

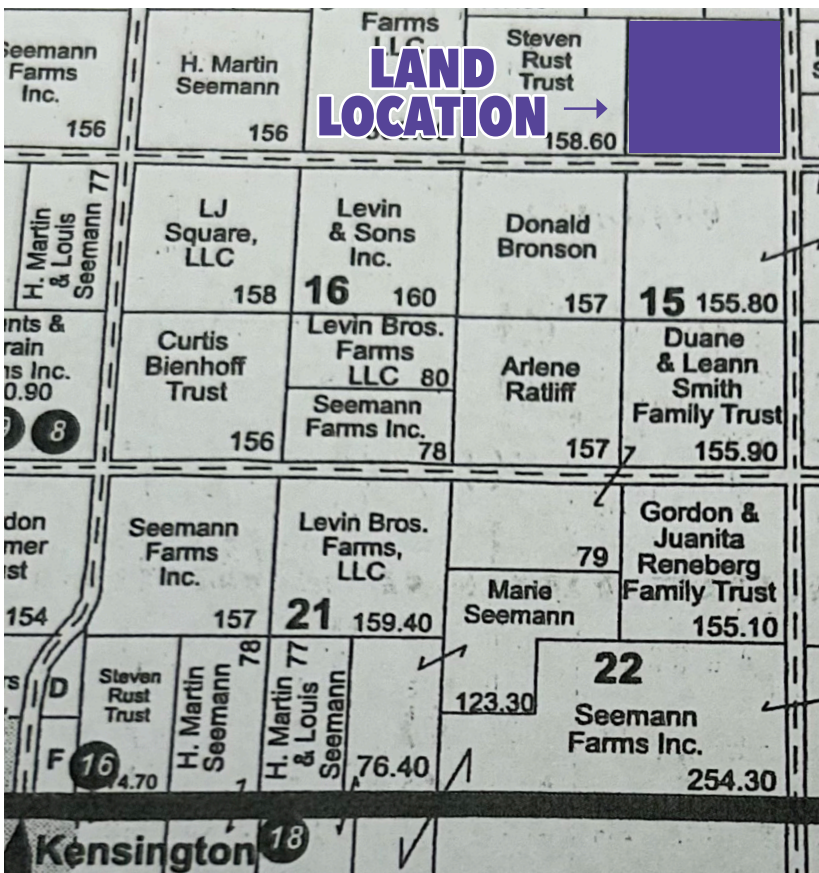
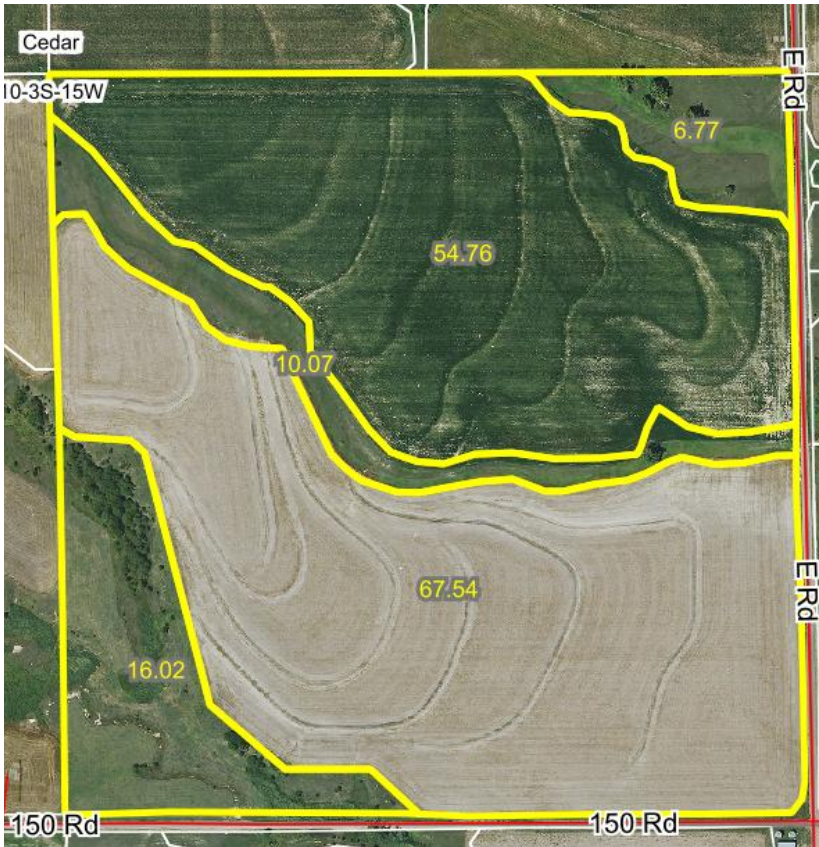
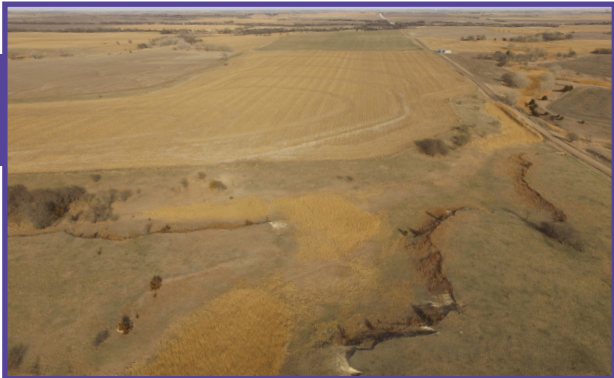


# 155 +/- ACRES SMITH COUNTY LAND

# AUCTION

FRIDAY - MAY 30, 2025 - 10:00 A.M.

Auction Location: Kensington American Legion, 114 South Main St., Kensington, KS • For live online bidding and more information visit [www.4Cauction.com](http://www.4Cauction.com)



**MUST HAVE DRIVERS LICENSE OR POSITIVE PHOTO ID TO REGISTER FOR BIDDER NUMBER**

**LEGAL DESCRIPTION:** The Southeast Quarter (SE/4) of Section Ten (10), Township Three (3) South, Range Fifteen (15), West of the 6th P.M., Smith County, Kansas consisting of 155.16 acres more or less.

**GENERAL DESCRIPTION:** This tract of land has approximately 122.3 acres cultivation, 16.02 acres of pastureland and 16.84 acres being a waterway and grassed area. All cropland acres are currently under a cash rent agreement until after the 2025 fall harvest. All of these acres will be planted to corn and soybeans. In return, the buyer will get the 2025 cropland cash rent in the amount of \$9,662. The cropland is predominantly class II & III, Holdrege and Harney Silt Loam and has proven to be extremely productive over the years.

**FSA INFORMATION:** It carries a 36.41 acre wheat base W/40 bu. yield, 13.89 acre corn base W/101 bu. yield, 22.52 acre grain sorghum base W/107 bu. yield and a 27.78 acre soybean base W/42 bu. Yield.

**LAND LOCATION:** From Kensington, KS - 2 Miles East on HWY 36 to E RD, 2 Miles North to 150 RD to the Southeast corner of the property. Watch for signs!

**MINERALS:** Seller shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact.

**POSSESSION:** Immediate upon a signed sales contract and earnest money being deposited with the title company on the pastureland, waterway and grassed area. After the 2025 Fall harvest on all the cropland acres.

**TAXES:** Seller shall pay all the 2024 taxes and prior years' taxes, if any. The subsequent years taxes shall be the responsibility of the buyer. 2024 taxes were \$2,219.28.

**TERMS, TITLE INSURANCE AND CLOSING:** Ten Percent (10%) down the day of the sale, with the remaining balance due upon closing. Closing shall be completed on or before June 26, 2025. Owner's policy and closing expense will be shared 50/50 between the buyer and seller. Mortgage policy, if required, will be the expense of the buyer. This auction sale is not contingent upon the purchaser's ability to finance the purchase. Buyers must make finance arrangements, if needed, prior to the auction.

**CONDITIONS:** All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Bidding increments are solely at the discretion of the auctioneer. Announcements made day of sale shall take precedence over printed material.

**SELLER:** The Norma Conaway Living Trust  
COME EARLY FOR REFRESHMENTS & TO REGISTER FOR BID NUMBER



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