

150 +/- ACRES PHILLIPS COUNTY LAND

AUCTION

FRIDAY - MARCH 20, 2026 - 10:00 A.M.

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



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

LEGAL DESCRIPTION: The Southwest Quarter (SW/4) of Section Two (2), Township Three (3) South, Range Eighteen (18) West, of the Sixth P.M., Phillips County, Kansas being 150.12 acres more or less. (EXCEPT a small tract in the Southwest corner of the property being approximately 3.44 acres more or less.)

GENERAL DESCRIPTION: This tract of land has approximately 25.88 acres of cultivation and 124.24 acres of pastureland. On the cropland, all acres are currently drilled to wheat, which the buyer will get the sellers 1/3 share of the wheat crop and will not be required to pay any of the fertilizer or chemical expense. The cropland is primarily class II and III, Holdrege and Uly Silt Loam and have proven to be extremely productive over the years.

Approximately 124.24 acres of excellent native pasture add to this tract. The pasture has been extremely well cared for over the years with an abundant mixture of grass. Water is available by the rural water district and the buyer would be required to apply for and install a new water meter. Addition water sources include a pond that is currently

dry. The property does have a hand dug well on it however it has not been used in years. The property has good fences on the West, East and South side. There currently is not a division fence on the North property line.

FSA INFORMATION: It carries an 11.3 acre wheat base W/39 bu yield, .20 acre oat base W/38 bu yield and a 4.6 acre grain sorghum base W/ 55 bu. yield.

LAND LOCATION: From Phillipsburg, KS - 3 miles North on HWY 183 to E. Navajo RD., to the Southwest corner of the property.

MINERALS: Seller shall convey 100% of the seller's minerals to the purchaser. All minerals are believed to be intact.

POSSESSION: Immediate upon a signed sales contract and earnest money being deposited with the title company on the pastureland, after the 2026 wheat harvest or August 1, 2026 which ever comes first on the acres drilled to wheat.

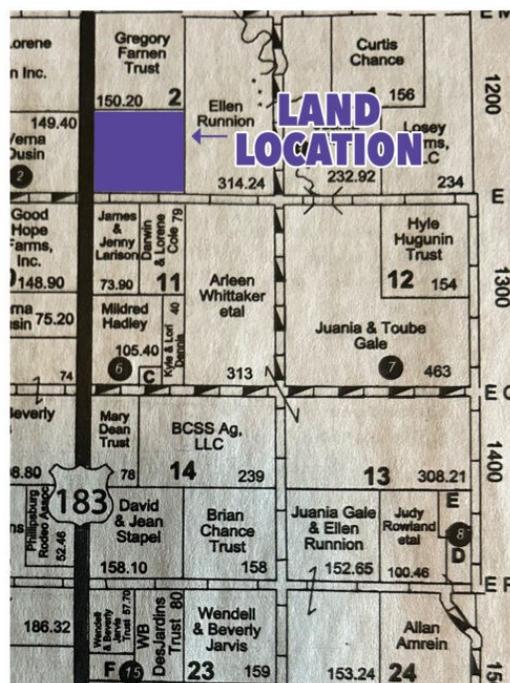
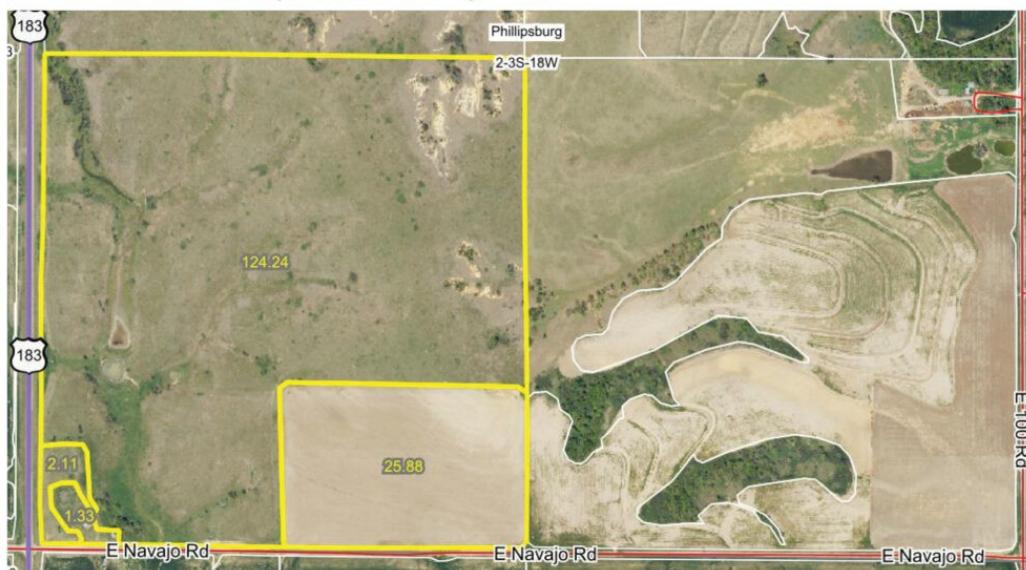
TAXES: Seller shall pay all the 2025 taxes and prior years' taxes, if any. All subsequent years taxes shall be the responsibility of the buyer. 2025 taxes were \$692.12.

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 April 20, 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: The Lois A. Runion Revocable Living Trust, Lois A. Runion Trustee

COME EARLY FOR REFRESHMENTS & TO REGISTER FOR BID NUMBER



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