

RECORD HIGH PRICES AT ROOKS COUNTY LAND AUCTION

It was a full house on March 16th for the “record setting” Charlotte Desbien Estate Auction conducted by Farm & Ranch Realty, Inc., Don Hazlett, Broker, of Colby, Kansas. Over 150 attended the auction at the Knights of Columbus Hall in Plainville, Kansas, for the sale of 1,317 acres of Rooks County cropland.

Bidding was lively as the 9 tracts of real estate were offered in Farm & Ranch Realty’s “multi-parcel” method of selling – first in individual tracts then in combinations of the buyers’ choices. Seventy-four (74) bid changes were received following the first round of individual tract bidding! When the final gavel fell, the land sold in one combination and five individual tracts.

Average price at the auction was \$1,180 per acre for this good cropland. The seller retained the minerals on all tracts except 7 and 8 where 100% of the mineral rights were included with the land. According to information from the Rooks County Appraiser’s office, the highest price land reported sold in Rooks County prior to the Desbien Auction was in the \$800 per acre range. Individual tract prices were as follows:

Tracts 1 – 4: \$1,287/acre
Tract 5: \$800/acre
Tract 6: \$1,309/acre
Tract 7: \$940/acre
Tract 8: \$815/acre
Tract 9: \$1,150/acre

A short line of farm machinery was sold by video following the land sale. All attendees were treated to donuts and coffee, followed by lunch served courtesy of Farm & Ranch Realty!



Charlotte Desbien Estate land auction held March 16th at the K of C Hall in Plainville, KS. Pictured from Farm & Ranch Realty are Ron Evans, Cindy Hake, & Don Hazlett, broker/auctioneer.