

# WICHITA COUNTY CRP AUCTION



## 6 Seperate Tracts

**Bidding Opens:** Thursday,  
June 5, 2025 at 10:00 AM CST  
**Soft Close:** Tuesday, June 10,  
2025 at 10:00 AM CST

**1,110.04± acres**

**Bid Online:** [ruralrealtyco.com](http://ruralrealtyco.com)  
**Bid In-Person:** Live feed  
available at Wichita County  
Community Building (Leoti, KS)



**Rural Realty** is proud to present 1,110.04± acres of Dryland CRP. This offering includes five quarters and one half section of prime Dryland CRP located southeast of Leoti. The Martin Heritage Farms, LLC family, who have held this land for generations, estimate it has not been farmed in over 50 years. You're invited to walk the fields, see the gentle roll of the landscape, feel the dense CRP grass, and dig into the soil to experience the quality for yourself.

With CRP contracts to expire in 2025 for three quarters and the half section, and 2026 for two quarters, these parcels are ready to be converted to cropland. Properties scheduled to close July 11th, perfect time to take advantage of early CRP termination beginning July 15th, allowing time to prepare for the 2026 spring planting season. Don't miss this rare opportunity!

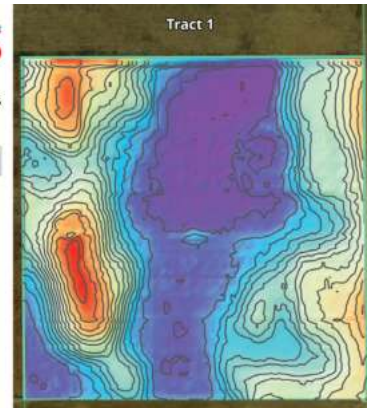


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620-214-2417



VISIT OUR WEBSITE:  
[ruralrealtyco.com](http://ruralrealtyco.com)

# Tract 1



## Legal Description

**SE 1-19-36**

CRP Expiration: September 30, 2025

CRP Payment: \$35.98/acre

Total Acres  
**157.46**

2024  
Property  
Taxes

**\$661.80**

### Location

Four Miles South of Marienthal on Marienthal Rd to Rd T, turn right on Rd T and head West for 1 mile. You will be in the SE corner of the field.

- Richfield Silt Loam 0-1% Slope – 63.8 +/- Acres
- Buffalo Park-Ulysses Silt Loam 1-3% Slope – 53.0 +/- Acres
- Ulysses Silt Loam 1-3% Slope – 40.6 +/- Acres

### CCC-505 CRP Reduction Acres

- Wheat 60.90
- Grain Sorghum 17.20
- Barley 19.60
- Total 97.70

#### Average Soil Score

60.7 / 100

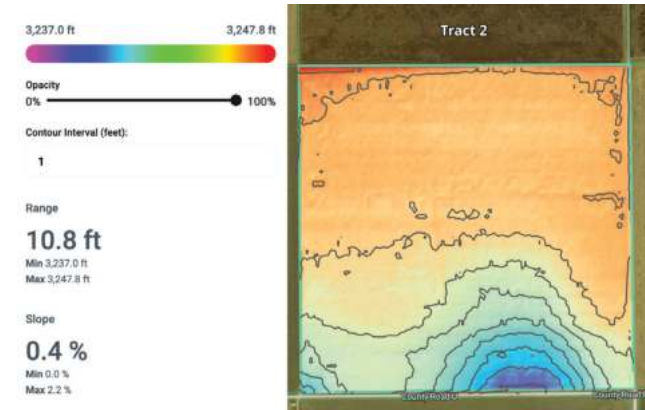
NCCPI

Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class
1761	Richfield silt loam, 0 to 1 percent...	40.5	64.6	3c
1967	Buffalo Park-Ulysses silt loams, 1 to ...	33.7	53.4	4e
1857	Ulysses silt loam, 1 to 3 percent...	25.8	64.2	3e



**This field has a great maintained county road leading up to the SE corner with a trail road running along the south side. There was past Oil/Gas production on the West side, but it has been fully removed. Possession will occur at closing.**

# Tract 2



## Legal Description

**SE 10-19-36**

CRP Expiration: September 30, 2026

CRP Payment: \$43.64/acre

Total Acres 2024 Property Taxes **\$840.94**

**159.16**

### Location

Five Miles South of Marienthal on Marienthal Rd to Rd U, turn right on Rd U and head West for 3 miles. You will be in the SE corner of the field.

- Richfield Silt Loam 0-1% – 79.8 +/- Acres
- Ulysses Silt Loam 0-1% – 42.4 +/- Acres
- Goshen Silt Loam – 33.0 +/- Acres
- Ulysses Silt Loam 1-3% – 4.0 +/- Acres

### CCC-505 CRP Reduction Acres

- Wheat 94.00
- Grain Sorghum —
- Barley 2.80
- Total 96.80

#### Average Soil Score

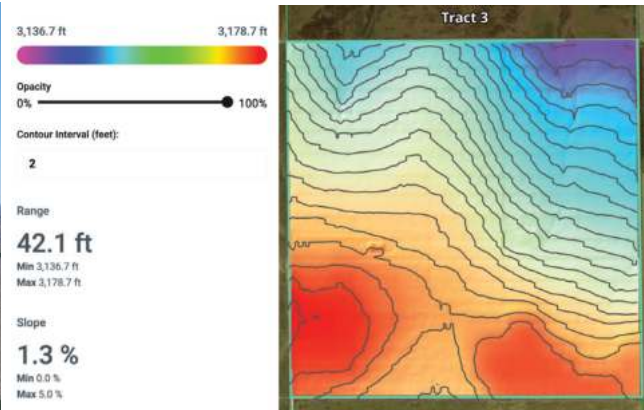
62.6 / 100

NCCPI

Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class
1761	Richfield silt loam, 0 to 1 percent...	50.2	64.6	3c
1856	Ulysses silt loam, 0 to 1 percent...	26.6	64.0	2c
1422	Goshen silt loam, rarely flooded	20.7	55.8	3c
1857	Ulysses silt loam, 1 to 3 percent...	2.5	64.2	3e



**Judging by the soils this quarter is set to be a prime producer! Great County Rd access along the Southern Side, with an established trail road running along the East side. Possession will occur at closing.**



# Legal Description

## NW 33-19-35

CRP Expiration: September 30, 2026  
 CRP Payment: \$42.52/acre

Total Acres  
**157.46**

2024 Property Taxes  
**\$672.88**

### Location

Nine Miles South of Marienthal on Marienthal Rd to Rd Y, turn left on Rd Y and head East for 1 mile. Turn Left at the Section line and travel North for 1/2 Mile. You will be in the SW corner of the field.

- Ulysses Silt Loam 0-1% – 72.2 +/- Acres
- Ulysses Silt Loam 1-3% – 63.0 +/- Acres
- Buffalo Park-Ulysses Silt Loam 1-3% – 24.9 +/- Acres

### CCC-505 CRP Reduction Acres

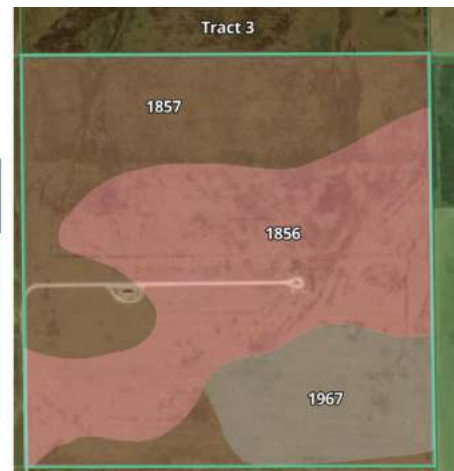
- Wheat 94.30
- Grain Sorghum 2.60
- Barley 2.80
- Total 99.70

#### Average Soil Score

62.4 / 100

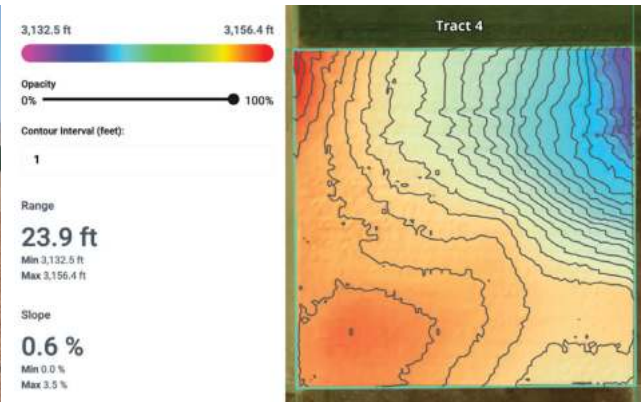
NCCPI

Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class
1856	Ulysses silt loam, 0 to 1 percent...	45.1	64.0	2c
1857	Ulysses silt loam, 1 to 3 percent...	39.3	64.2	3e
1967	Buffalo Park-Ulysses silt loams, 1 to ...	15.6	53.4	4e



**Access to this field is on the section line trail coming off county road Y. This field had past Oil/Gas production located on the 80 line but has been fully removed. Possession will occur at closing.**

# Tract 4



## Legal Description SE 2-20-35

CRP Expiration: September 30, 2025

CRP Payment: \$41.00/acre

Total Acres  
**158.86**

2024  
Property  
Taxes

**\$ 813.94**

### Location

Eleven Miles South of Marienthal on Marienthal Rd to Rd AA, turn left on Rd AA and head East for Four miles. Turn Left at the Section line and travel North for 1 Mile. You will be in the SE corner of the field.

- Ulysses Silt Loam 0-1% – 74.1 +/- Acres
- Richfield Silt Loam 0-1% – 61.3 +/- Acres
- Ulysses Silt Loam 1-3% – 23.4 +/- Acres

### CCC-505 CRP Reduction Acres

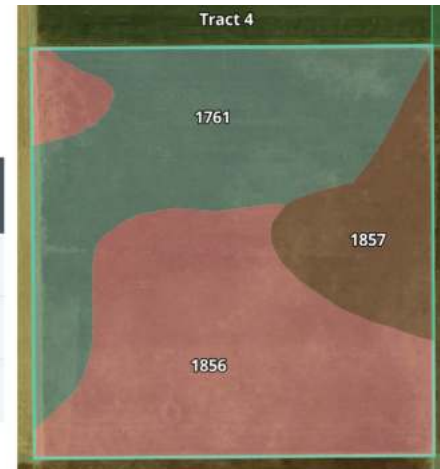
- Wheat 62.10
- Grain Sorghum 5.80
- Barley 6.40
- Total 74.30

Average Soil Score

**64.3** / 100

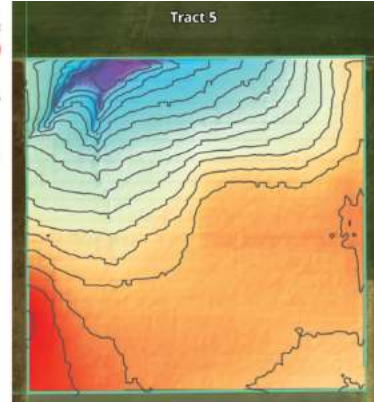
NCCPI

Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class
1856	Ulysses silt loam, 0 to 1 percent...	46.7	64.0	2c
1761	Richfield silt loam, 0 to 1 percent...	38.6	64.6	3c
1857	Ulysses silt loam, 1 to 3 percent...	14.8	64.2	3e



**Access to the field is on the section line trail coming off county road AA. This quarter is hard to beat consisting entirely of Richfield and Ulysses Silt Loams, along with gradual slope. Possession will occur at closing.**

# Tract 5



## Legal Description

### SW 1-20-35

CRP Expiration: September 30, 2025

CRP Payment: \$41.00/acre

Total Acres

# 161.12

2024  
Property  
Taxes

# \$747.80

### Location

Eleven Miles South of Marienthal on Marienthal Rd to Rd AA, turn left on Rd AA and head East for Four miles. Turn Left at the Section line and travel North for 1 Mile. You will be in the SW corner of the field.

- Ulysses Silt Loam 1-3% – 79.4 +/- Acres
- Ulysses Silt Loam 0-1% – 75.9 +/- Acres
- Buffalo Park Silt Loam 3-6% – 5.8 +/- Acres

### CCC-505 CRP Reduction Acres

- Wheat 62.20
- Grain Sorghum 5.70
- Barley 6.40
- Total 74.30

#### Average Soil Score

63.7 / 100

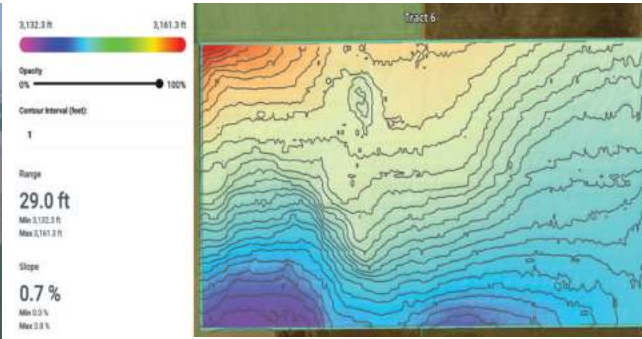
NCCPI

Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class
1857	Ulysses silt loam, 1 to 3 percent...	49.3	64.2	3e
1856	Ulysses silt loam, 0 to 1 percent...	47.1	64.0	2c
1960	Buffalo Park silt loam, 3 to 6 percent...	3.6	53.1	4e
1761	Richfield silt loam, 0 to 1 percent...	<0.1	64.6	3c



**Access to the field is on the section line trail coming off county road AA. There is a small draw in the NW corner of the quarter, that leads into a cropland field right next to it that is completely tillable. This is a prime quarter, that would be a great addition to any farm! Possession will occur at closing.**

# Tract 6



## Legal Description

**N ½ 11-20-35**

CRP Expiration: September 30, 2025

CRP Payment: \$41.00/acre

Total Acres      2024  
**313.27**      Property Taxes **\$1,522.44**

### Location

Eleven Miles South of Marienthal on Marienthal Rd to Rd AA, turn left on Rd AA and head East for Four miles. Turn Left at the Section line and travel North for 1/2 Mile. You will be in the SE corner of the field.

- Ulysses Silt Loam 0-1% – 113.8 +/- Acres
- Richfield Silt Loam 0-1% – 111.1 +/- Acres
- Ulysses Silt Loam 1-3% – 88.2 +/- Acres

### CCC-505 CRP Reduction Acres

- Wheat      121.10
- Grain Sorghum      22.30
- Barley      25.40
- Total      168.80

Average Soil Score  
**64.3** / 100

NCCPI

Soil Code	Soil Description	% of Field	NCCPI Score	Non-IRR Class
1856	Ulysses silt loam, 0 to 1 percent...	36.2	64.0	2c
1761	Richfield silt loam, 0 to 1 percent...	35.5	64.6	3c
1857	Ulysses silt loam, 1 to 3 percent...	28.2	64.2	3e
2714	Neos silt clay loam, 0 to 1 percent...	<0.1	29.1	6w



**Access to the field is on the section line trail coming off county road AA. The CRP grass across the entire Half Section is thick and lush, gently sloping from West to East. Consisting again entirely of Richfield & Ulysses Silt Loam soils, this field will be a top producer for years to come. Possession will occur at closing.**

# Online Auction Terms and Conditions

**PROCEDURE:** This is an Online Only Auction for 1,110.04 more or less acres in Wichita County, KS. The 1,110.04 more or less acres will be offered in six (6) individual tracts. Online bidding will take place beginning at 10:00 am CDT Thursday, June 5th, 2025, and will "soft close" at 10:00 am CDT Tuesday, June 10th, 2025. At 9:55 am CDT on Tuesday, June 10th, 2025, bidding will continue in five-minute increments until five minutes have passed with no new bids. Rural Realty Agents will be at the Wichita County Community Building in Leoti, KS from 8:00 am until the conclusion of the online auction. Please come during the scheduled time to discuss the property. Rural Realty will be there to assist any buyers with the online bidder registration process. Bidders do not have to be present to bid online, however, you are required to be available by phone.

**BIDDER QUALIFICATION:** YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must be approved to bid online. Go to [www.auction.ruralrealtyco.com](http://www.auction.ruralrealtyco.com) and CREATE AN ACCOUNT, if you do not currently have an account. Then ENTER the AUCTION and REQUEST APPROVAL to bid. You must be approved by Rural Realty, Inc. before you can bid. You must agree to the auction terms and conditions during the registration process.

**ACCEPTANCE OF BID PRICES:** The successful bidder(s) will sign a purchase agreement within two (2) hours of the close of the auction. All final bid prices are subject to the Seller's approval or rejection.

**EARNEST PAYMENT:** Ten percent (10%) earnest payment upon signing a purchase agreement. The earnest payment may be paid in the form of personal check, business check, cashier's check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

**REAL ESTATE TAXES AND ASSESSMENTS:** 2024 and prior years taxes paid by Seller. The 2025 taxes will be prorated to the closing date. All future taxes will be the responsibility of the Buyer.

**CLOSING:** Will take place on or before July 10th, 2025, or as soon as possible.

**CLOSING EXPENSES:** Seller shall be responsible for the costs of preparing the Deed. Buyer shall be responsible for the filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Wichita County Title Company will be the closing agent.

**POSSESSION:** Full possession for all Tracts at closing.

**CONVEYANCE INSTRUMENT:** Seller shall execute a Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer(s), free and clear of all liens and encumbrances except easements or restrictions visible or of record.

**TITLE:** Seller shall provide an Owner's Policy of Title Insurance as evidence of marketable title. The cost of the owner's title policy and escrow fee shall be divided equally between the Seller and Buyer. Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy, if required.

**PROPERTY CONDITION:** Property to be sold AS IS-WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability.

**EASEMENTS AND LEASES:** Sale of the property is subject to any and all easements of record and any and all leases.

**SURVEY:** No survey will be provided by the Seller.

**MINERAL RIGHTS:** All mineral rights owned by the Seller, if any, will convey to Buyer(s).

**AGENCY:** Rural Realty, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in the promotion and advertisement of the auction is believed to be accurate but is subject to verification by all parties relying on it. No liability for accuracy, errors, or omissions is assumed by the seller, the broker, the auction company, or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Bidders should complete this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. The seller, broker, and auction company reserve the right to preclude any person from bidding, if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final. Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our Supervising Broker Alec Horton at 620-214-2417. In accepting the terms and conditions for the use of our website, you agree to not hold Rural Realty, Inc., our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. If you have trouble placing your online bid, immediately call Alec Horton at 620-214-2417 for assistance in placing your bid.

**SELLERS:** Martin Heritage Farms, LLC