



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Grant County Kansas Land for Sale at iAuction

- The Dougan Farm

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, OCTOBER 25TH AT 10:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

00 County Road 17
Ulysses, KS 67880

ACRES: 640

COUNTY: Grant

AUCTION DETAILS:

Property Preview Saturday, October 14th 12:30PM to 2PM.

Bidding Ends Wednesday, October 25th at 10AM.

Here is an opportunity to own income producing western Kansas farmland with excellent mineral income included. This section of farmland is located 6.5 miles southeast of Ulysses. Access is from county road 17 on the north and south road N on the west. South road N is paved. The Farm Service Agency shows 617.18 acres of cropland, 351-acres wheat base, and 32.8-acres grain sorghum base. Grant County shows taxed acres as 634.3.

There are two CRP contracts in place, one for 39.99 acres with an annual payment of \$821.00 expiring 9-30-2032, and the second for 180.26 acres with an annual payment of \$7,055.00 expiring 9-30-2031. Both CRP contracts transfer to the buyer. There are approximately 311 acres of winter wheat with full tenant rights ending the first day after harvested in 2024. There is approximately 125-acres of milo planted on the southwest ¼ with full tenant rights until the day following harvest this fall. The mineral rights are believed to be intact and pass to buyer upon closing. Landowner 2022 royalty income from three producing gas wells was \$22,316.00.



PRESENTED BY:

DAN MELSON

Land Specialist

M: (785) 979-3402

P: (855) 573-5263 x729

E: dmelson@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com

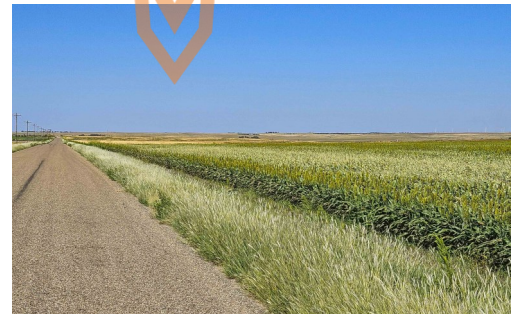


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The legal description is S29, T29, R36. Property taxes in 2022 were \$1,891.04. Soils consist of 34.8% - Ulysses silt loam 1 to 3 percent slopes, 23.6% - Buffalo Park-Ulysses silt loam 1 to 3 percent slopes, 20.9% - Colby loam 5 to 12 percent slopes, 10.5% - Bridgeport fine sandy loam, and 10.1% - Buffalo Park-Ulysses silt loams 3 to 6 percent slopes.

Directions from Ulysses: Head south on KS-25 4.5 miles, then east on county road 17 4 miles, property lies southeast of the road 17 and the south road N intersection.



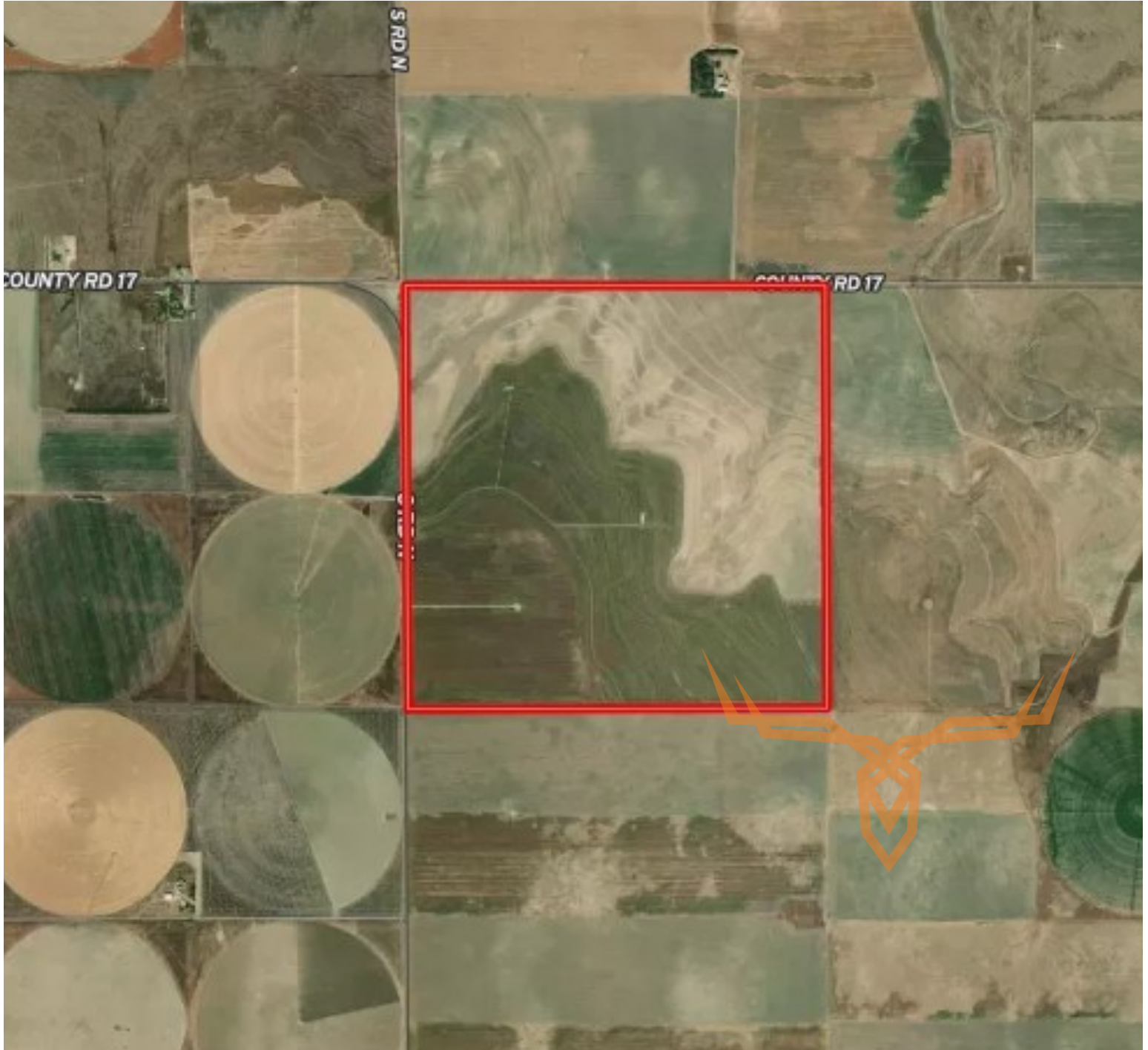
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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