

**Tuesday, June 2**  
**11:00 AM CDT**

**Live Auction Location:**  
 South Hutch Community Center  
 101 W Ave C, South Hutch

**ONLINE BIDDING**  
**GAVELROADS.COM**



**Property Highlights:**

- **Productive Farmland**
- **NCCPI Rating: 57.19**
- **Predominantly Class II Soils**
- **Blacktop Frontage**
- **Close to Hutchinson, Yoder, and Pretty Prairie**

**150± Acres | Reno County, KS**

**This 150± acre tract** consists primarily of productive tillable farmland with direct blacktop frontage on Arlington Rd, providing easy access for agricultural equipment.

**The property features** soils suitable for row crop production and a layout that supports efficient farming practices. The NCCPI soil rating is 57.19, with a strong majority of Class II soils, including Shellabarger Sandy Loam, Nalim Loam, and Shellabarger-Nalim Complex. Currently planted to wheat, the tract presents an opportunity to begin a farm operation, expand production, or invest in Kansas farmland.

**Located near Hutchinson, Yoder, and Pretty Prairie,** the property is well-positioned for local operators or investors seeking to add to their acreage base. Utilities are nearby, offering flexibility for future use.

**Seller**

William P Haines Living Trust

**Location**

From Hutchinson, head south 8 miles on K-14 Highway to W Arlington Rd. Head west 2 miles to S Broadacres Rd. The property is located on the northwest corner.

**Legal Description**

Castleton Township, S04, T25, R06 W, Acres 150.5, Se/4 Exc A Tr Com At Ne Cor Se/4 Th S 961.5 Ft Th W 400 Ft Th N 961.5 Ft Th E 400 Ft To Pob

**Minerals**

The seller's mineral interest will transfer to the buyer.

**Taxes**

\$1,849.18 Specials and \$7.53 (2025). 2026 taxes will be prorated to the closing date.

**Possession**

After the 2026 wheat harvest

Terms: Earnest money required and shall be paid the day of auction with the balance due on or before July 2, 2026. Earnest money to be paid: \$10,000. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium. Broker registration must be received no later than 24 hours prior to the auction.



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