

**Under Contract Auction 317+/- Acres of Irrigated Farm
Land in Meade County, Kansas.
Fowler, KS 66844**

**317,300± Acres
Meade County**



Under Contract Auction 317+/- Acres of Irrigated Farm Land in Meade County, Kansas.
Fowler, KS / Meade County

SUMMARY

City, State Zip

Fowler, KS 66844

County

Meade County

Type

Farms

Latitude / Longitude

37.438655 / -100.23927

Acreage

317.300

Property Website

<https://redcedarland.com/detail/under-contract-auction-317-acres-of-irrigated-farm-land-in-meade-county-kansas-meade-kansas/47400/>



**Under Contract Auction 317+/- Acres of Irrigated Farm Land in Meade County, Kansas.
Fowler, KS / Meade County**

PROPERTY DESCRIPTION

UNDER CONTRACT

Auction 317.3+/- Acres of Irrigated Farmland in Meade County, Kansas. Selling in 1 Tract.

Auction Date / Time / Location: Saturday December 9th, 2023 at 11:00 am @ the Catholic Church Forst Center - 416 W Carthage St Meade, Kansas 67864

Legals: E/2 of 14-30-27

Directions: From main st and west 10th ave on the north end of Fowler go 1/2 mile west to 25 rd. Turn north on 25 rd and go 4 miles. Turn west on C rd and travel 1 mile west. The farm is on the south side of the road.

Property Description: Highly productive irrigated farmland rarely hits the market in Meade County! This farm has excellent water with 640 acre feet of water and 1,855 gallons per minute shared between both pivots. The farm has excellent silt loam soils with 0-1% slopes. The north circle is currently planted to wheat including the corners. The south circle has the corners in wheat but the irrigated land was planted to corn, and the corn has been harvested. There are 640 AF, but only 300-400 AF of water on average is used. This farm has more than double the water amount available for extra water if needed.

You will be hard pressed to find another half section of irrigated land with this high quality of soils, water, and slopes.

Water Right #26182-00 is shared between both irrigated circles. Selling as 1 tract.

Auction Terms: \$20,000.00 earnest money down day of sale. Closing shall be with High Plains Title 30 days from auction date. Taxes shall be prorated to the date of closing. Title and closing costs split 50/50. All real estate and personal property shall be selling as is where is with no warranty or guarantees. The land is selling subject to any easements. What mineral rights the sellers own shall transfer. The irrigation system and equipment is owned by the farmer. 2023 cash rent shall remain with the sellers. The real estate is not selling subject to any inspections or bank approval. Red Cedar Land Co is a sellers agent. **Any announcements made day of sale shall take precedence over any other advertised material.**

For more information or to schedule a showing contact Ryan Koelsch at [620-546-3736](tel:620-546-3736)

Key Features

Irrigated Water Rights

Excellent Soils

Fowler Kansas

1 Mile From Blacktop

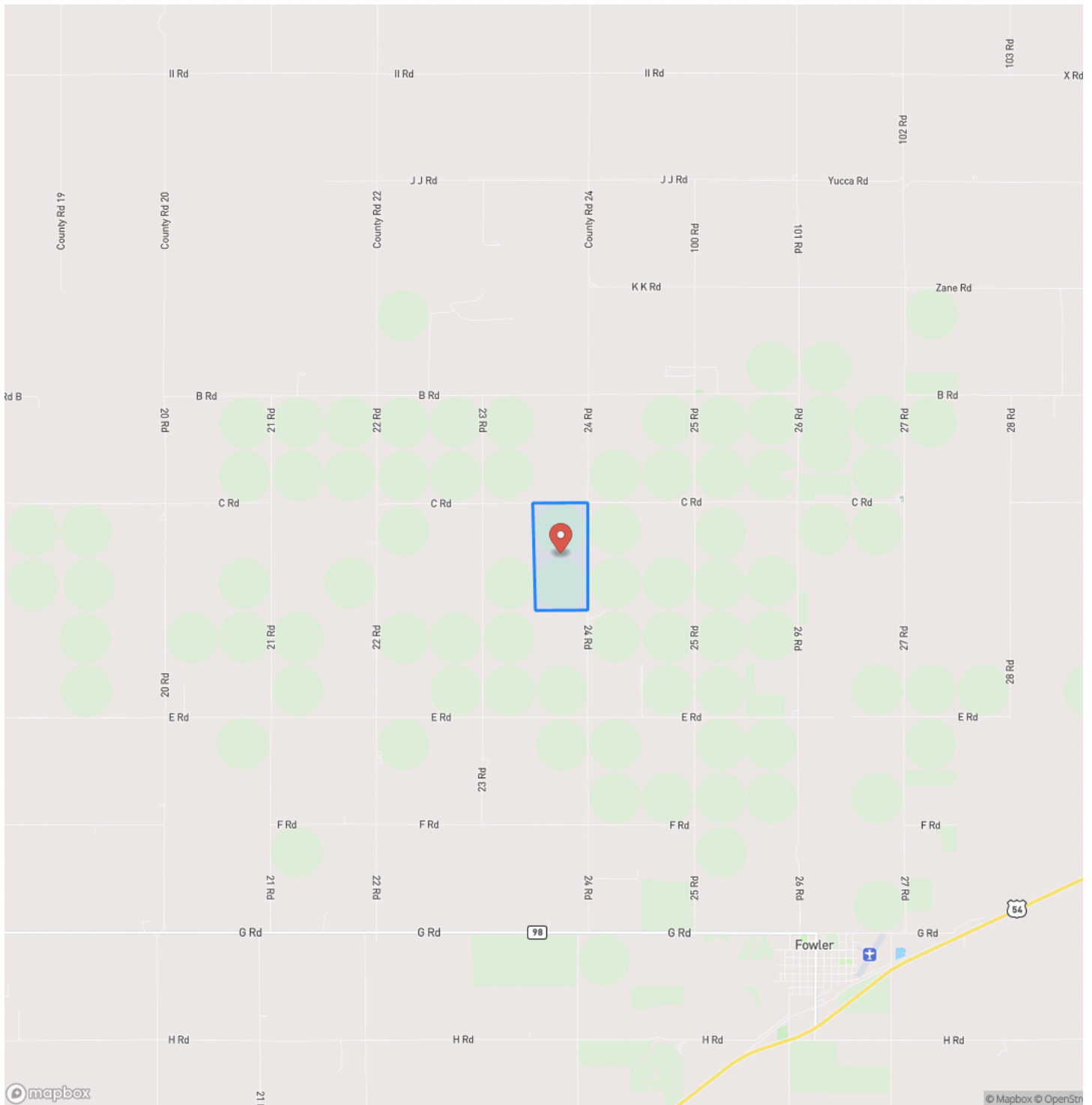
0-1% Slopes



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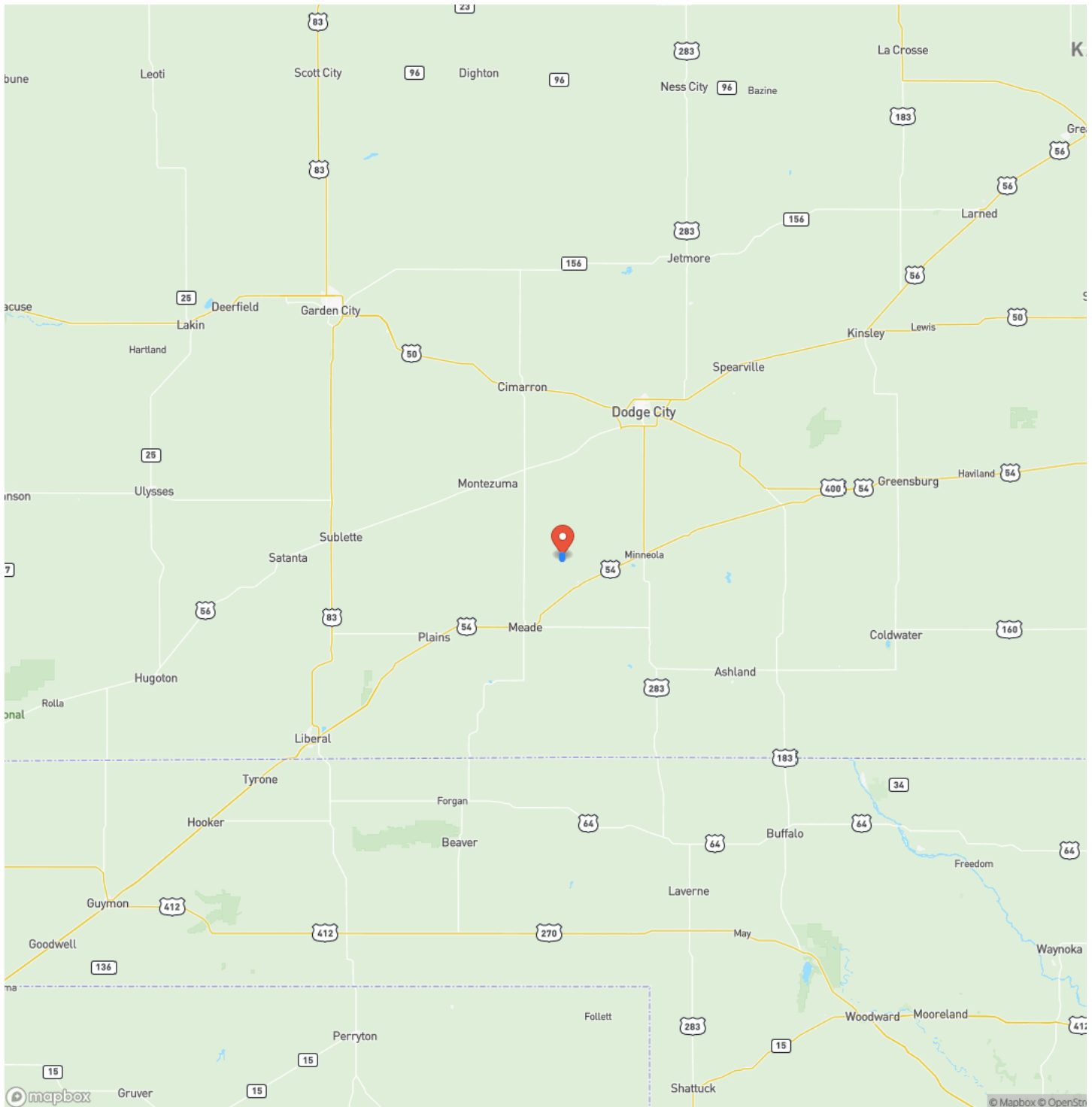


Locator Map



**Under Contract Auction 317+/- Acres of Irrigated Farm Land in Meade County, Kansas.
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Locator Map



MORE INFO ONLINE:

redcedarland.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES



MORE INFO ONLINE:

redcedarland.com

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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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