

**Auction (Tract 2) 310+/- Acres of Tillable with Producing
Minerals in Barton County Ks**
NW 130th Ave
Olmitz, KS 67564

\$1
310± Acres
Barton County



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SUMMARY

Address

NW 130th Ave

City, State Zip

Olmitz, KS 67564

County

Barton County

Type

Farms

Latitude / Longitude

38.496593 / -99.023637

Acreage

310

Price

\$1

Property Website

<https://redcedarland.com/detail/auction-tract-2-310-acres-of-tillable-with-producing-minerals-in-barton-county-ks-barton-kansas/75340/>



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PROPERTY DESCRIPTION

Auction (Tract 2) of 3 310+/- Acres of Tillable in Barton County, Ks.

Auction Info: The auction will be held at American Ag Credit, 5634 10th St Great Bend, Ks 67530. The land auction will begin live at 11:00 am on Thursday March 6th, 2025. All buyers will have the option to bid live, or by the phone.

Auctioneer Notes: Red Cedar Land Co. is honored to represent the Bernard Rabensiefner Rev. Trust, Diane M. Zink Rev. Trust, Elaine L. Seeman Trust, and Darlene K. Hoffacker. This unique collection of real estate has something to offer for every farmer, cattle rancher, and investor.

Legal Descriptions: Tract 2 S/2 of S7-T18s-R15w.

Driving Directions: Head north of Albert, Ks on the blacktop and travel 3 miles. The property is on the west side of the road.

2024 Taxes: \$2,694.46

Property Description: Great tillable farm located just north of Albert Kansas is up for auction. Currently there are 71.83+/- acres in wheat with the wheat crop staying with the Sellers. The 72+/- acres of wheat stubble has been sprayed and ready for spring planting. There have been 3 applicaitons on the wheat stubble, and the estimated burn down amount is 70\$ per acre total. The remaining 128+/- acres are in milo stalks. Buyers shall have possession of all open ground upon reimbursement of burndown applications. The farm has easy blacktop frontage with class II silt loam soils. Great opportunity to add to your acres or investment porfolio! What mineral rights the sellers own shall transfer, there is active gas production. (Click documents to view the gas production history)

[Click To View Overall 932+/- Acres](#)

[Click to View Tract 1](#)

[Click to View Tract 3](#)

For more information or to schedule a showing contact Mike Niedens Auctioneer [620-793-0383](tel:620-793-0383) or Ryan Koelsch at [620-546-3746](tel:620-546-3746) .

Key Features

Barton / Rush County Line

Gas Production Transfers

Class II Soils

Blacktop Frontage

Pasture

Tillable

3 Miles From Albert / 3 Miles From Otis / 4 West of Olmitz

15 Miles East of LaCrosse

18 Miles From Great Bend



Auction Terms and Conditions: 10% earnest money down day of sale. Closing shall be with Security 1st 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. 2024-2025 winter wheat crop shall remain with the Sellers. Remaining acres shall have immediate possession at closing with 70\$ per acre burn down reimbursement. 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.*

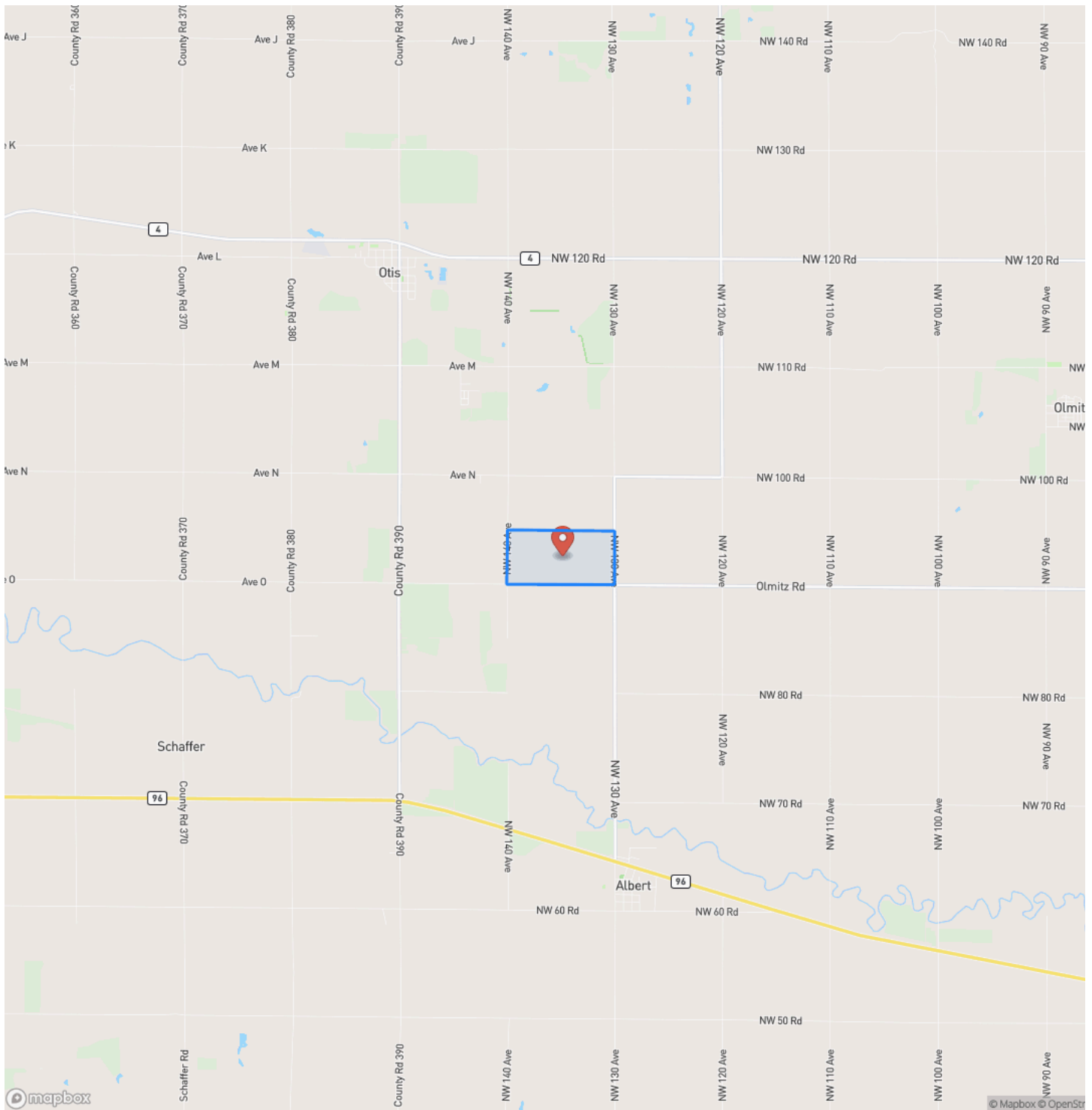


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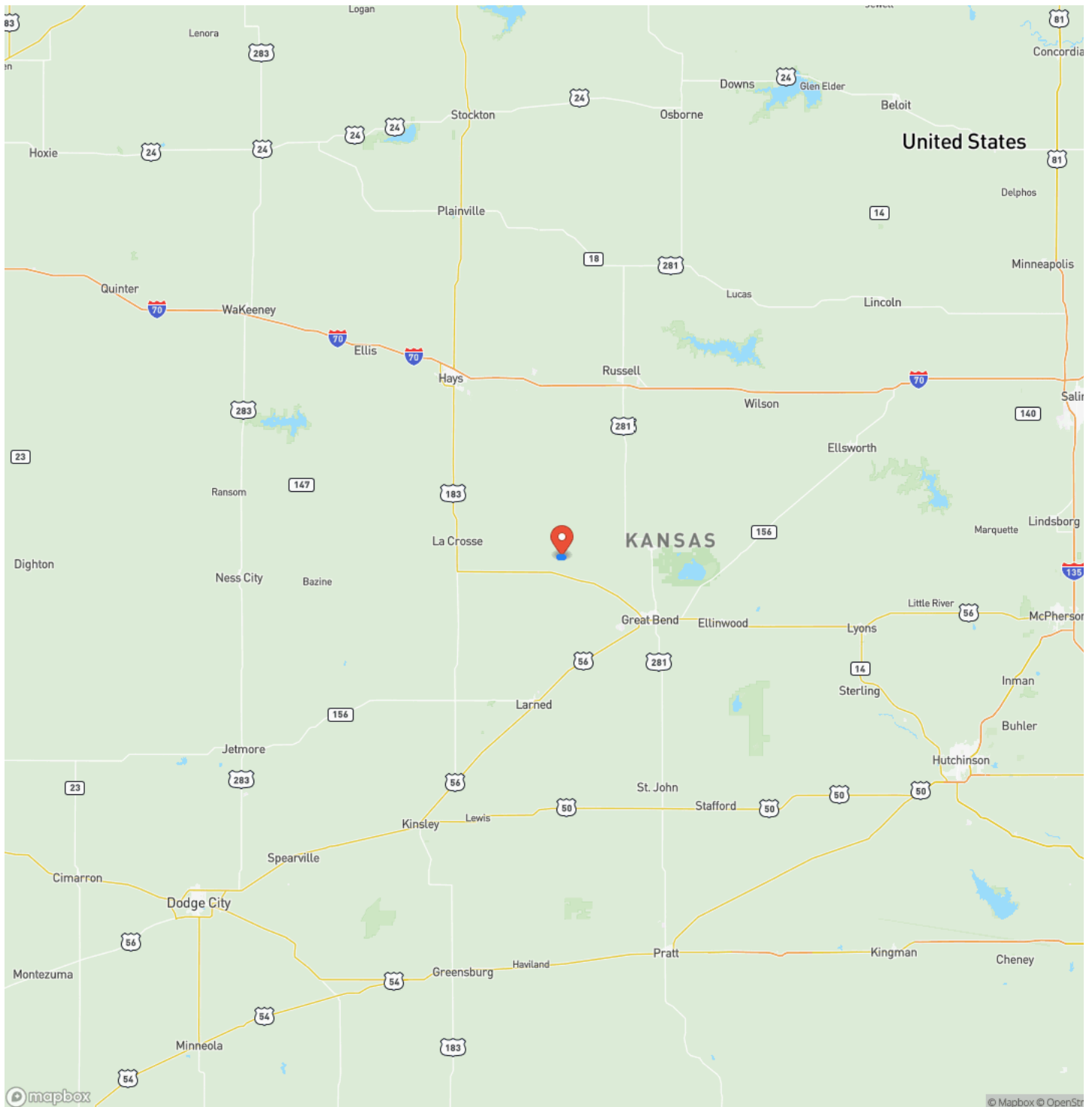
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Locator Map



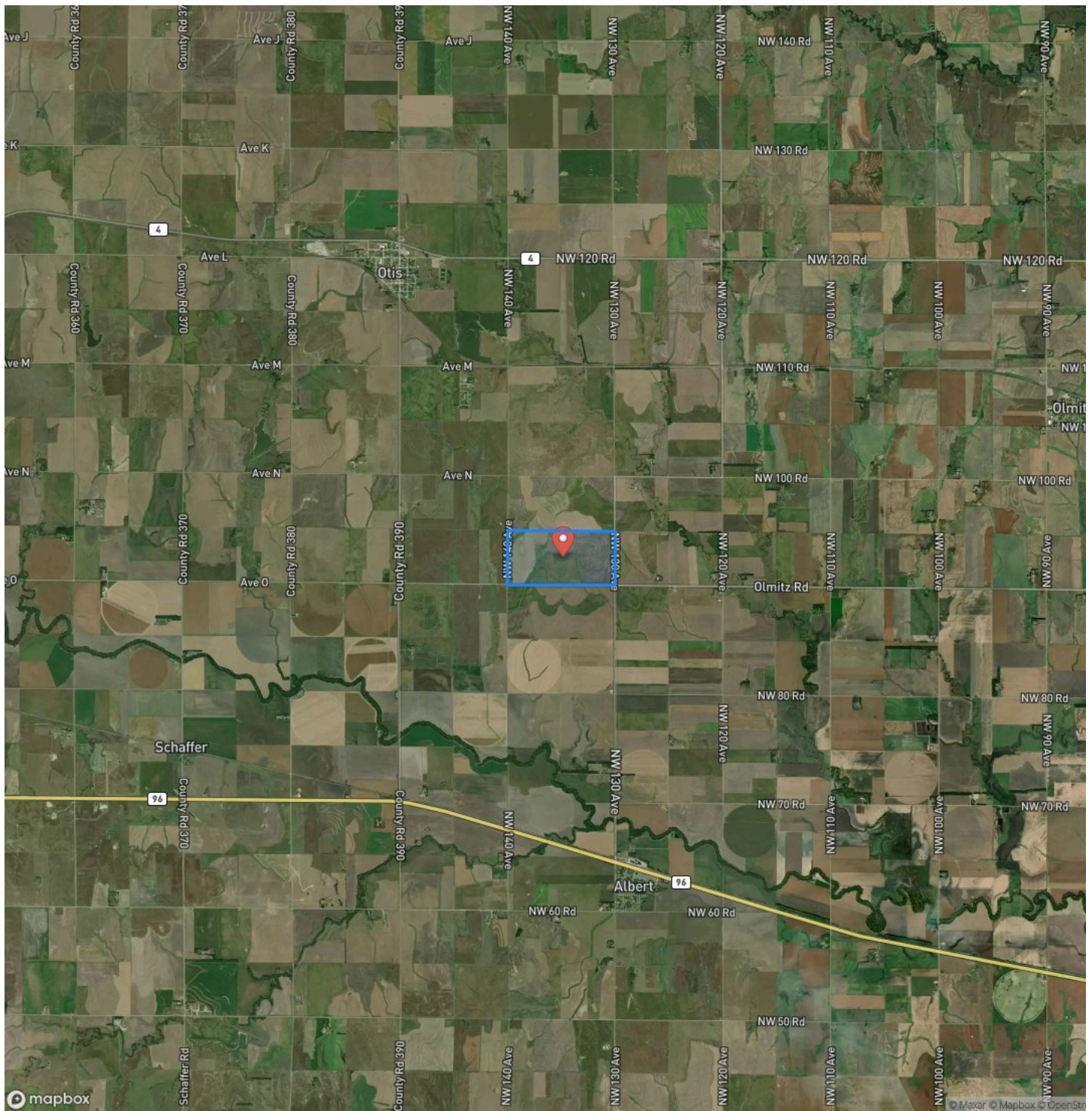
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Koelsch

Mobile

(620) 546-3746

Office

(620) 546-3746

Email

ryan@redcedarland.com

Address

City / State / Zip

Saint John, KS 67576

NOTES

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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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