

236 +/- ACRES PHILLIPS COUNTY LAND

AUCTION

FRIDAY - FEBRUARY 6, 2026 - 10 A.M.

Auction Location: Huck Boyd Community Center, 860 Park Street, Phillipsburg, KS • For live online bidding and more information visit www.4Caution.com



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

LEGAL DESCRIPTION: The Southwest Quarter (SW/4) and the West Half of the Southeast Quarter (W/2SE/4) of Section Twenty (20), Township Two (2) South, Range Sixteen (16) West of the Sixth P. M., Phillips County, Kansas being 236.38 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 131.51 acres of cultivation and 104.87 acres of native grass and wooded wildlife area. On the cropland, approximately 52.23 acres are drilled to wheat, which the buyer will get the sellers 1/3 share of the wheat crop and will be required to pay 1/3 of the fertilizer and chemical expense for those acres in the amount of \$1,091 as well as any fertilizer or chemical applied during this growing season. Approximately 79.28 acres are wheat stubble and have already been fertilized and sprayed in preparation for the 2026 row crop season. The buyer will be required to reimburse the tenant \$9,672.03 for these expenses. The cropland is primarily class II and IV, Holdrege and Uly Silt Loam. On the native pasture, the grass and fences are good and have been well taken care of over the years. Water is provided by two ponds.

FSA INFORMATION: It carries a 73.57 acre wheat base W/41 bu. yield, 7 acre grain sorghum w/ 57 bu. yield and 4.53 acre soybean W/26 bu. yield.

LAND LOCATION: From Agra, KS - 7 mi. North on E. 1100 Road (Blacktop) to E. Kiowa RD, West 1/4 Miles to the Southeast corner of the property.

MINERALS: Seller shall convey 100% of the seller's minerals to the purchaser.

POSSESSION: March 1, 2026 on the pasture and wheat stubble, after the 2026 wheat harvest or August 1, 2026 which ever comes first on the acres drilled to wheat.

TAXES: Seller shall pay all the 2025 taxes and prior years' taxes, if any. The 2026 and subsequent years taxes shall be the responsibility of the buyer. 2025 taxes were \$1,542.18.

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 March 2, 2026. 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: Estate of Jimmy Lee Ducharm, Gaylene R. Ducharm, Administrator

COME EARLY FOR REFRESHMENTS & TO REGISTER FOR BID NUMBER



LAND
LOCATION

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