DECEMBER 3 @ 10 AM CT

HASKELL COUNTY LAND AUCTION

RURAL REALTY®

7 Tracts

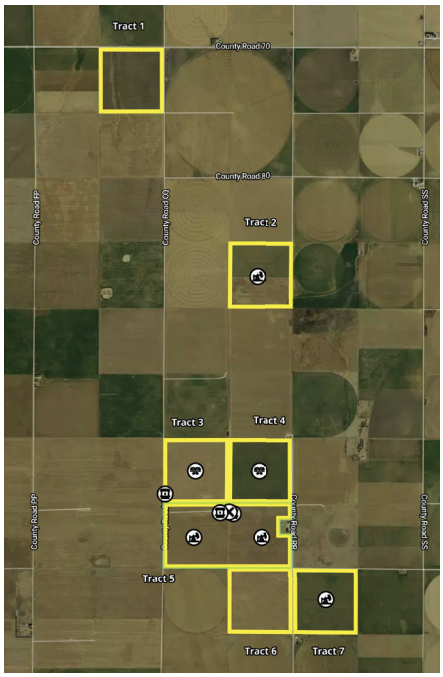
1260.04 ±acres

Bidding Opens: Monday, November 30 2026 at 10:00 AM CT
Bidding Ends: *Thursday, December 3 2026*
Extended bidding *begins at 9:55 AM CT*
Each new bid resets the timer to 5 minutes.
Auction ends when no new bids are placed for 5 minutes and the timer hits 0

Bid Online: *ruralrealtyco.com*

Bid In-Person: *Live feed available at The Refinery Fieldhouse & Event Center*
Thursday, December 3 at 9:00 AM CT to conclusion of auction





Rural Realty is offering 1,260.04± acres of Haskell County, Kansas dryland near Sublette at auction, in seven tracts. The land is in Township 28 South, Range 32 West, and includes a 940.44± acre block across Sections 23, 25 and 26 (Tracts 3–7), plus quarters in Sections 3 and 11. About 94% of the soil is Richfield silt loam on 0–1% slopes, with an NCCPI of 63.8 and an average slope of just 0.5%, and every tract has county-road access. Other features include CRP income on Tract 2, water rights on Tracts 3 and 5, producing natural gas wells on Tracts 2, 5 and 7, and a salt water disposal agreement on Tract 5. All of the seller's mineral rights convey to the buyer. The homestead has been surveyed out and is not included. Online bidding opens November 30 at 10:00 AM CT at auction.ruralrealtyco.com, and all tracts stay open until they close together on December 3 at 10:00 AM CT. A bid on any tract in the last 5 minutes resets the clock to 5:00 for every tract, and bidding ends only after 5 minutes pass with no new bids. Live bidding will also be held in person at The Refinery in Garden City, with doors opening at 9:00 AM on December 3.



CALL ALEC
620-214-2417

VISIT OUR WEBSITE:
ruralrealtyco.com

VISIT OUR AUCTION SITE:
auction.ruralrealtyco.com

Tract 1

RURAL REALTY

Legal Description

NE 1/4 3-28-32

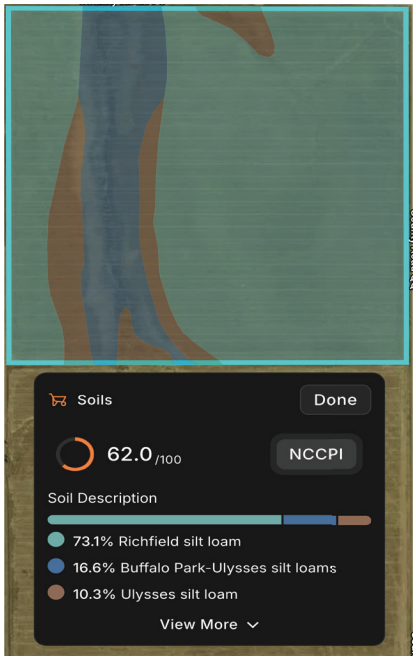
Total Acres
157.56

2025 Property Taxes
$112

Location

From Sublette, KS travel north on Highway 83 to County Rd. 70. Turn East on County Rd. 70, and go 3.5 miles. You will be in the NW corner of the property.

- Harvested Milo this Fall
- NCCPI of 62.0
- Mostly Richfield Silt Loam 0-1% Soils
- Direct access off Paved road on north side











Tract 2

RURAL REALTY

Legal Description

SE 1/4 11-28-32

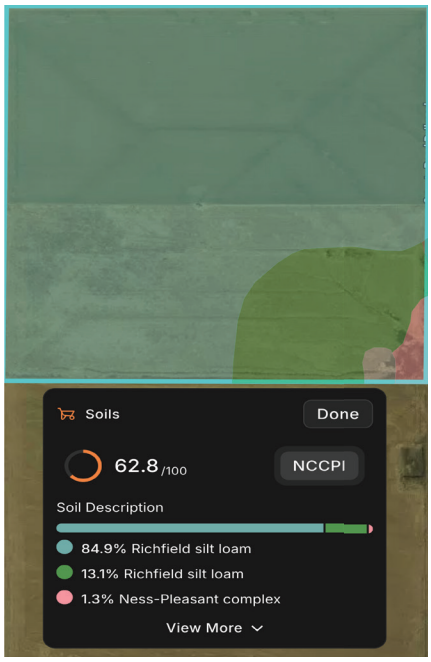
Total Acres
162.04

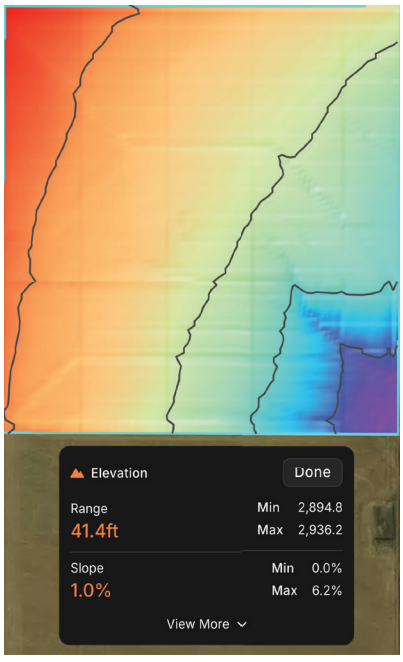
2025 Property Taxes
$127

Location

From Sublette, KS travel north on Highway 83 to County Rd. 70. Turn East on County Rd. 70, and go 5 miles to County Rd RR. This will be a trail road you will travel south on for 1.5 miles. You will be in the NE corner of the property.

- 88.81 acres of Cropland
- 73.23 acres in CRP with annual payment of $2,677. CRP expires in 2035
- Natural gas royalties averaging $496.29/year
- Gas well taxes : $21.54











Tract 3

RURAL REALTY

Legal Description

NW 1/4 23-28-32

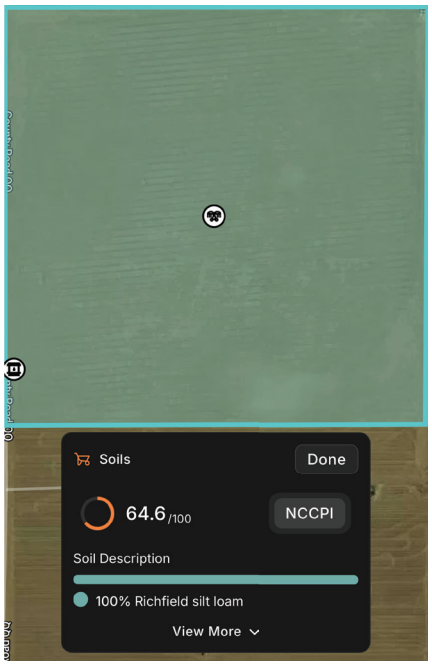
Total Acres
158.91

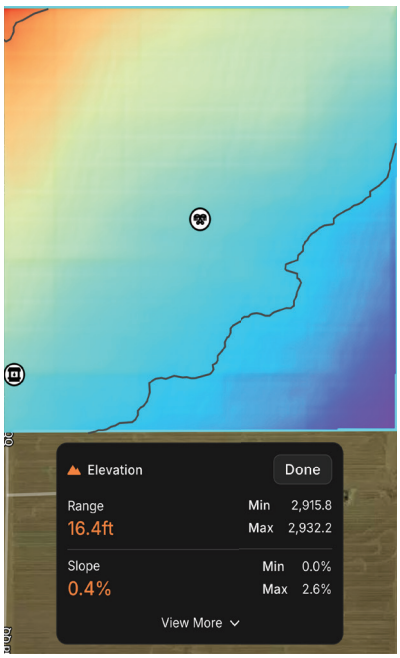
2025 Property Taxes
$222

Location

From Sublette, KS travel north on Highway 83 to Highway 144. Travel East for 5 Miles to County Road RR. Travel North on County Road RR for 3 Miles. Turn West on County Rd. 100 and travel 1/2 Mile. You will be in the NE corner of the property.

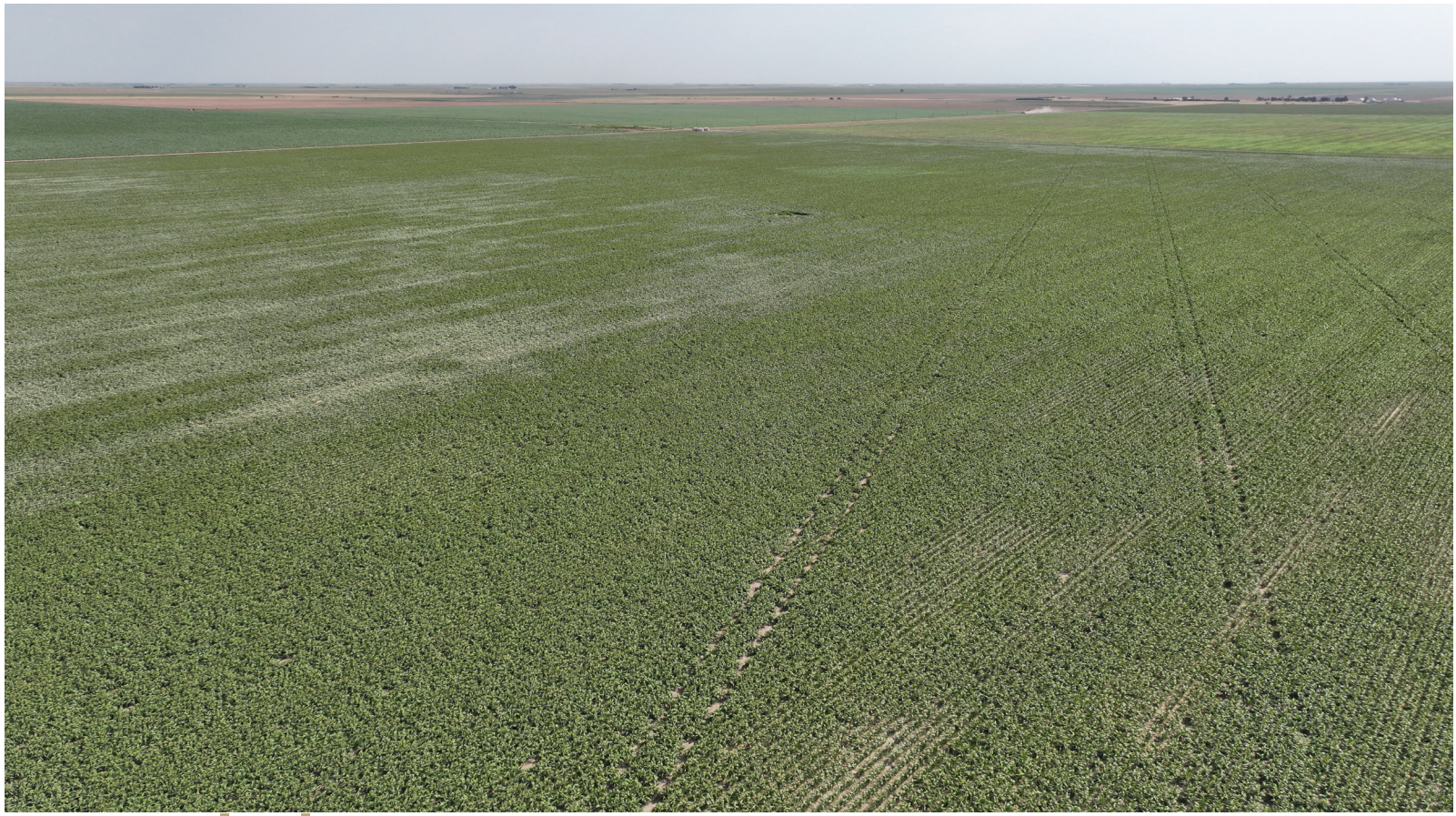
- Harvested Milo this fall
- 100% Richfield Silt Loam 0-1%
- Water Right 12591-D1 with 434 Authorized AF
- Water Well ID: 44027
- Center Pivot Hookup & Electric still in place.











Tract 4

RURAL REALTY

Legal Description
NE 1/4 23-28-32

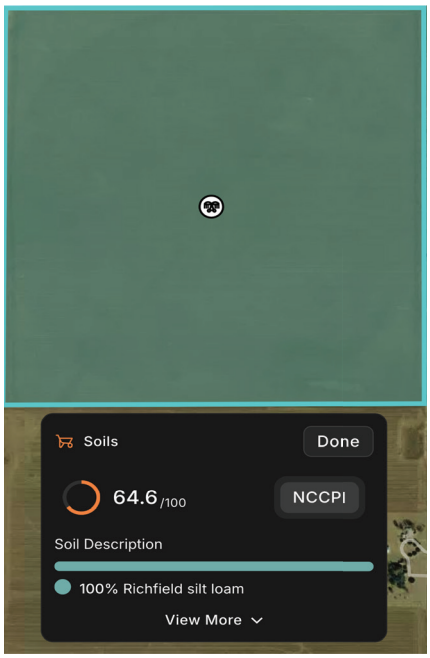
Total Acres
154.38

2025 Property Taxes
$122

Location

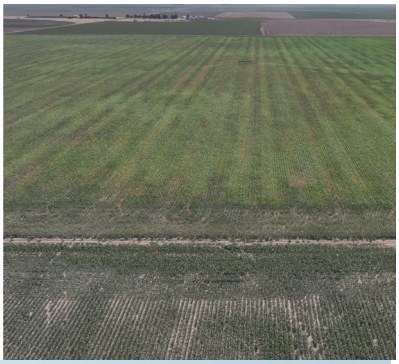
From Sublette, KS travel north on Highway 83 to Highway 144. Travel East for 5 Miles to County Road RR. Travel North on County Road RR for 2.5 Miles. You are in the SE corner of the Property.

- Harvested Milo this fall
- 100 Richfield Silt Loam 0-1%
- Center Pivot Hookup & Electric still in place.
- Good Access on the North & East sides











Tract 5

RURAL REALTY

Legal Description
S 1/2 23-28-32

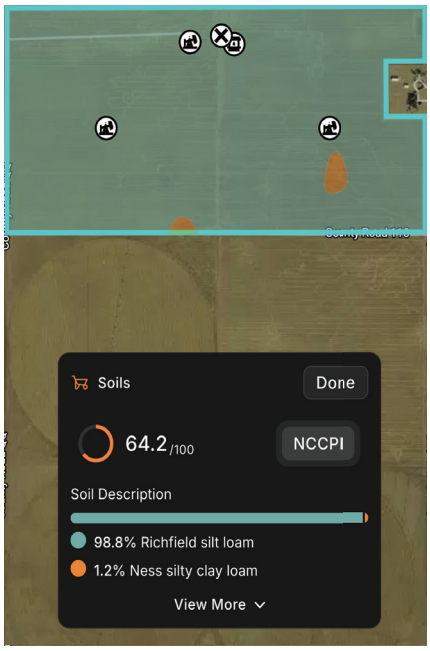
Total Acres
309.96

2025 Property Taxes
$395

Location

From Sublette, KS travel north on Highway 83 to Highway 144. Travel East for 5 Miles to County Road RR. Travel North on County Road RR for 2 Miles. You are in the SE corner of the Property.

- Wheat Stubble
- 99% Richfield Silt Loam 0-1%
- Water Right 12591-D2 with 687 Authorized AF.
- Water Well ID: 66121
- Two Natural Gas Wells! Royalties avg. $2,473.83/year
- Salt Water Disposal Well paying $0.04/barrel











Tract 6

RURAL REALTY

Legal Description
NE 1/4 26-28-32

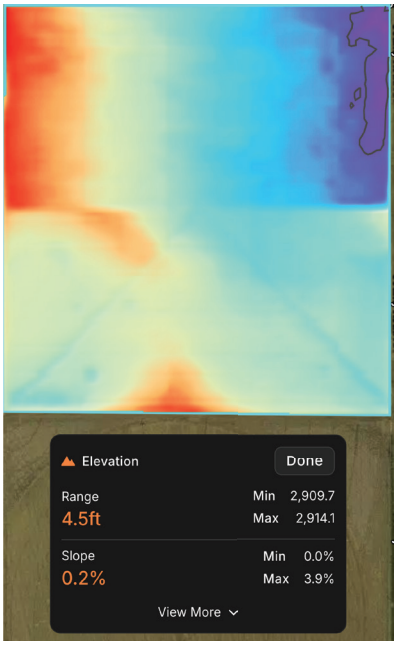
Total Acres
159.60

2025 Property Taxes
$126

Location
From Sublette, KS travel north on Highway 83 to Highway 144. Travel East for 5 Miles to County Road RR. Travel North on County Road RR for 1.5 Miles. You are in the SE corner of the Property.

- Harvested Milo this Fall
- 99.5% Richfield Silt Loam 0-1%
- Great Access on the East side via blacktop road
- Only 4.5ft of total slope across the quater











Tract 7

RURAL REALTY

Legal Description
NW 1/4 25-28-32

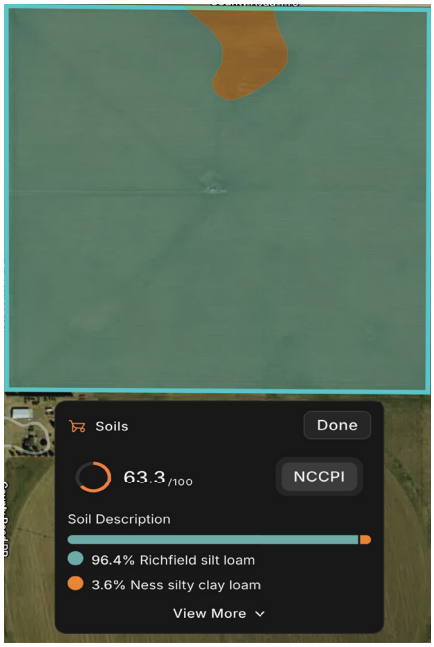
Total Acres
157.59

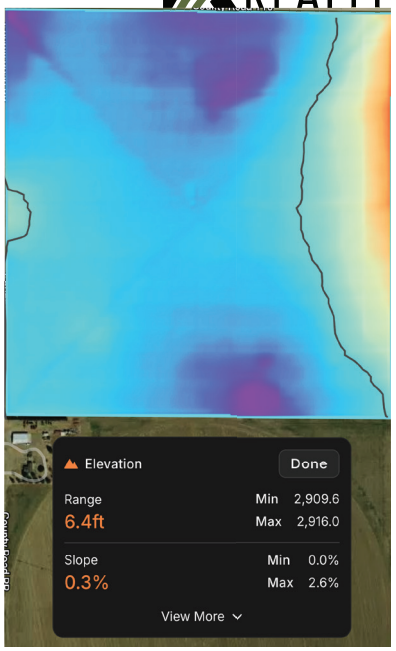
2025 Property Taxes
$123

Location

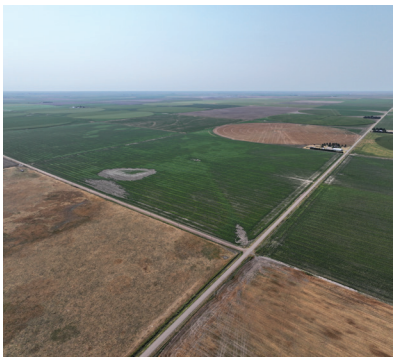
From Sublette, KS travel north on Highway 83 to Highway 144. Travel East for 5 Miles to County Road RR. Travel North on County Road RR for 1.5 Miles. You are in the SW corner of the Property.

- Harvested Milo this Fall
- 96.4% Richfield Silt Loam 0-1%
- One Natural Gas Well. Royalites averaging $564.25/year
- Great Access on the West side off Blacktop Rd, and North Side











Online Auction Terms and Conditions

PROCEDURE: This is an Online Only Auction for 1,260.04 more or less acres in Haskell County, KS. The 1,260.04 more or less acres will be offered in seven (7) tracts. Online bidding will take place beginning at 10:00 am CST Monday, November 30th, 2026, and will "soft close" at 10:00 am CST Thursday, December 3rd, 2026. At 9:55 am CST on Thursday, December 3rd, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids. Rural Realty Agents will be at The Refinery Fieldhouse & Event Center, Garden City, KS from 9:00 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 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: 2026 and prior years taxes paid by Seller. The 2027 taxes will be prorated to the closing date. All future taxes will be the responsibility of the Buyer.
CROPS: Growing Crops will stay with the Tenant & Seller.
CLOSING: Will take place on or before January 7th, 2027, 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. First American Title – Garden City will be the closing agent.
TRACT 5 EXPENSES: Buyer of Tract 5 will be responsible for reimbursing the expense for weed control in the wheat stubble.
WATER RIGHTS: Water rights associated with each tract will follow the land. Each well was test pumped and did not pump any water.
POSSESSION: Possession will occur at closing on all Tracts.
CONVEYANCE INSTRUMENT: Seller shall execute a Special 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: Any mineral rights owned by the Seller will be transferred to the buyer at closing.
AGENCY: Rural Realty, Inc. and its representatives are exclusive agents of the Seller.
BUYER'S AGENTS: Rural Realty will not be sharing/splitting commissions with any Buyer's Agents. Buyers will need to pay their buyer's agents directly.
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: Donna June Saldana & Kimberly Kristine Langford

Alec Michael Horton | Owner, Broker
alechorton@ruralrealtyco.com
Direct: 620.214.2417