

Online Auction- 80 +/- Tillable Acres In Reno, County -
Tract 2 of 2
N Andre Rd
Sterling, KS 67579

80± Acres
Reno County



Online Auction- 80 +/- Tillable Acres In Reno, County - Tract 2 of 2
Sterling, KS / Reno County

SUMMARY

Address

N Andre Rd

City, State Zip

Sterling, KS 67579

County

Reno County

Type

Farms

Latitude / Longitude

38.13901 / -98.2659

Taxes (Annually)

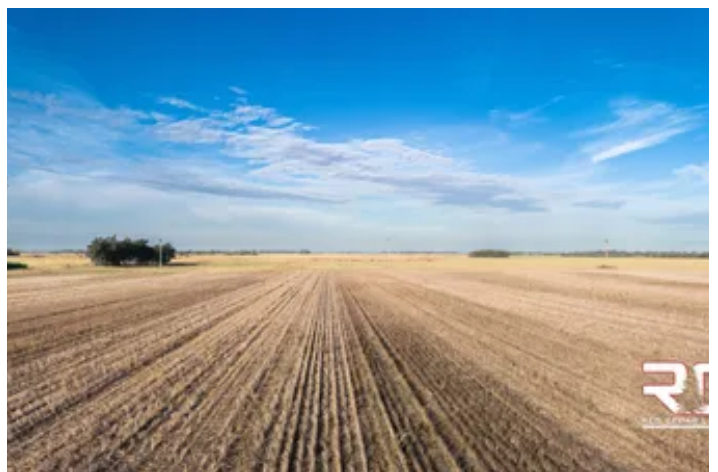
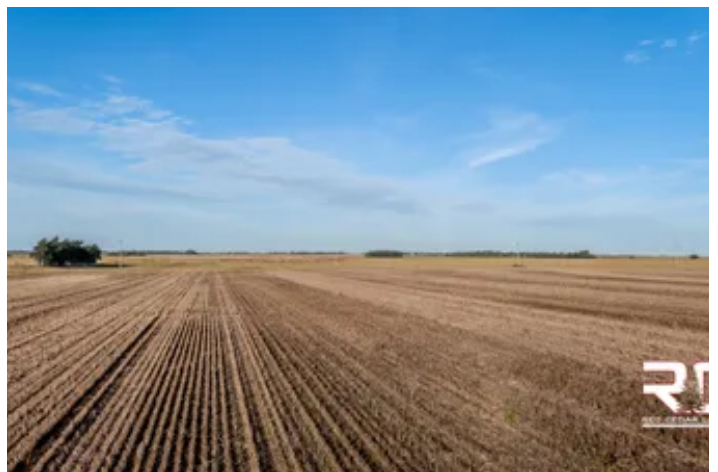
820

Acreage

80

Property Website

<https://redcedarland.com/detail/online-auction-80-tillable-acres-in-reno-county-tract-2-of-2-reno-kansas/92214/>



Online Auction- 80 +/- Tillable Acres In Reno, County - Tract 2 of 2 Sterling, KS / Reno County

PROPERTY DESCRIPTION

Absolute Online Auction – Tract 2 of 2: 80+/- Acres in Reno County, KS - 5 miles southwest of Sterling, Kansas

Auction Details:

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

Registration: [Click Here To Register to Bid on Tract 2!](#)

Property Description: This well-laying, 100% tillable tract features top quality soils and an excellent location, making it highly desirable for both farming and investment purposes. Situated just over a mile off paved W 95th Ave., the property offers convenient access, with its proximity within five miles of grain facilities in Sterling ensuring efficient marketing and logistical advantages. The predominant soils are Class II Naron and Salt Creek Sandy Loams, known for their productivity and suitability for crops such as Milo, corn, and wheat. Ideal for farmers seeking productive farmland or land investors looking to expand their portfolio, the buyer will receive the seller's 1/3 interest in any growing or unharvested crop at closing.

Legal Description: Walnut Township, S13, T22, R09 W 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; buyer receives seller's 1/3 interest in any growing or unharvested crop upon closing

Possession: Full possession upon harvest of the 2026 wheat crop

Mineral Rights: Will convey upon closing

2024 Taxes: \$820.90

To view Tract 1 details: [click here!](#)

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



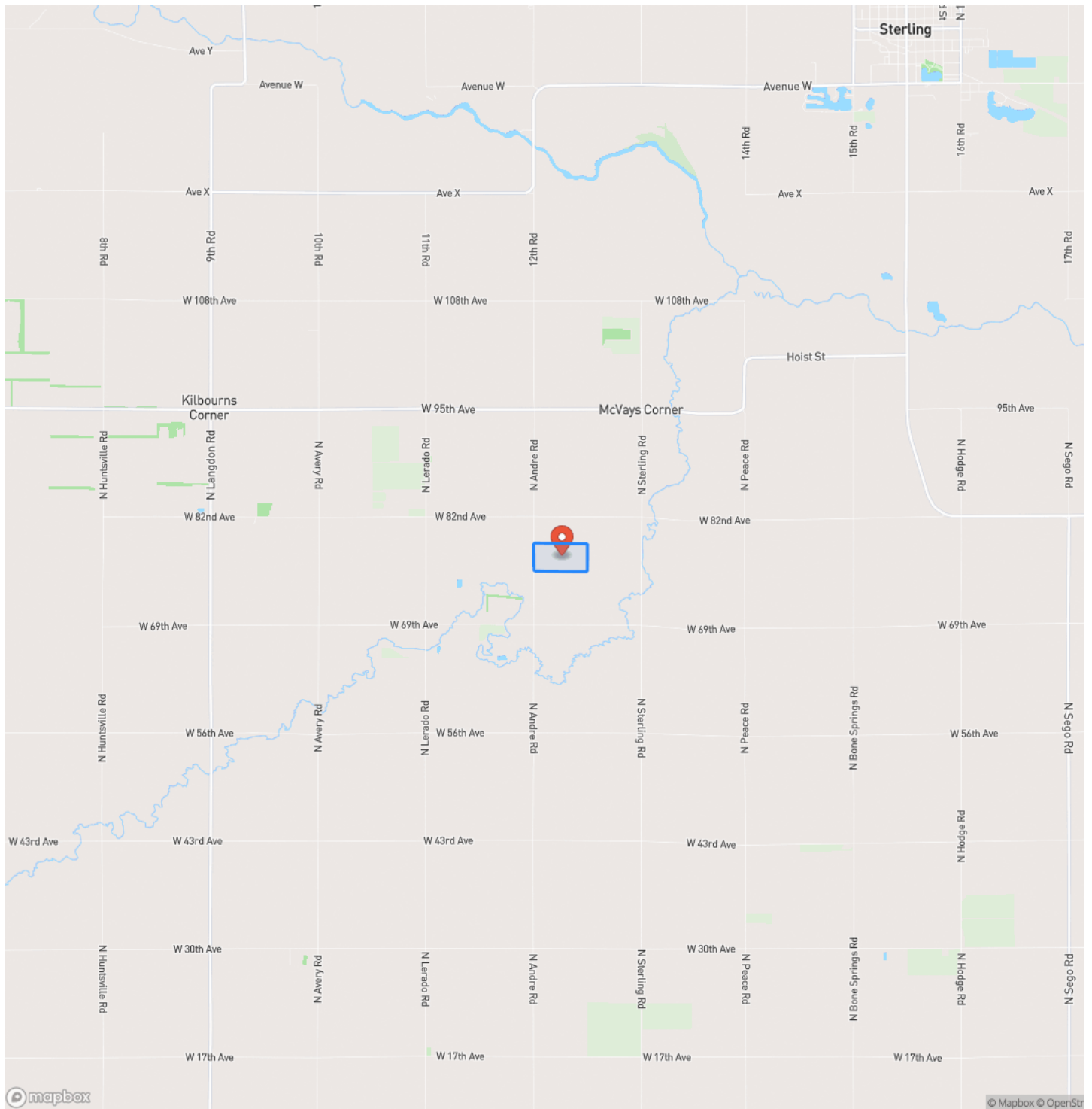
growing crop. Possession is subject to tenants rights as well as current crop planted. Tract 1 possession will be upon March 1st, 2026. Tract 2 possession will be upon harvest of the 2026 wheat crop.



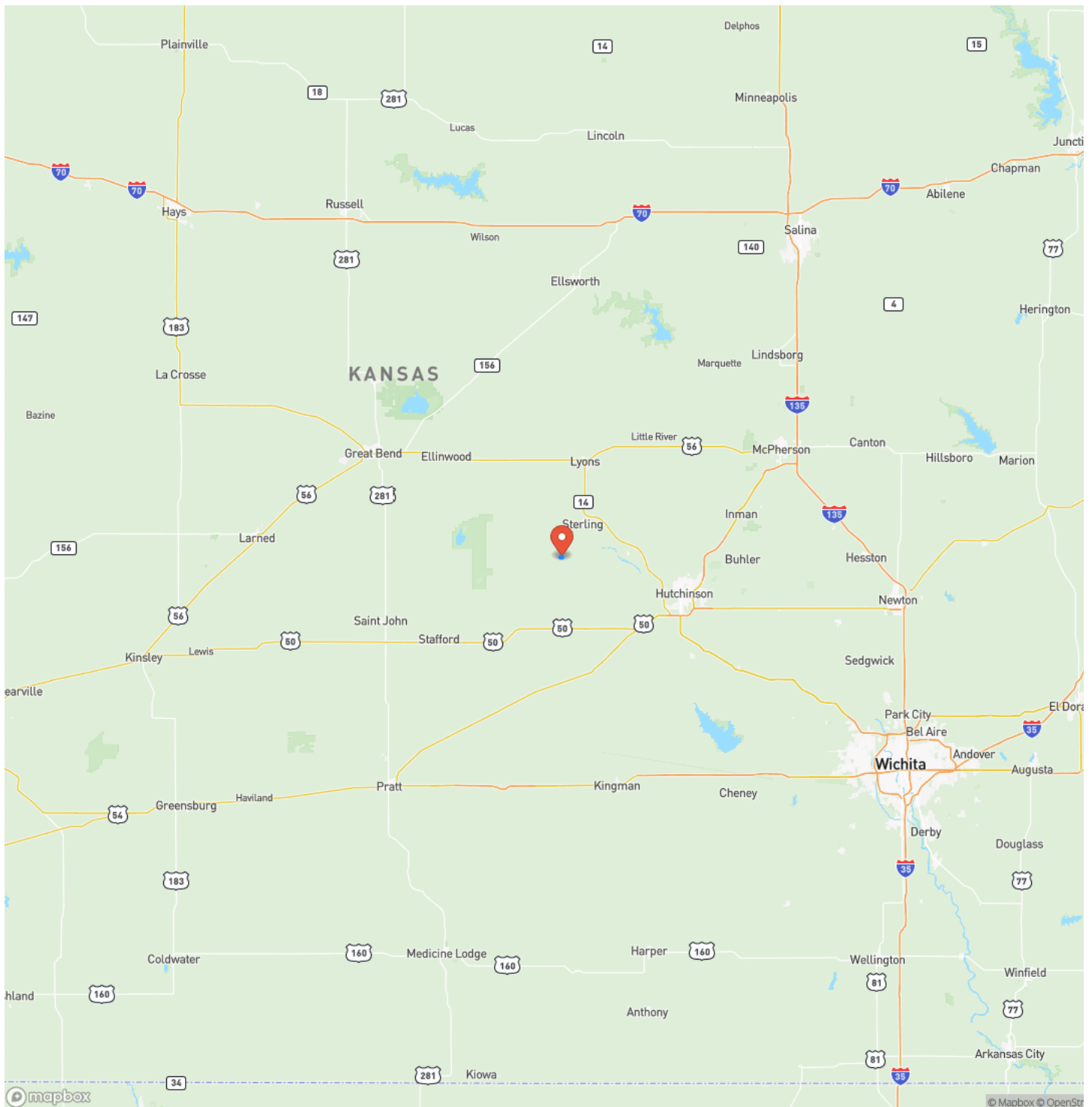
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Sterling, KS / Reno County



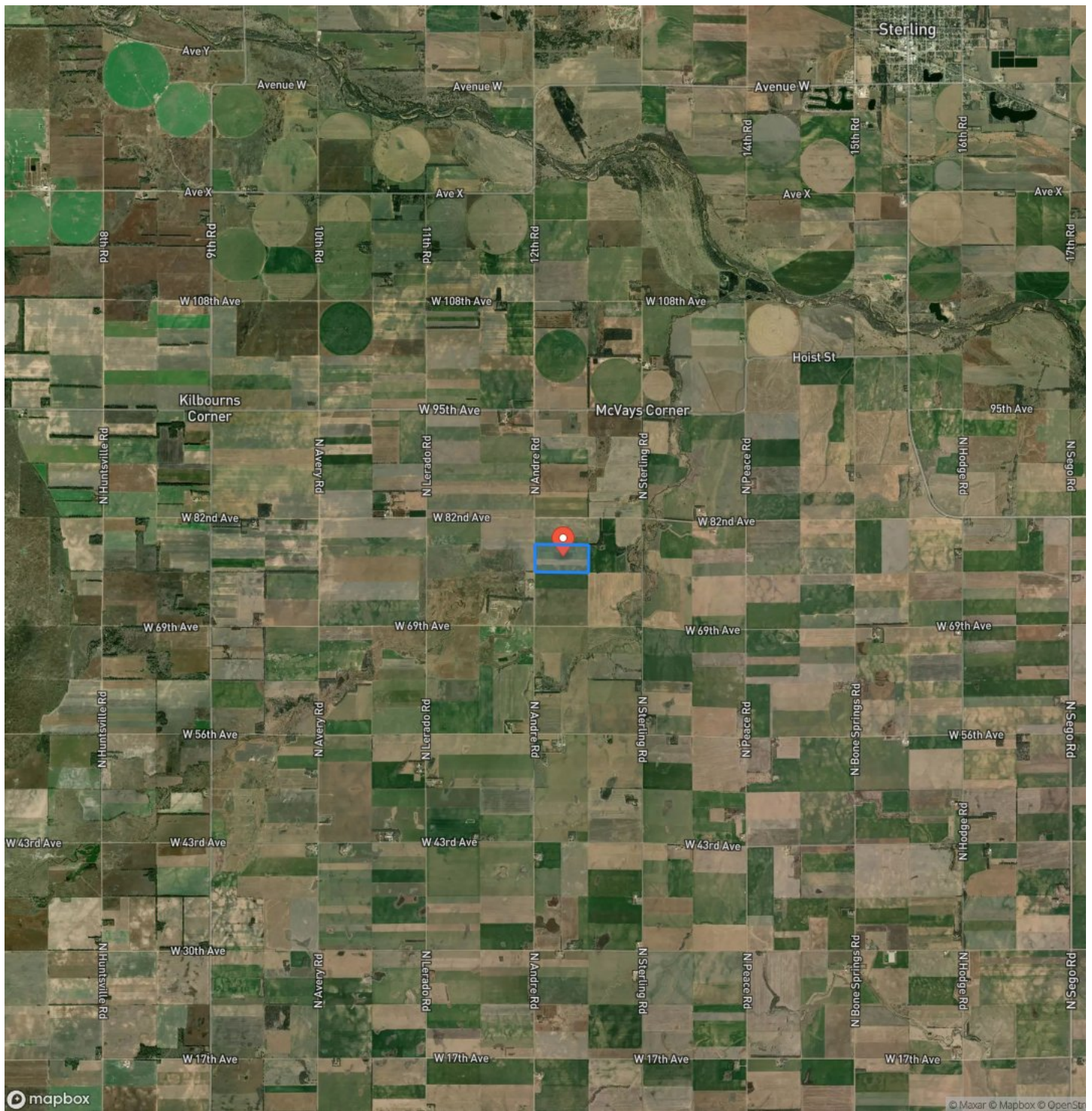
Locator Map



Locator Map



Satellite Map



**Online Auction- 80 +/- Tillable Acres In Reno, County - Tract 2 of 2
Sterling, KS / Reno 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

[illegible]

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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