

Land

Jumbo auction sees 15,892 acres sold to two buyers

By P.J. GRIEKSPoor

ONE of the largest auctions of land in recent Kansas memory was completed Dec. 2 in Colby, as 15,892 acres in Sherman, Cheyenne, Thomas and Wallace counties were sold for NW Ventures LLC in an auction conducted by **Farm and Ranch Realty of Colby.**

Bidding for the property, which was offered in 50 individual tracts and in combinations, was lively.

But when the final gavel fell, there were only two buyers. One out-of-state investor purchased tracts 1-41 and 43-50 as a single unit, for \$1,365 an acre. Those tracts totaled all but 160 acres of the offered land.

The final tract, 42, was 160 acres of land in Sherman County enrolled in the Conservation Reserve Program, or CRP. That land was purchased by a local farmer/investor for \$775 an acre.

Edwards County

About 160 acres, 150 in cropland and 10 in a farmstead, were sold at auction on Nov. 9 by the Lavern Danler estate. The prop-

erty sold in two tracts. The first, about 150 acres, had 83 acres of dry cropland, about 26 acres enrolled in CRP through 2020, and about 40 acres of pastureland. That tract sold for \$1,160 an acre.

The second tract, about 10 acres, with a single-story, 3-bedroom home, two-car detached garage, barn, corrals and miscellaneous outbuildings, sold for \$28,000.

Carr Auction and Real Estate of Larned handled the sale.

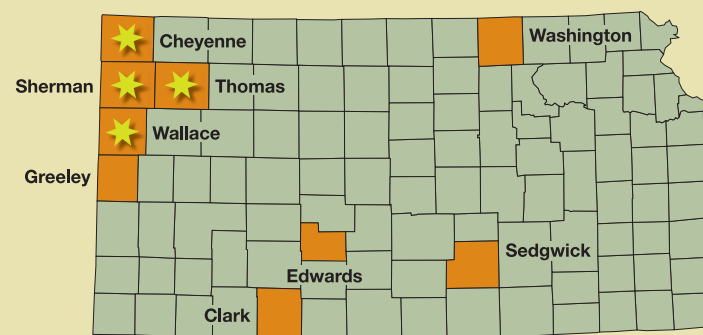
Washington County

It's been an extremely busy early winter season for Raymond Bott Realty and Auction at Washington, with four sales falling in the first two weeks of November.

On Nov. 1, five tracts of farmland totaling about 380 acres sold at auction.

The first tract, about 150 acres — almost 70 in terraced cropland, 65 in good pasture and the rest in timber and waterways — sold for a total of \$415,000, or about \$2,750 an acre. Tract 2, about 30 acres with 22.4 in river-bottom cropland and the rest in timber and river land, sold for \$146,400, or \$4,722 an acre. Tract 3,

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about 40 acres of river-bottom cropland, timber and river land, sold for \$117,425, or \$2,795 an acre. Tract 4 was 77 acres broken up into 41.5 acres of terraced cropland, 23 acres of hay meadow, 3.9 acres of timber and 6 acres of farmstead with outbuildings; it sold for \$190,000 or \$2,467 per acre. The final tract, about 80 acres with 32.9 in terraced cropland, 13.7 acres in hay meadow and 30.7 acres of good pasture with a pond, sold for \$170,000, or \$2,125 per acre. The sellers were Robert and LaDeane Crimmins.

On Nov. 8, about 230 acres of Washington County land sold for \$470,000, or \$2,043 an acre. The land was divided into two tracts. Tract one was 155 acres, with 45 acres of river-bottom cropland, 52 acres of upland cropland in two fields, 3.25 acres of CRP and 6 acres of hay meadow and waterways. It also included 49 acres of timber with the Little Blue River flowing through it, and offers excellent wildlife habitat.

The second tract, about 75 acres, is all in native grass, with ponds and a small creek. The sellers were the Urban and Marie Doebele Farm Trusts.

On Nov. 12, Bott Realty and Auction handled a sale of land for Mildred Beikmann, totaling about 125 acres of good, native warm-season grasses, and 106 acres with brome and some warm-season grasses that expired from CRP in September 2010. The selling price was \$307,500 or \$1,323 an acre.

On Nov. 15, about 240 acres of native warm-season grass with two well-located ponds sold for \$410,000, or \$1,708 per acre. The pastureland was sold by Bott for the heirs of Myrtle Koeneke.

Thomas County

Farm and Ranch Realty of Colby sold 480 acres of irrigated land at auction on Nov. 23.

The property sold in three tracts. Tracts 1 and 3, totaling 320 acres, sold together for \$3,350 an acre, while tract 2, 160 acres, brought \$3,075 an acre.

The Lunsway family was the seller.

Thomas and Greeley counties, Kansas; Cheyenne and Kiowa counties, Colorado

About 2,400 acres of farmland spanning four counties in two states was sold at auction for the Kriss Estate on Nov. 30.

Two sections of farmland in six tracts were in Thomas and Greeley counties. Tract 1, 160 acres in Thomas County, sold for \$2,275 an acre, while tracts 2 and 3, totaling 480 acres, sold for \$2,217. Tract 4,

320 acres, sold for \$1,975.

In Greeley County, tracts 5 and 6, a total of 320 acres, sold for \$1,700 an acre.

Tracts 7, 8 and 9, in Cheyenne County, Colo., were combined with tract 11 in Kiowa County, Colo., with the 790-acre parcel selling for \$1,157. Tract 10, 280 acres in Kiowa County, sold for \$950 an acre.

Farm and Ranch Realty at Colby handled the sale.

Sedgwick County

About 155 acres near Cheney was sold at auction on Dec. 2. The dryland cropland went for \$1,950 per acre at a sale that saw about 50 people in attendance and four active bidders. The seller was the Maxine Schmitt Trust. Farmers National Co. conducted the sale.

Clark County

About 960 acres of top dryland farmland located near Minneola sold for \$1,730 per acre at auction on Dec. 3. The farm sold subject to a cash rent lease on the 2011 planted wheat acres. The farm includes a wind turbine lease, but no turbines are in place. Both local farmers and investors bid on the property. The seller was Crossman Memorial Trust. Farmers National Co. conducted the auction.



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