

**Auction (Tract 2 of 2) 160+/- Acres Productive Dryland
Tillable with Minerals in Greeley County, KS
0000 County Road 14
Tribune, KS 67879**

**160± Acres
Greeley County**



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Tribune, KS / Greeley County**

SUMMARY

Address

0000 County Road 14

City, State Zip

Tribune, KS 67879

County

Greeley County

Type

Farms

Latitude / Longitude

38.40391 / -101.79455

Acreage

160

Property Website

<https://redcedarland.com/detail/auction-tract-2-of-2-160-acres-productive-dryland-tillable-with-minerals-in-greeley-county-ks-greeley-kansas/79171/>



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PROPERTY DESCRIPTION

Auction (Tract 2 of 2) 160+/- Acres Productive Dryland Tillable with Minerals in Greeley County, KS

Auction Location & Details: Thursday, June 12th, 2025 at 1:30 p.m. Mountain Time at the 4H building, 1001 Ingalls Ave., Tribune, KS 67879. Mike Niedens, Auctioneer.

Legal Description: NE4, S13, T19, R41W (160+/- acres)

Driving Directions to Property: From Tribune travel west on 96 Highway two miles to County Road 14. Travel south on County Road 14 four miles, the property is on the west side of the road.

Property Description: This is a productive 160-acre tract with Richfield silt loam 0-1% and 1-3% slopes and Ulysses silt loam 0 to 1% slopes. The property is currently planted half in winter wheat and the new owner will receive 1/3 landlord share upon harvest, and half is now fallow. There is a tenant in place with a written lease ending on March 1st, 2027, provided the new owner gives written notice at least 30 days prior to March 1st, 2027. The new owner will assume all terms of the tenant contract at day of closing, including 1/3 crop and government payment share rent. The buyer will receive the landlord share of the existing 2025 wheat crop. Please review the Farm Lease contract for all terms and conditions.

Terms & Conditions: 10% earnest money down day of sale. Closing shall be with Greeley County Abstract within 30 days from auction date. Taxes shall be prorated to the date of closing. Pre-approved bidders only. Title and closing costs shall be 50/50 between Sellers and Buyers. All Real Estate shall be selling as is, where is, and without any warranties or guarantees. All Real Estate is selling subject to easements. Real Estate is not selling subject to any inspections. Possession will be day of closing subject to written Farm Lease expiring March 1st, 2027. All tracts are selling subject to seller confirmation on price. Owner's mineral interests on both tracts will transfer to buyer. There is no mineral production at time of sale.

Any announcements made day of sale shall take precedence over any other advertised material.

Key Features:

Class 2 & 3 Soils

4 Miles to 27 Highway

6 Miles to Tribune

Seller's mineral interest are believed to be intact and will transfer to the buyer

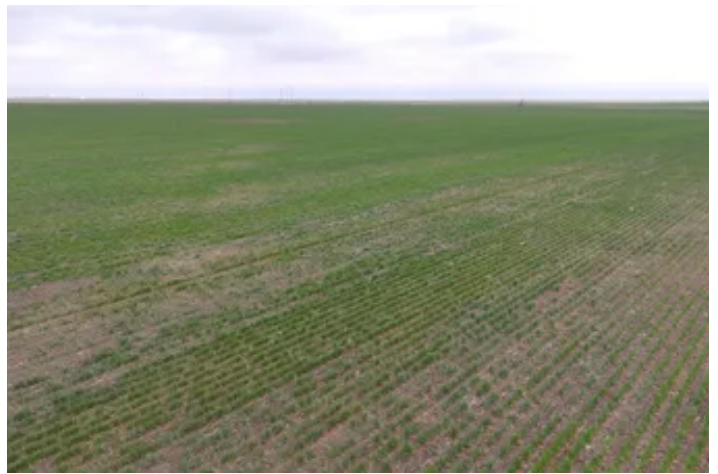
Contact agent Dan Melson at [\(785\) 979-3402](tel:7859793402) or Brandon Luebbers at [\(620\) 874-1131](tel:6208741131) with any questions about this property.

Tract 1 of 2 is 80+/- Acres Production Dryland Tillable with Minerals in Greeley County, KS. To view tract 1 listing: [click here!](#)

To view both tracts together: [click here!](#)

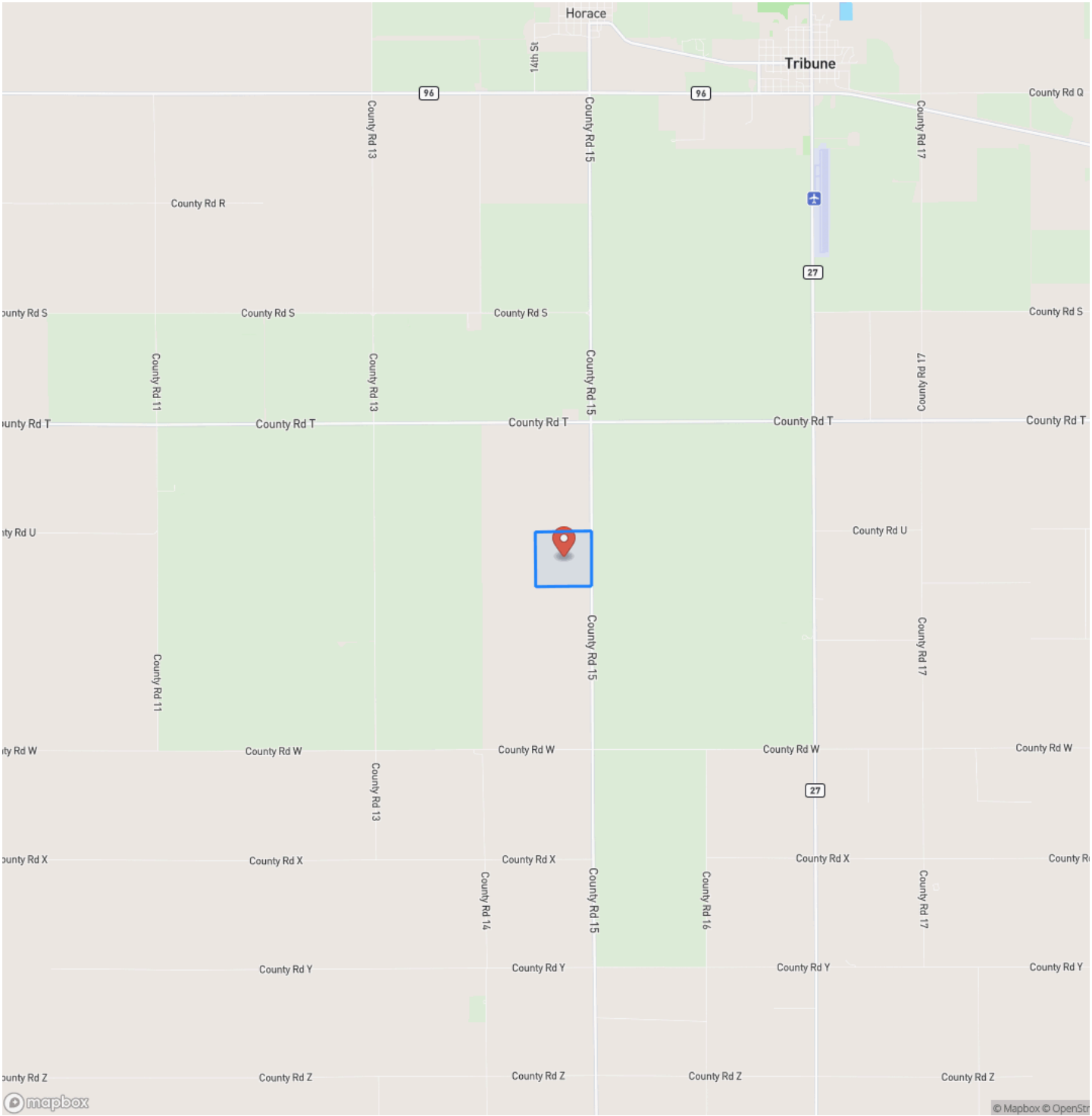


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Tribune, KS / Greeley County**



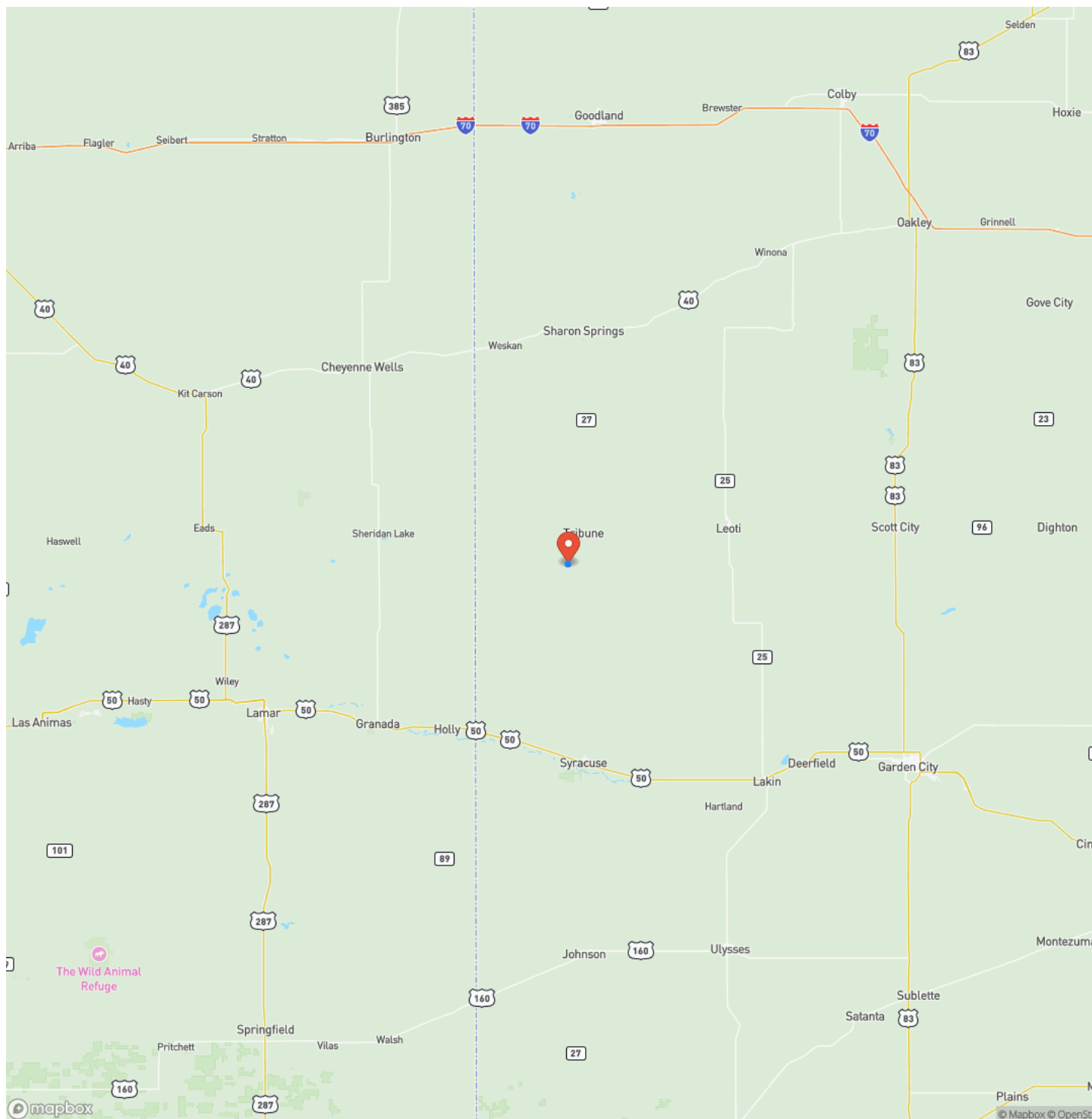
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Locator Map



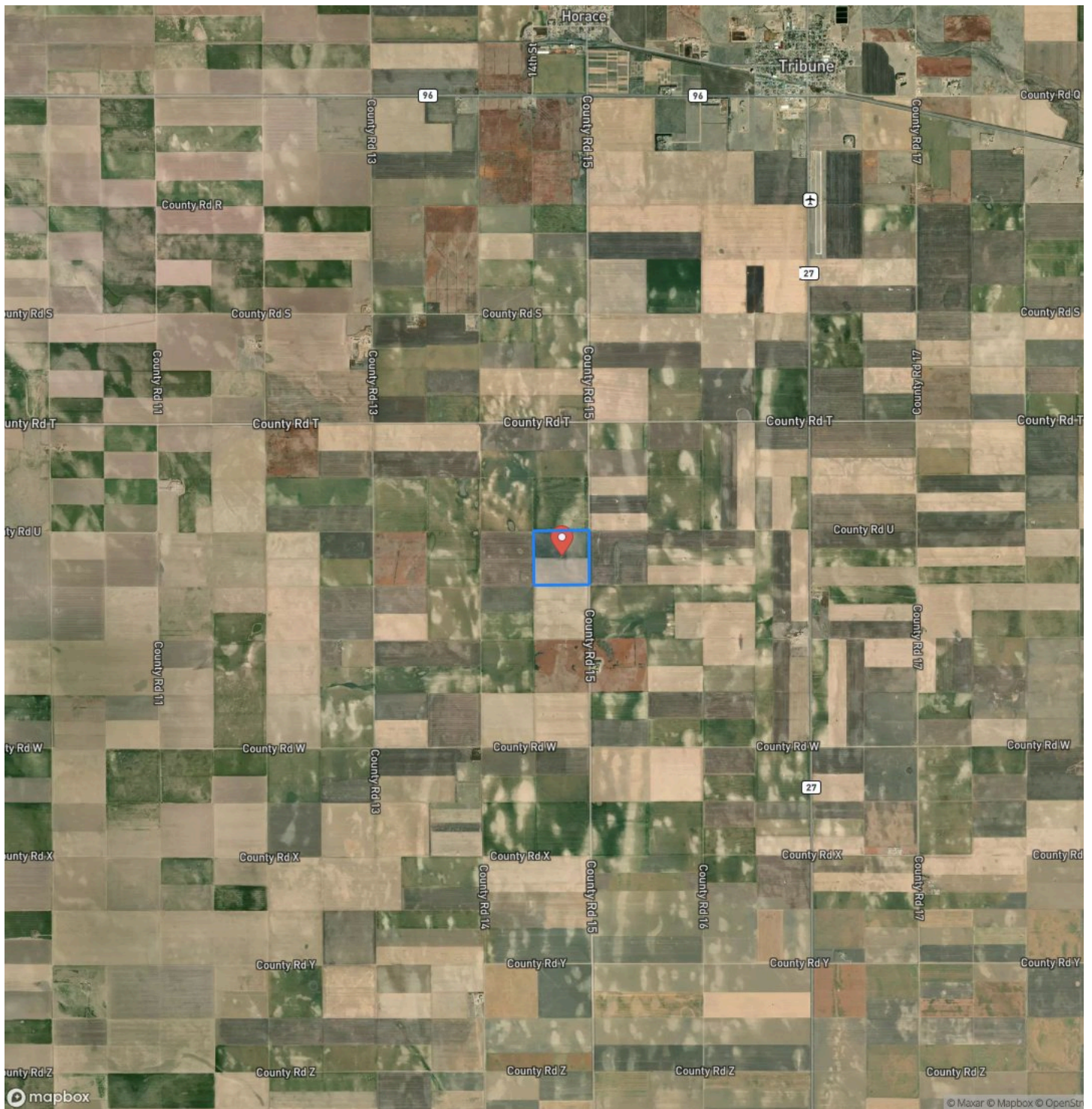
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Melson

Mobile

(785) 979-3402

Email

dan@redcedarland.com

Address

City / State / Zip

NOTES

This image shows a blank 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.

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.



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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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