



Thursday, Aug 6
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: 53.91**
- **Predominantly Class II Soils**
- **Less Than ½ Mile off K14 Hwy**
- **Close to Hutchinson, Yoder, and Pretty Prairie**



154± Acres | Reno County, KS

This 154± acre tract consists primarily of productive tillable farmland, located less than a half mile off K14 Hwy, 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 53.91, with a strong majority of Class II soils, including Shellabarger Sandy Loam, Taver Loam, and Farnum and Funmar Loams. Wheat was just harvested off this property. 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

SE corner of intersection of W Greenfield Rd and S Valley Pride Rd

Legal Description

Lincoln Township, S35, T24, R06W, 154± Acres, NW/4 less road right-of-way and the west 50 feet of the abandoned railroad right-of-way

Minerals

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

Taxes

\$1,544.26 and \$7.70 Specials (2025). 2026 taxes will be prorated to the closing date.

Possession

At time of closing



Terms: Earnest money required and shall be paid the day of auction with the balance due on or before September 8, 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 is an agent 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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