77 +/- Acres
Selling in 1 Tract

RENO COUNTY LAND

ONLINE ONLY Auction

Bidding Opens October 20, 2026 at 10:00 am CST

Bidding Begins Closing on November 3, 2026 at 2:00 pm CST

Tract 1:The North Half of the Southwest Quarter of Section 18, Township 23 South, Range 8 West of the 6th P.M., Reno County, KS.

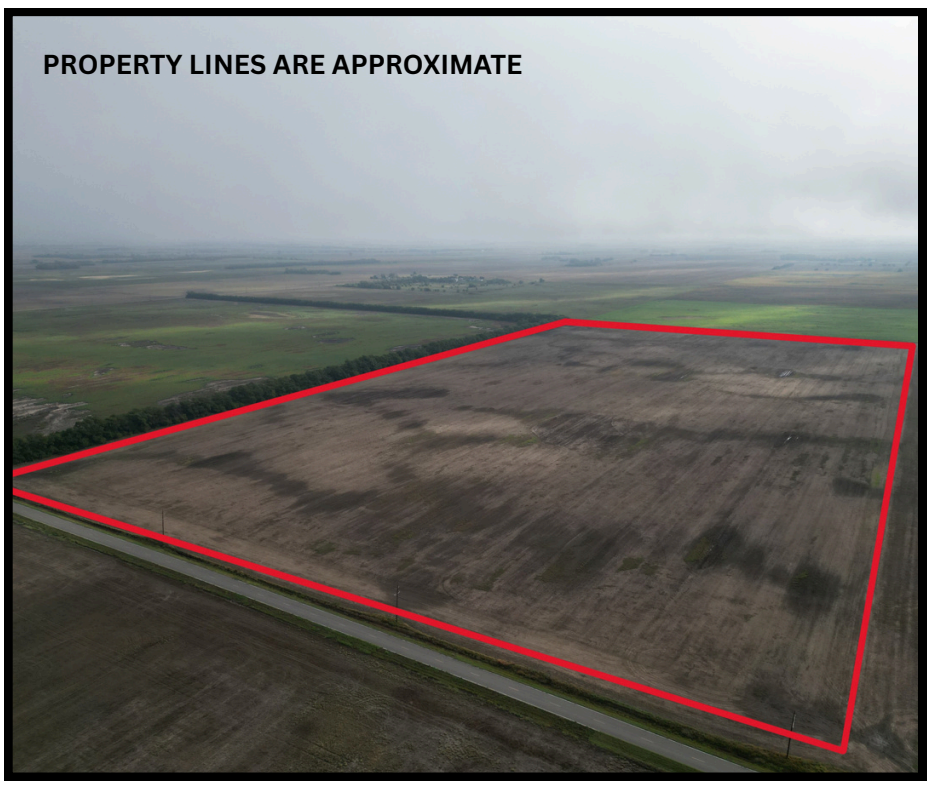
TRACT 1: 77 Acres +/-

Don't miss this opportunity to add productive Kansas farmland to your investment portfolio. This 77-acre tract of tillable cropland is conveniently located with easy access from blacktop Sterling Road, providing excellent accessibility for farming operations.

A shelterbelt along the north side of the property provides valuable natural protection, offering excellent wildlife cover while helping reduce wind erosion and protect the cropland.

The current tenant is interested in continuing to farm the property for the new owner, making this an attractive opportunity for buyers looking to add income-producing agricultural land to their holdings.

Whether you're looking to expand your farming operation, add acreage to your land holdings, or invest in income-producing Kansas farmland, this 77-acre tract deserves your attention.



SELLER: Ruth E. Smith ETAL

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ONLINE BIDDING

Opens on October 20

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A 5% Buyers Premium will be added to the contract price to determine the final purchase price.

Mike Floyd

Broker

(620) 532-1887

Terms: The property will sell as 77 acres x the final bid per acre to establish a purchase price. The successful bidder will be required to sign a purchase contract and place 10% down in escrow with Security 1st Title. Balance will be due day of closing. Closing shall be held on or before December 3, 2026. Taxes for 2026 shall be prorated to the date of closing. The 2025 taxes were $1,755.92. Title insurance and escrow closing costs will be shared 50% Buyer and 50% Seller. All Sellers minerals, royalties, rights, title and interests (including reversionary interests) transfer with the sale of the land. The property sells subject to current tenants rights. Possession will be after the 2026-2027 wheat harvest, or August 1, 2027, whichever comes first. The new buyer shall receive 1/3 of the growing crop and will be responsible for the landlords share of any crop insurance, fertilizer and chemical costs. The property sells non-contingent on financing. The Buyer has had the opportunity to complete all inspections to the property. Property sells As-Is in its current condition with no warranties, either expressed or implied. Subject to any easements, leases and right of ways of record. Floyd Auction & Real Estate LLC and its Agents/Auctioneers are working as Agents of the Seller. **Sells subject to Seller confirmation.** A 5% Buyers Premium will be added to the contract price to determine the final purchase price. 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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