



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

# Ness County Kansas Land for Sale at iAuction - Hobson Family Trust Farm

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## PROPERTY ADDRESS:

00 Hwy 4  
Ransom, KS 67572

**ACRES:** 467  
**COUNTY:** Ness

## AUCTION DETAILS:

**Bidding Ends Thursday, December 28th at 10AM.**

High quality Ness County farmland being sold at iAuction. Located just 2 miles west of Ransom along state Highway 4, this nearly 100% tillable property consisting of 467+/- acres is being sold in three tracts. All three tracts' soils are primarily Harney silt loam with 0% to 1% slopes. All three tracts have excellent access from multiple sides and Frontier Ag is a close two miles away. 2022 property taxes for the property in its entirety were \$3,012.68. All three tracts are being sold as surface rights only passing to buyers.

**Tract 1** - 117± acres of 100% tillable land with access from old state highway 40 on the north and O road on the west. Soils are 90% Harney silt loam 0% to 1% slopes per USDA. This tract is in fallow stubble and full possession will be upon closing. Legal description: All land north of Kansas Highway 4 right of way in the Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Sixteen (16S) Range Twenty-four (24W) of the 6th P.M., Ness County Kansas.

**Tract 2** - 190± acres of nearly 100% tillable land with access from state highway 4 on the north, O road on the west, and 250 road on the south. 89% of soils consist of Harney silt loam 0% to 1% slopes. This tract is in fallow stubble and full possession will be upon closing. Legal description: All land south of Kansas Highway 4 right of way in the



## PRESENTED BY:

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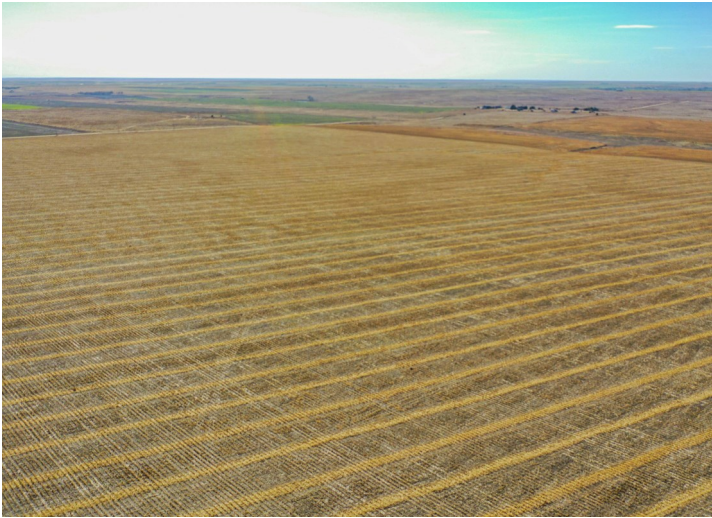
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Northwest Quarter (NW/4) of Section Twenty-seven (27), Township Sixteen (16S) Range Twenty-four (24W) of the 6th P.M., Ness County Kansas and all of the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Sixteen (16S) Range Twenty-four (24W) of the 6th P.M., Ness County Kansas.

**Tract 3** - 160± acres of nearly 100% tillable land with access from O road at the northeast corner, and 250 road on the south. 88% of soils consist of Harney silt loam 0% to 1% slopes. This tract is in fallow stubble and full possession will be upon closing. Legal description: All of the Southeast Quarter (SE/4) of Section Twenty-eight (28), Township Sixteen (16S) Range Twenty-four (24W) of the 6th P.M., Ness County Kansas.



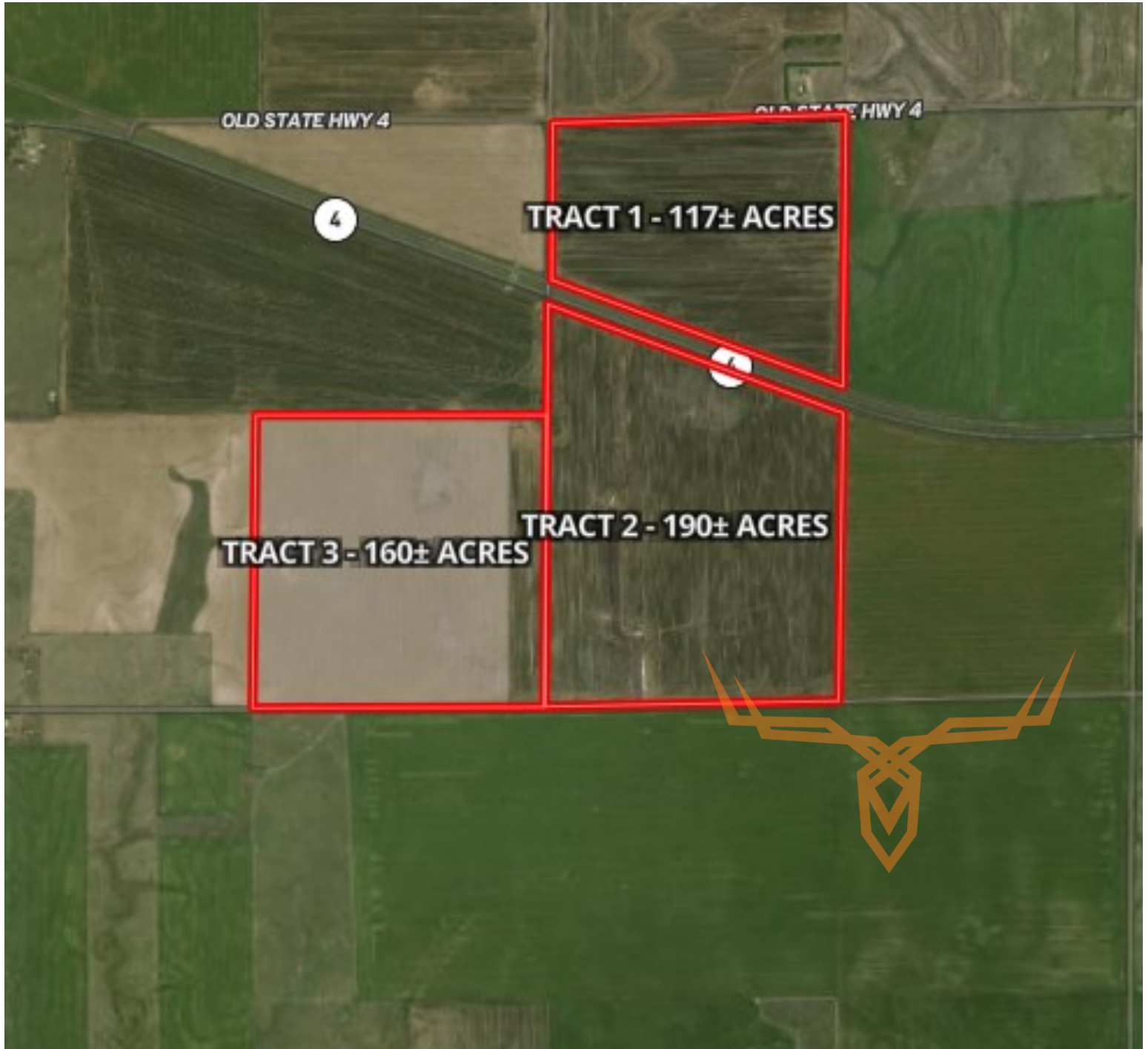
The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this 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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