

156 +/- GRASSLAND ACRES & 159 +/- ACRES PHILLIPS CO.



AUCTION

FRIDAY - JANUARY 16, 2026 - 10:00 AM

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



TRACT I LEGAL DESCRIPTION: The Northwest Quarter (NW1/4), of Section Fourteen (14), Township Two (2) South, Range Nineteen (19) West of the Sixth P.M., Phillips County, Kansas being 156.24 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 156.24 acres of excellent native pasture. The pasture has been extremely well cared for over the years with an abundant mixture of grass. Water is provided by a water well that has a solar system. Addition water sources include a pond. The property has good fences. The property features a catchpen on the north end of the property.

LAND LOCATION: From Phillipsburg, KS - West 5 miles on Highway 36 to W. 500 RD, North 6 miles to W. Iron RD, West 1/2 mile to the Northeast corner of the property.

FSA INFORMATION: It carries a 29.10 acre wheat base W/35 bu. yield, 6.91 acre oat base W/40 bu. yield, 4.9 corn base W/101 bu. yield, 20.05 grain sorghum w/ 70 bu. yield and 7.61 acre soybean W/28 bu. Yield.

SELLER: Kevin J. Manz

TRACT II LEGAL DESCRIPTION: The Northeast Quarter (NE1/4) of Section Fifteen (15), Township Two (2) South, Range Sixteen (16) West of the 6th P.M., Phillips County, Kansas being 158.54 acres more or less.

GENERAL DESCRIPTION: This tract of land has approximately 77.95 acres of cultivation, 77.67 acres of native grass and wooded wildlife area and 2.92 acres of waterways. On the cropland, all acres are currently idle and were previously fallow and grain sorghum. The cropland is primarily class II and IV, Holdrege and Uly Silt Loam. The native grass has been hayed for the last several years. The property offers hunting opportunities holding whitetail deer and an array of other wildlife. Furthermore, this property is only 8 miles South of the Nebraska Kansas Stateline.

LAND LOCATION: From Agra, KS - 8 mi. North on E. 1100 Road (Blacktop) to E. Jade RD, East 1 Mile to E. 1200 Road, North 1/2 of a mile to the Southeast corner of the property. This property is only 8 miles South of the Nebraska Kansas Stateline.

FSA INFORMATION: It carries a 76.5 acre wheat base W/35 bu. yield, 6.91 acre oat base W/40 bu. yield, 4.9 corn base W/101 bu. yield, 20.05 grain sorghum w/ 70 bu. yield and 7.61 acre soybean W/28 bu. Yield.

SELLERS: Vera M. Jackson Living Trust

TRACT I & II 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 February

18, 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.

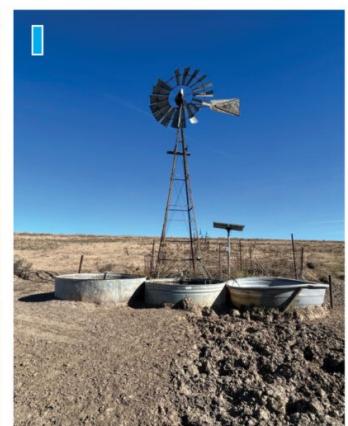
CONDITIONS: All acreages are considered to be approximate and are deemed to be from reliable county & FSA sources. Buyers are encouraged to verify details and view properties prior to the auction. Bidding increments are solely at the discretion of the auctioneer. Announcements made day of sale shall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

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

POSSESSION: March 1, 2026 on all acres.

TAXES: Seller shall pay all the 2025 taxes and prior years' taxes, if any. All subsequent years taxes shall be the responsibility of the buyer. 2025 taxes were Tract I \$586.82 and Tract II \$1,024.84.

Come Early for Refreshments & to Register for Bid Number



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