

**Absolute Online Auction- 158 +/- Tillable Acres In Reno,
County - Selling in 2 Tracts**
N Andre Road
Sterling, KS 67579

**158± Acres
Reno County**



Absolute Online Auction- 158 +/- Tillable Acres In Reno, County - Selling in 2 Tracts
Sterling, KS / Reno County

SUMMARY

Address

N Andre Road

City, State Zip

Sterling, KS 67579

County

Reno County

Type

Farms

Latitude / Longitude

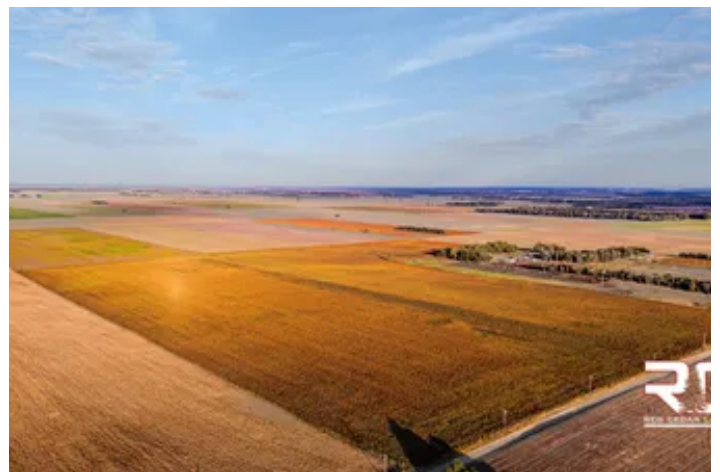
38.13901 / -98.2659

Acreage

158

Property Website

<https://redcedarland.com/detail/absolute-online-auction-158-tillable-acres-in-reno-county-selling-in-2-tracts-reno-kansas/92112/>



Absolute Online Auction- 158 +/- Tillable Acres In Reno, County - Selling in 2 Tracts Sterling, KS / Reno County

PROPERTY DESCRIPTION

Absolute Online Auction: 158+/- Tillable Acres in Reno County – Selling in Two Tracts

Location: Reno County, Kansas — 5 miles southwest of Sterling

Auction Listed by: Cody Crook, Red Cedar Land Company | [\(620\)617-7320](tel:(620)617-7320)

Auction Dates:

- Online bidding opens Wednesday, November 26th at 5:00 PM CST
- Bidding concludes with a soft close on Tuesday, December 2nd at 6:00 PM CST

Selling Order: Tract 1 and Tract 2 will sell as two separate lots.

Registration:

- Register to bid on Tract 1: [Click Here!](#)
- Register to bid on Tract 2: [Click Here!](#)

Tract 1 Details

[View Listing for Tract 1](#)

Legal Description: Walnut Township, S11, T22, R09 W, 78+/- Acres — S 1/2 of NE 1/4 Exc Rd Row

Tillable Acres: 78+/- acres, currently planted to Milo

Crop Share Agreement: Verbal 1/3-2/3 crop share; buyer will receive seller's 1/3 interest in any growing or unharvested crop at closing

Possession: Full possession upon March 1, 2026, after tenant finishes grazing Milo stalks

Mineral Rights: Will convey to the buyer upon closing

2024 Taxes: \$596.48

Tract 2 Details

[View Listing for Tract 2](#)

Legal Description: Walnut Township, S13, T22, R09 W, 79.5+/- Acres — S 1/2 of NW 1/4 Exc Rd Row

Tillable Acres: 80+/- acres, wheat stubble to be drilled to wheat

Crop Share Agreement: Verbal 1/3-2/3 crop share; buyer will receive seller's 1/3 interest in any growing or unharvested crop at closing

Possession: Full possession upon harvest of the 2026 wheat crop

Mineral Rights: Will convey to the buyer upon closing

2024 Taxes: \$820.90

Auction Terms & Conditions: Sellers agree to the following terms and conditions for advertising/purchase contract:

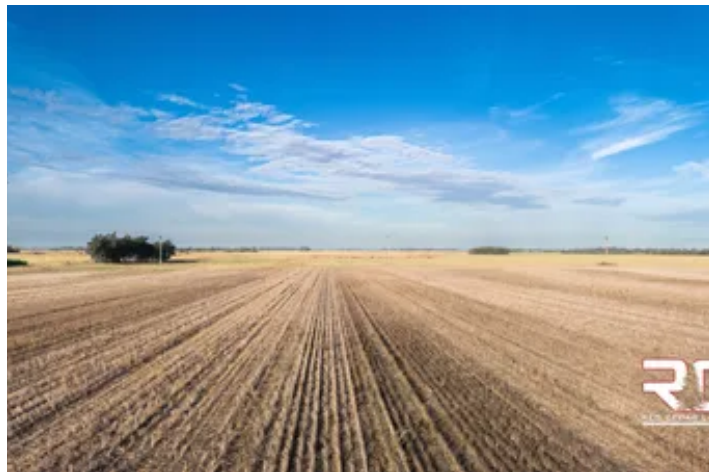
No buyer's premium. Bidding will be by the acre, final bid multiplied by the total acres will determine the final contract price. Bidders must be pre-approved with their lender, if applicable, prior to registering. Registered bidders will be contacted by the auction company for pre-approval. 10% earnest money deposit due the day of the sale. Closing shall be with Security 1st Title on or before 30 days from the auction date. Taxes shall be prorated to the date of closing. Title insurance and closing costs shall be split 50/50 between the buyer and the seller. All real estate shall be sold in its present "as is/where is" condition without any implied warranties or guarantees from the seller or Red Cedar Land Co. LLC. All inspections and verifications should be handled by the bidders prior to auction. All real estate is selling subject to any leases, roadways, easements, restrictions, and right of ways. Real estate is not selling subject to any inspections or bank approvals. Sellers interest in mineral rights shall transfer to the buyer. All boundary lines, fencing lines, and acreages are approximate and not guaranteed. Sellers have selected to have online bidding only. Bidders use the online bidding platform at bidder's sole risk. Red Cedar Land Co. LLC is not liable for any interruptions, unavailability, delays, or failure in the online bidding platform including errors or omissions related to the submission or acceptance of online bids. Red Cedar Land Co. LLC has the authority to establish all online bidding increments, and has the right to refuse, reject, or disqualify and bidders who are believed to be fraudulent, illegitimate, not competent, or in violation of any terms and conditions. Red Cedar Land Co. LLC has the right to extend, pause, or delay



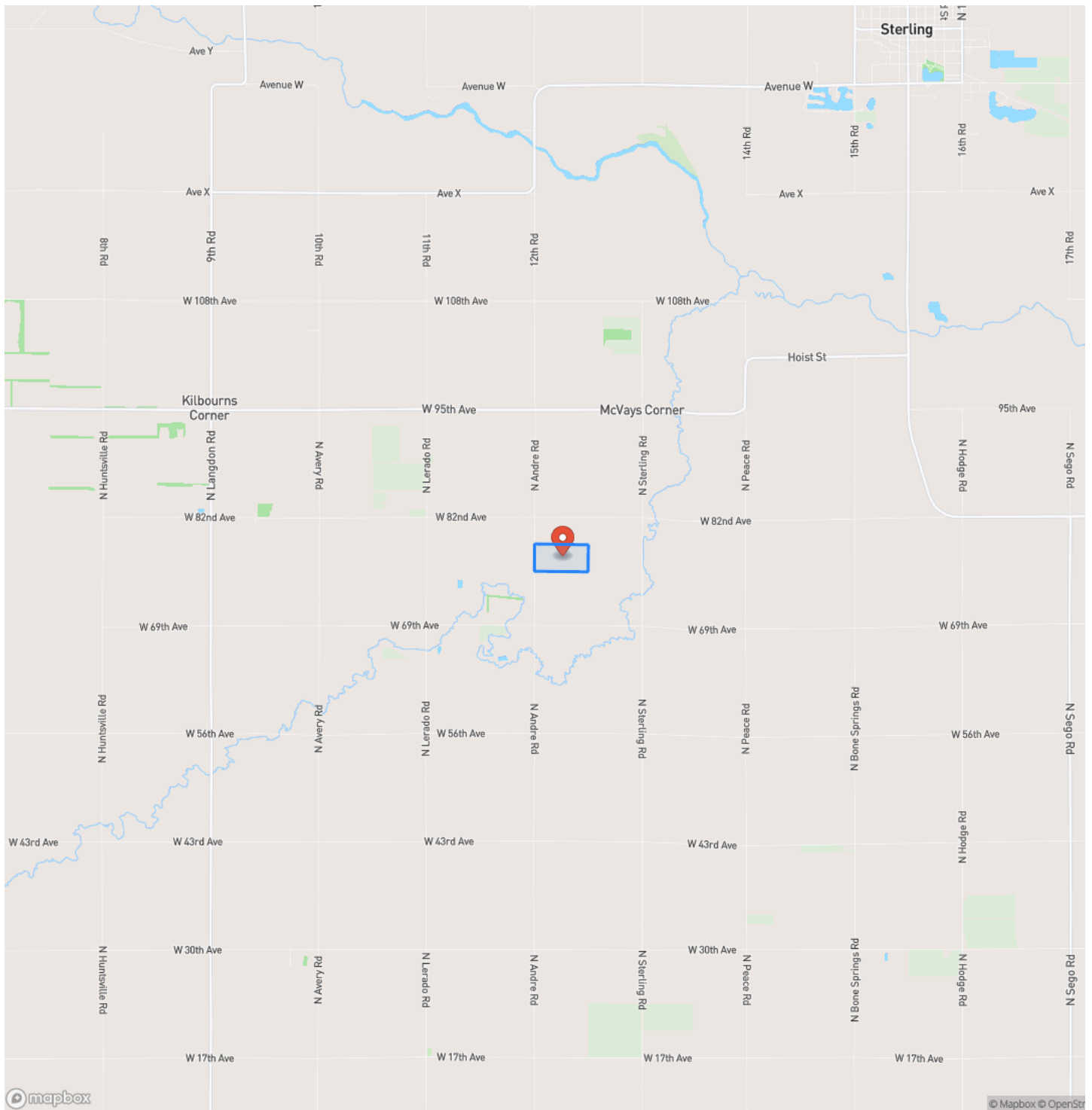
the auction with sellers discretion. The lot will have a "soft close" meaning that if a bid is placed within the last 3 minutes, the bidding will extend another 3 minutes until no more bids are placed. All property information is believed to be accurate; however Red Cedar Land Co. LLC is not liable for its accuracy. Red Cedar Land Co. LLC is acting as a seller's agent. The land is selling with no reserve. If the buyer defaults on the purchase the earnest money shall be non-refundable, unless further agreed upon by the sellers. Any announcements made the day of the sale shall take precedence over any other advertised material or verbal communication. Sellers are in a year to year verbal 1/3-2/3 crop share with their tenant. Sellers will allow the buyer to take possession of their 1/3 share of any growing crop. Possession is subject to tenants rights as well as current crop planted. Tract 1 possession will be upon March 1st, 2026. Tract 2 possession will be upon harvest of the 2026 wheat crop.



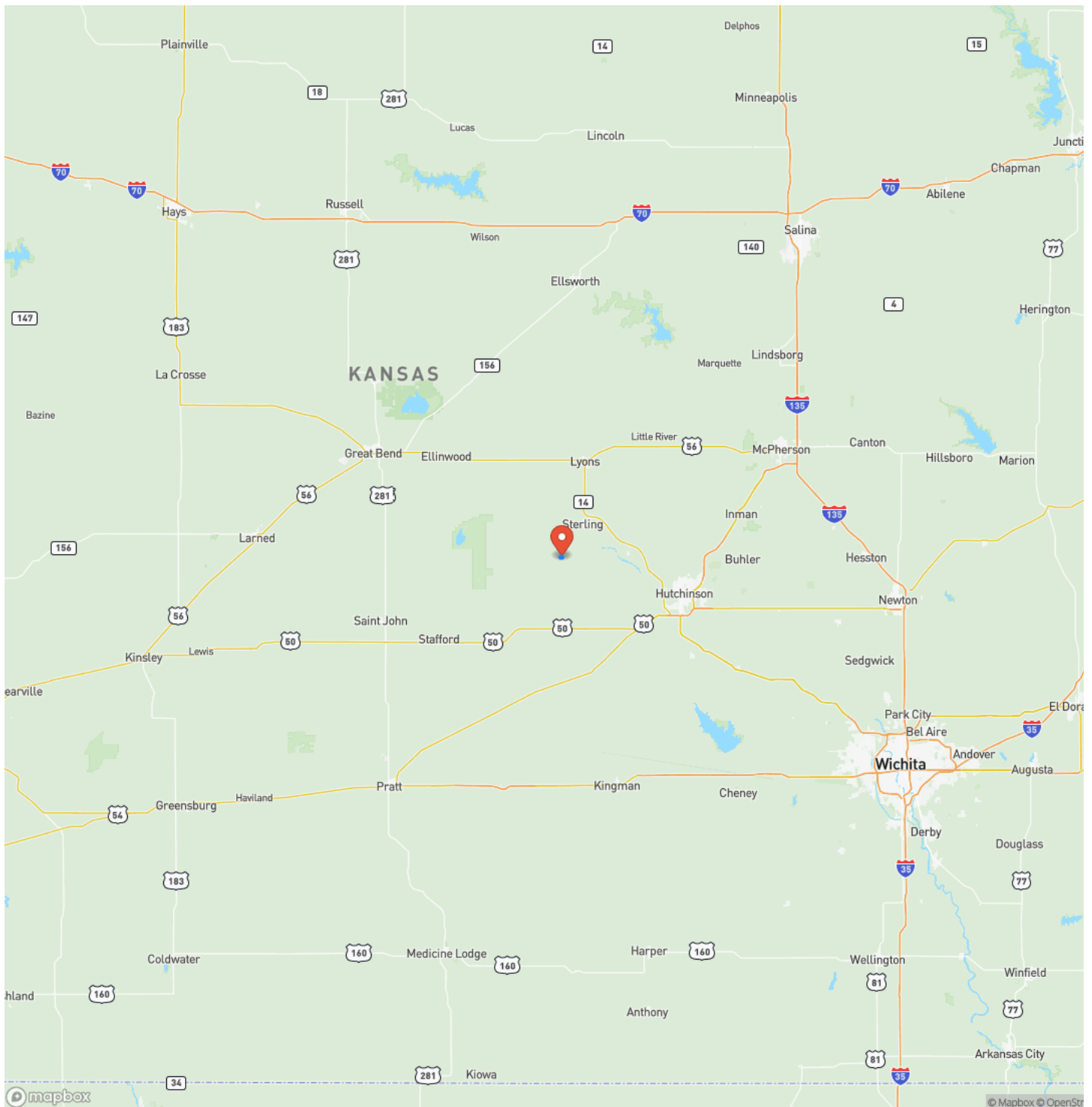
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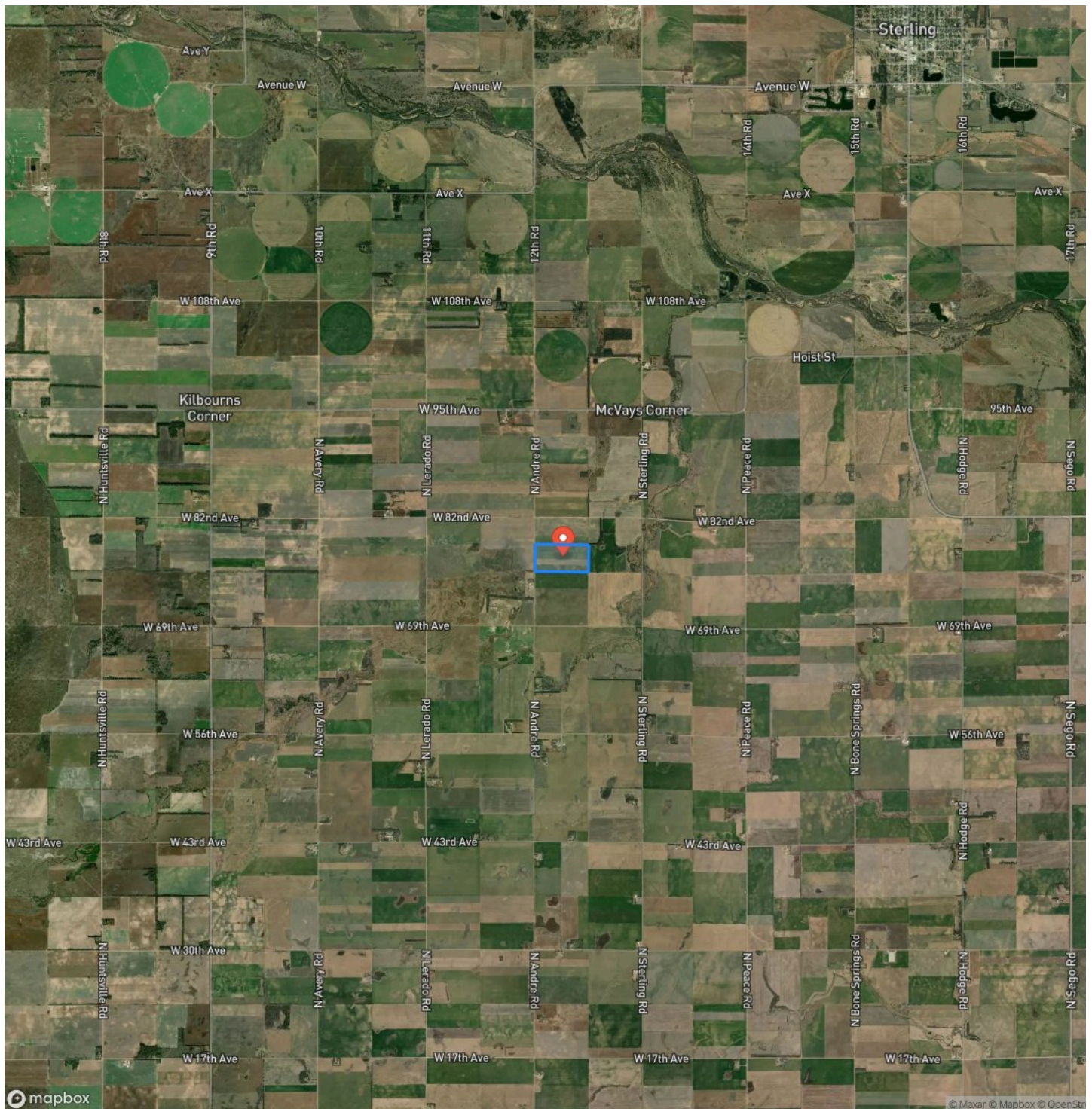
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Cody Crook

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(620) 617-7320

Office
(620) 377-5022

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Address
City / State / Zip

NOTES

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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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