

157+ ACRES OF GRASSLAND GRAHAM COUNTY, KS



ONLINE-ONLY LAND AUCTION

BIDDING OPENS JUNE 4TH AT 10 A.M.

BIDDING BEGINS TO CLOSE JUNE 11TH AT 10 A.M.

BID ONLINE AT: [BID.AGWESTLAND.COM](http://bid.agwestland.com)

Up for auction in Graham County, KS is 157.38+/- acres of recently expired CRP grass with exceptional upland bird habitat. Located just north east of Hill City, this tract has ease of access from both Hwy 24 & Hwy 283 along two well-maintained gravel roads. This tract offers a mixture of warm and cool season grasses, providing great habitat for the abundant pheasant and quail. The combination of plum thickets and hardwood trees in the south east corner also provide great habitat for the whitetail and mule deer that frequent the area. Consisting of 121+/- cropland acres, this property can be broke out to farm, with base acres in wheat, corn, and grain sorghum. There is a four-wire barbed wire fence along the south and east perimeter in good condition. This property can be grazed for the 2026 grazing season. Whether you want to break out the former cropland acres, sign it up for the next CRP enrollment, or need grass acres for your cow herd, this property is everything you need it to be.

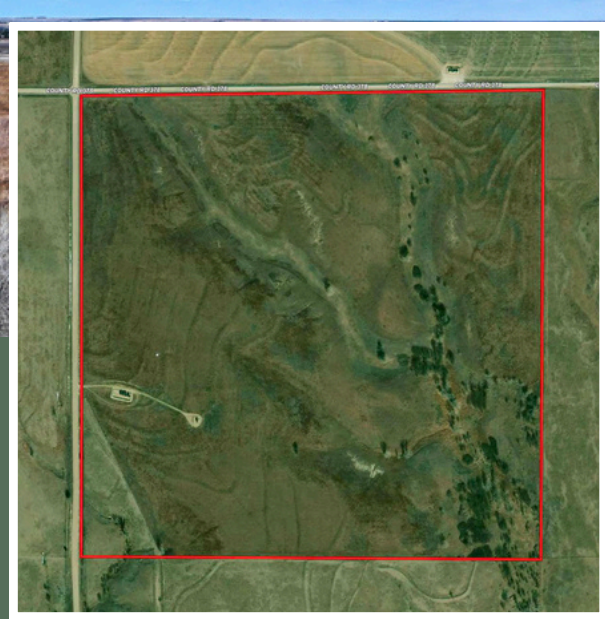
CLAYTON ESSLINGER

Farm & Ranch Specialist | Norton, KS
Clayton.Esslinger@AgWestLand.com

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PO BOX 1098 | HOLDREGE, NE | (866) 995-8067 | AGWESTLAND.COM





LEGAL DESCRIPTION

- NW ¼ Less RD R/W Section 22, Township 07, Range 22 in Graham County, Kansas

PROPERTY TAXES (2025)

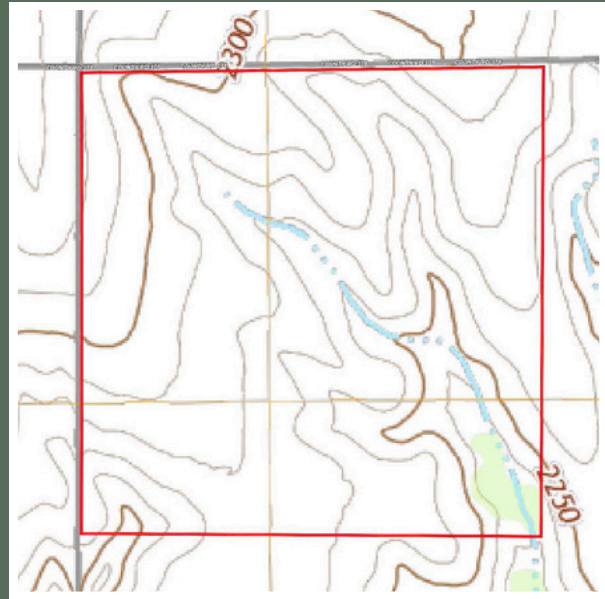
- \$423.86

TOTAL ACRES (PER ASSESSOR)

- 157.38+/- Grassland Acres

FSA INFORMATION

- Total Cropland Acres: 121.41+/-
- Wheat: 90 Base Acres - 35 PLC Yield
- Grain Sorghum: 20.2 Base Acres - 51 PLC Yield
- Corn: 2.9 Base Acres - 105 PLC Yield
- Total Base Acres: 113.1+/-



FENCE EQUIPMENT

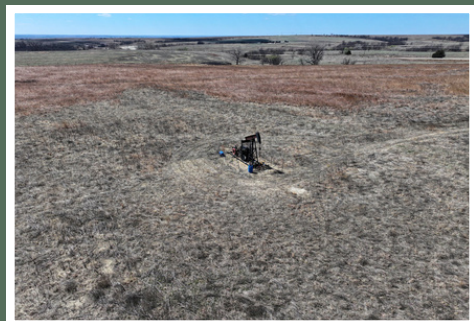
- Four-wire barbed wire
- Runs along the south and east property lines
- Good condition

LEASES

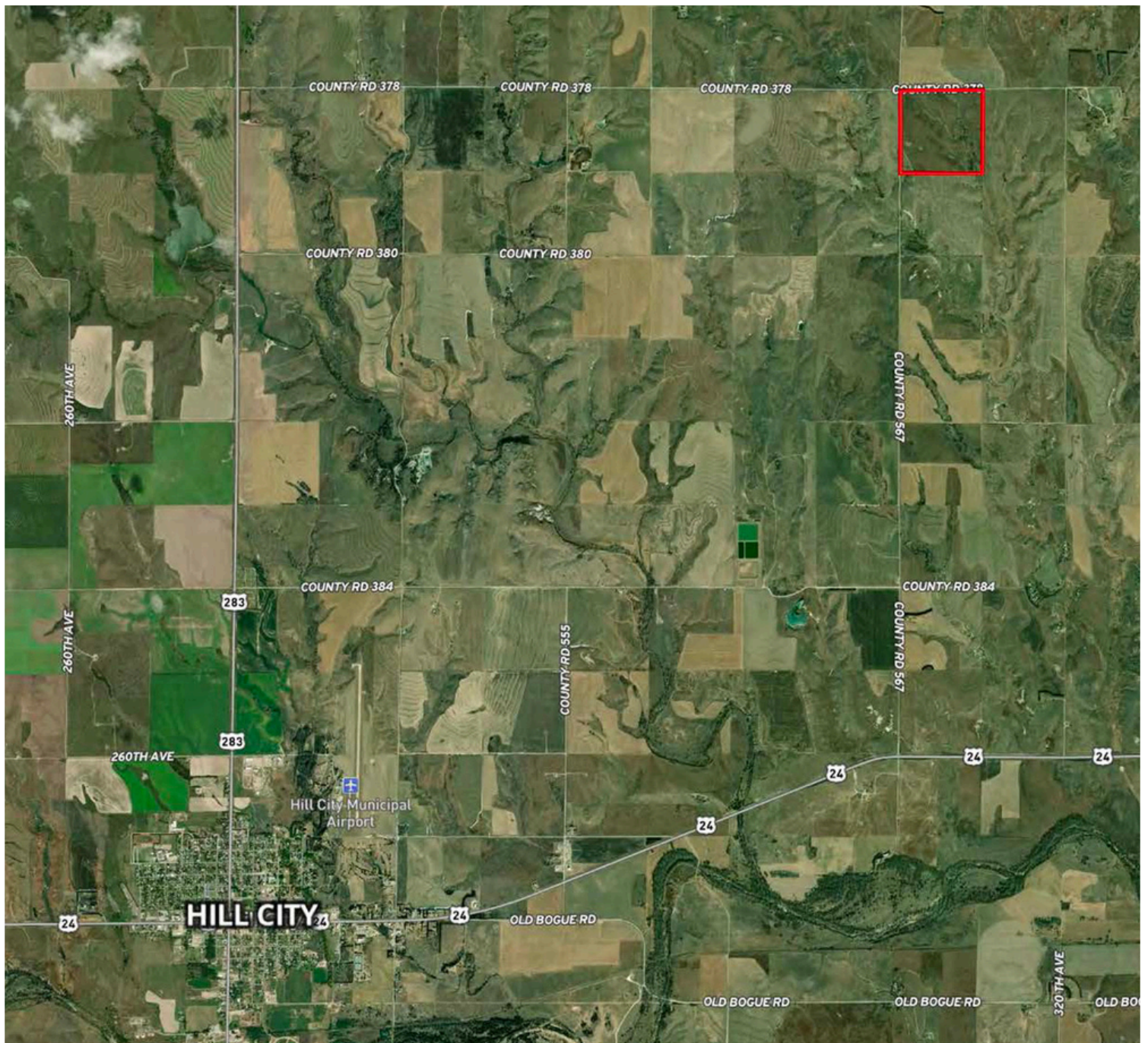
- No current leases on the property.

MINERAL RIGHTS

- Sellers are to retain mineral interest in 2 inactive oil wells for a period of 10 years and will transfer to the current landowner if no current oil production exists.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
2817	Lily silt loam, 3 to 6 percent slopes	74.77	47.57	0	76	3e
2767	Penden-Lily complex, 7 to 20 percent slopes	40.3	25.64	0	63	6e
2582	Coly silt loam, 6 to 20 percent slopes	14.71	9.36	0	59	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	12.16	7.74	0	76	2e
2748	Penden clay loam, 3 to 7 percent slopes, eroded	7.76	4.94	0	56	3e
2580	Coly silt loam, 3 to 6 percent slopes	7.23	4.6	0	71	3e
2753	Penden loam, 3 to 7 percent slopes	0.24	0.15	0	61	3e
TOTALS		157.17 (*)	100%	-	69.84	3.79



PROPERTY DIRECTIONS

From Hill City, travel 3 miles east on US Hwy 24, turning north onto County Road 567/310th Ave. Continue for 3.5 miles, the property will be on the east side of the road. Signs will be posted.





AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an online-only auction for 157.38 more or less acres in Graham County, KS. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Thursday, June 4th, 2026 and will “soft close” at 10:00 a.m. CDT Thursday, June 11th, 2026. At 10:00 a.m. CDT on Thursday, June 11th, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids.

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.bid.agwestland.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 AgWest Land Brokers, LLC before you can bid. You must agree to the auction terms and conditions during the registration process.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement within two (2) hours of the close of the auction. All final bid prices are subject to the Sellers' 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: 2025 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before July 9th, 2026 or as soon as applicable.

CLOSING EXPENSES: Seller shall be responsible for the documentary stamp tax created by virtue of this transaction to enable the recording of the Deed. Buyer shall be responsible for the other filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Eland Title Company will be the closing agent.

POSSESSION: Possession will be given at closing and funding. Subject to current lease and tenant rights.

CURRENT LEASES: No current leases on the property.

CONVEYANCE INSTRUMENT: Seller shall execute a Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer, 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 the 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(s). Buyer(s) shall release Seller of any and all liability.

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

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: Sellers are to retain mineral interest in 2 inactive oil wells for a period of 10 years and will transfer to the current landowner if no current oil production exists.

AGENCY: AgWest Land Brokers, LLC and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the promotion and advertisement of this auction is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its 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 office at (866) 995-8067. In accepting the terms and conditions for the use of our website, you agree to not hold AgWest Land Brokers, LLC, 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. In the event there are technical difficulties related to the online auction platform, software or any other online auction related technologies, AgWest Land Brokers, LLC reserves the right to extend bidding, continue bidding, or close the bidding. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

SELLERS: Pauline Worcester Irrevocable Trust

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.