

# LAND AUCTION

## 525 Acres Republic & Cloud County Land

Held at the 4-H Building at the Fair Grounds in **Belleville, Kansas**

### WEDNESDAY MARCH 5, 2025

Starting at 10:00 a.m.

**Tract 1: 160 Acres** (more or less), has 125.30 acres of bottom to gently sloping cropland, 28.90 acres timbered wildlife habitat, and 5.80 acres of roads. Farm planted to wheat & 13A alfalfa. Has 148 highway on 2 sides and good gravel road on east side. **Taxes** \$2,799.14. **Bases:** W 65.78 Y 36, M 19 Y 71, S 40.75 Y 48.

**Location:** Corner of 220 Rd. and Valley Rd. or Across the road south on Highway 148 of **Wayne, Kansas**.

**Legal:** (NE ¼) of Section 16, Township 4 South, Range 2 West of the 6<sup>th</sup> P.M. in Republic County, Kansas.

**Tract 2: 80 Acres** (more or less), has 77.40 acres of bottom to gently sloping cropland, and 2.60 acres of roads. Farm is planted to ½ wheat & ½ alfalfa. Is on good gravel road. **Taxes** \$1,615.60 **Bases:** W 38.51 Y 36, M 11.62 Y 71, S 24.90 Y 48.

**Location:** 2 miles south on 220 Rd. to Xavier Rd. from **Wayne, Kansas**.

**Legal:** (N ½ NW ¼) of Section 27, Township 4 South, Range 2 West of the 6<sup>th</sup> P.M. in Republic County, Kansas.

**Tract 3: 89 Acres** (more or less), has 79.06 acres of gently sloping terraced cropland, 8.84 acres waterways and 1.10 acres roads. Farm is cash rented for 2025 & buyers receive cash rent. **Taxes** \$1,733.88. **Bases:** W 25.69 Y 39, S 52.86 Y 38.

**Location:** 1½ miles east on 36 highway to Talmo Lane, 4 miles south, and 1 mile east on Shady Rd. from **Belleville, Kansas**.

**Legal:** (W 89 A in SE ¼) of Section 29, Township 3 South, Range 2 West of the 6<sup>th</sup> P.M. in Republic County, Kansas.

**Tract 4: 80.01 Acres** (more or less), has 80.01 acres bottom to gently sloping cropland. Farm has bean stubble. **Taxes** \$1,675.22. **Bases:** W 43.2 Y 41, M 10.2 Y 85, S 12.9 Y 29. Tract 4 is north across road from tract 5.

**Location:** 4 miles south on 220 Rd. and 1 mile west on Zeal Rd. from **Wayne, Kansas**. Or corner north to Wagon Rd. & 1 mile north on N203 Rd. to Republic Rd. from **Hollis, Kansas**.

**Legal:** (All that part SW ¼ which lies W of road ROW which ROW runs N & S through SW ¼) of Section 33, Township 4 South, Range 2 West of the 6<sup>th</sup> P.M. in Republic County, Kansas.

**Tract 5: 112.5 Acres** (more or less), has 110.98 acres bottom & gently sloping cropland, & 1.52 acres of roads. Farm has bean stubble & alfalfa. **Taxes** \$1,937.20. **Bases:** W 59.4 Y 41, M 14.1 Y 85, S 17.8 Y 29. Tract 5 is south across road from tract 4.

**Location:** 4 miles south on 220 Rd. and 1 mile west on Zeal Rd. from **Wayne, Kansas**. Or corner north to Wagon Rd. & ¼ mile north on N203 Rd. from **Hollis, Kansas**.

**Legal:** (W ½ NW ¼ & N 32 ½ A of W ½ SW ¼) of Section 4, Township 5 South, Range 2 West of the 6<sup>th</sup> P.M. in Cloud County, Kansas.

**Tract 6: 4.33 Acres** (more or less), has 3.48 acres cropland, & .85 acre roads. **Taxes;** \$76.80. **Bases:** W 1.8 Y 36, M .52 Y 71 S 1.12 Y 48. Farm planted to alfalfa. **Location:** Corner of Highway 148 & Third Street in **Wayne, Kansas**.

**Legal:** (Part of SW ¼ SE ¼ lying E of C.B.&Q. RR & Com. at a point 764' of SW Cor. of SE ¼ of Sec.9, TH. E 556', N 340', W 556', & S 340' to POB) of Section 9, Township 4 South, Range 2 West of 6<sup>th</sup> PM in Republic County, Kansas.

**Terms:** 10% down day of sale balance upon marketable title at closing on or before April 5, 2025. **Taxes:** Sellers pay 2024 taxes Buyer pays 2025 taxes. **Possession:** Buyers receive possession of all open cropland & alfalfa ground at closing. Buyers receive cash rent on wheat ground & possession after harvest. Tract 3 is cash rented for 2025 buyers receive the cash rent in 2025 and receive possession Jan. 1, 2026. **Escrow Agent:** Cloud, Republic Co. Title LLC, Concordia, Ks. Title insurance & escrow fee costs split equally. Real Estate Broker represents Sellers; All acreage and information are taken from reliable sources but are not guaranteed by the sellers or Auctioneer. Statements made day of sale take precedence over printed material.

**Not Responsible for Accidents.**

## HAYWIRE FARM CORP. & DUNIN FARM CORP. & ARDEN KROHN TRUST, Joe Reedy Trustee

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