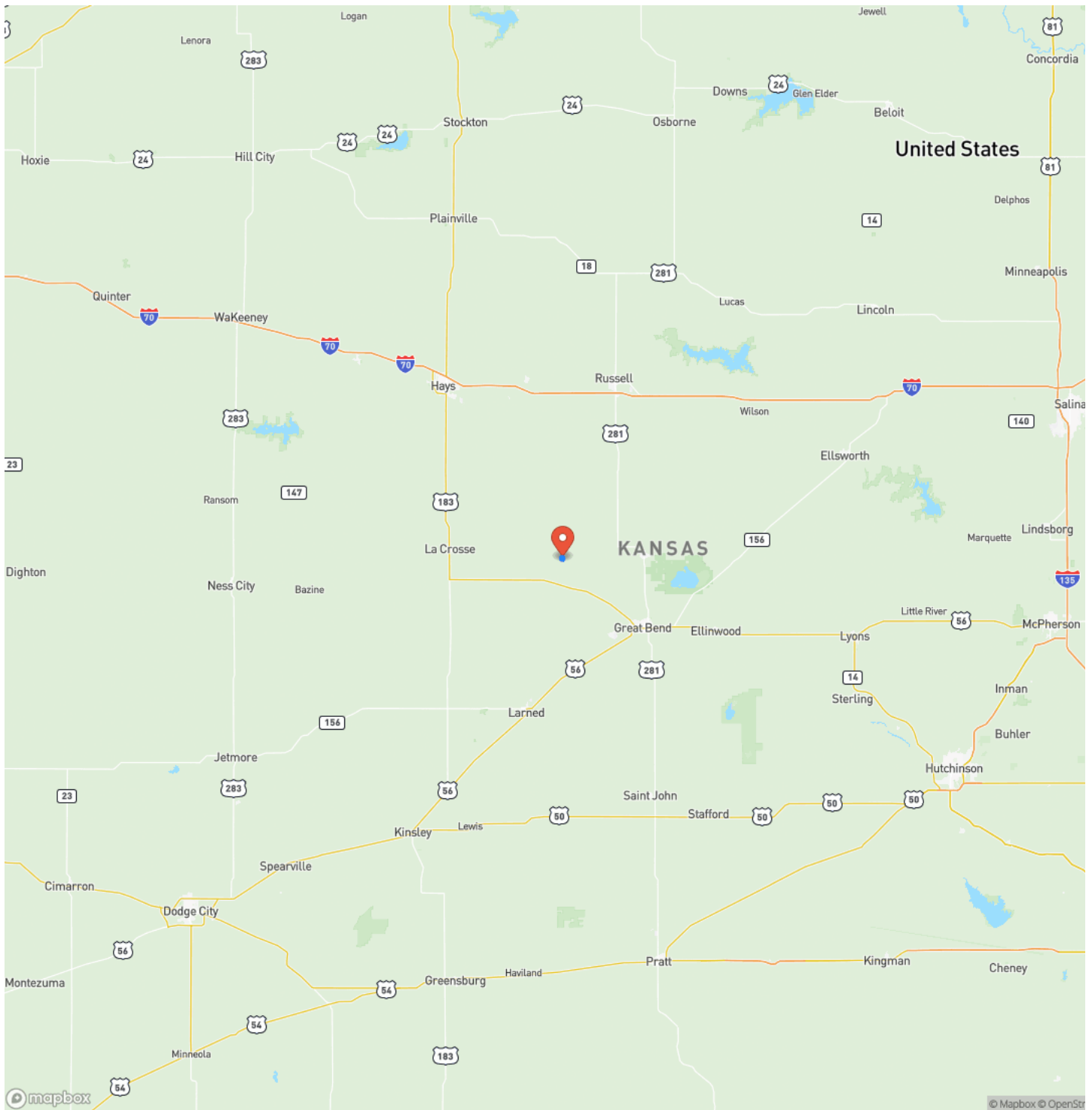
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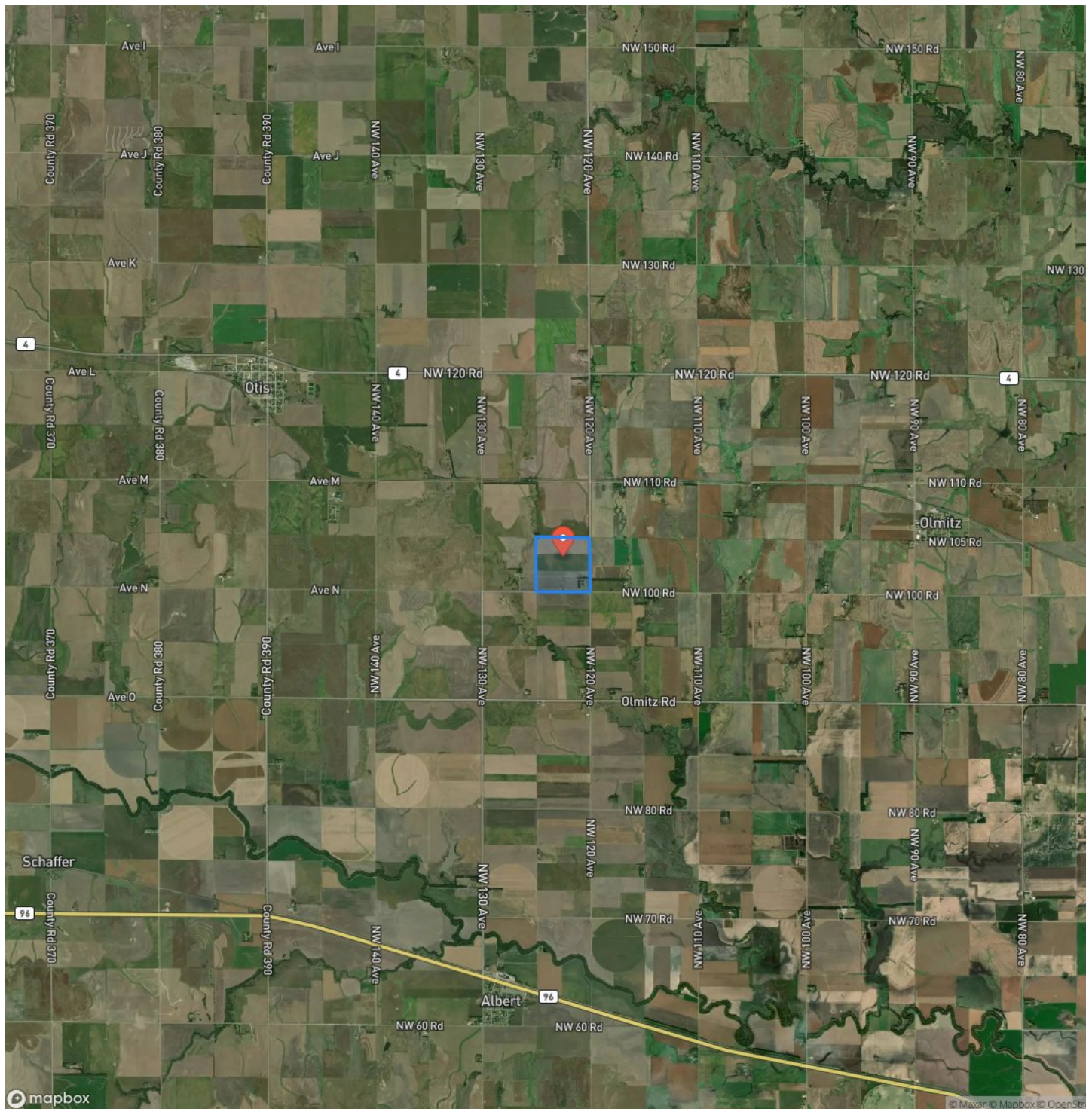
Locator Map



Locator Map



Satellite Map



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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

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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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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