160 +/- Acres
Selling in 1 Tract

KINGMAN COUNTY LAND AUCTION

Live & ONLINE Auction

Homesite/Productive Farmland/Recreational Possibilities

Thursday October 29, 2026 at 10:00 AM CST

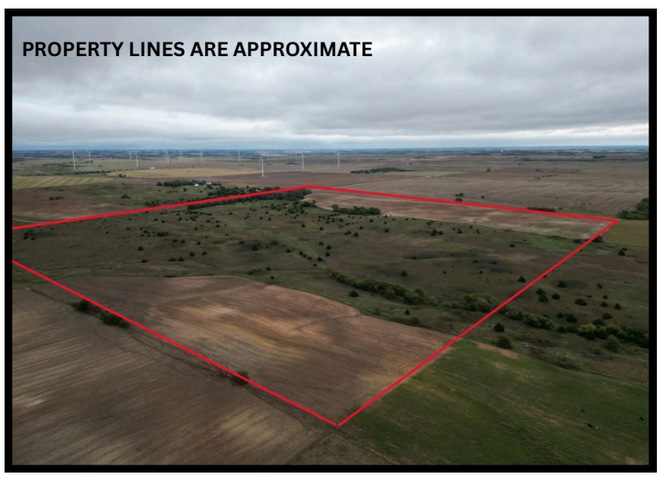
13609 SW 150th St. Nashville, KS 67112

(The Northwest Quarter of Section Twenty Four (24), Township Thirty (30) , Range Ten (10) West of the 6th P.M. in Kingman County, Kansas)

Located near Nashville in South Central Kansas, this 160± acre property offers a versatile combination of farmland, pasture, and country living. The mix of productive agricultural ground and open pasture makes it well suited for farming, livestock, or adding acreage to an existing operation. Located in Unit 16, the acreage is also well suited for all your recreational needs. There is a partially tree lined draw running North to South through the property and the tillable cropland would provide ideal areas for plots.

The property also includes a homesite with an older home in need of repairs, providing the opportunity to live on the land while enjoying plenty of space and a rural setting. With farmland and pasture all in one property, there are several options for putting the acreage to use.

Whether you're looking to expand your farming operation, run livestock, invest in land, or find a place in the country with acreage and a homesite already in place, this property offers a variety of possibilities near Nashville.



SELLERS: Asa P. Hawley & Leo S. Hawley

Visit **floydsells.com** for more information!

ONLINE BIDDING

Opens on October 15

Register at floydsells.bidwrangler.com

Or Download the FloydSells App Now

SALE DAY!

Join us at ZENDA CITY HALL!

213 N. Main St, Zenda, Kansas

Live Bidding Begins at 10:00 a.m. CST

Mike Floyd
Broker
(620) 532-1887

Rodney Bergkamp
Auctioneer
(620) 960-0351

Terms: The property will sell as 160 acres x the final bid per acre to establish a purchase price. The successful bidder will be required to sign a purchase contract and deposit 10% down within 24 Hours of the auction closing with Security 1st Title Co., with the balance due the day of the real estate closing. The real estate closing shall be held on or before November 30, 2026. Subject to current tenants rights. Possession of the pasture at closing. Possession of the cropland after the 2026-27 wheat harvest, or August 1, whichever comes first. Buyer to receive 1/3 of the crop and pay 1/3 of any spring chemicals, fertilizer and crop insurance. Any division fences needed with adjoining properties will be the responsibility of the new Buyer. All sellers minerals rights, reversionary interests, production and royalties go with the sale of the land. This is believed to be ½ of the total.Property taxes will be prorated to the date of closing. Title insurance and escrow closing costs, with Security 1st Title, shall be shared 50% Buyer and 50% Seller. Property sells AS-IS in its current condition with no warranties, either expressed or implied. **This property sells subject to Seller confirmation.** This property sells non-contingent on financing. This property sells subject to any easements, leases, and right of ways of record. Floyd Auction & Real Estate LLC will make the property available at reasonable times to accommodate any inspections. It is the Buyer's responsibility to have all inspections completed prior to bidding on auction day. Buyer has received all information and is bidding accordingly. **If the property is purchased by internet simulcast bid, the Buyer acknowledges there will be a 2% Buyers Premium added to the contract price.** Floyd Auction & Real Estate LLC and its Agents/Auctioneers are acting as Agents of the Seller. Any announcements made online the day of sale will take precedence over printed materials.

Floyd Auction & Real Estate
"Your hometown real estate professionals."
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