

Real Estate & Farm Equipment AUCTION

Saturday • September 26, 2026
13065 NW 1700 Rd., Westphalia, KS

Real Estate • 9 am
Equipment & Personal Property • 9:30a.m.

SELLER: Leon Hirt Estate



Real Estate AUCTION

September 26, 2026 • 9 a.m.

LIVE Auction on Site

13065 NW 1700 Rd | Westphalia, KS



Directions: South of Harris 3 miles on 31/Finney/Delaware Rd, west on 1700 Rd 1 mile to property. West out of Garnett on NW1700/1600 blacktop to NW Crawford Rd, North 1 mile to property.

APPROXIMATELY 160± ACRE HOMESTEAD w/MOSTLY TILLABLE FARMLAND

OPTION 1: (TRACT 1) Consisting of 8± Acres, Older Homestead, Pond, Improvements.

OPTION 2: (TRACT 2) Consisting of 152± mostly Tillable acres & 3 ponds.

OPTION 3: Combination of Tract 1 & Tract 2.

The property will be offered in individual tracts and in combination, with the property selling in the manner that results in the **highest total purchase price for the Seller.**

Continue to check our website for updates on exact acreage. This information will be updated once the survey is complete.

PROPERTY VIEWING:

THURSDAY | SEPTEMBER 10, 2026 | 3:30 - 6:30 PM

SATURDAY | SEPTEMBER 12, 2026 | 9:30 A.M. - 12:30 P.M.

Property will be sold “As-Is” by Live Auction. Inspections can be conducted during scheduled property viewing or by appointment prior to auction. Seller/Current tenant is retaining all 2026 crops. Closing shall be on or before October 23, 2026. 10% Nonrefundable Earnest Money deposit will be required day of auction. Possession to be given at closing on Tract 1 and at the conclusion of 2026 harvest for Tract 2 if property is not sold in Combination.

Options will be described in detail upon completion of the new survey. The property will be offered in individual tracts and in combination, with the property selling in the manner that results in the **highest total purchase price for the Seller.**

Marketed By:



Jason Flory, Salesperson/Auctioneer

Baldwin City, KS | 785-979-2183





Tract 1:

8± ACRES RANCH STYLE HOME

Don't miss this opportunity to own a spacious home on **8± acres** with over **1,500 sq. ft. of finished living space on the main level, plus a walk-out basement. READY for your PERSONAL UPDATES.**

- 4 bedrooms, including master suite on the main level
- Master bedroom with walk-in closet & ensuite bathroom
- 2 bathrooms
- Family room with wood-burning fireplace
- Deck overlooking the property
- Full Walk-out basement
- Basement Kitchenette, great for canning, entertaining, or a second living area
- New Septic System
- Pond
- Outbuildings
- Grain bins

Tract 2:

152± ACRES Mostly Tillable

- Current crop: Soybeans
- Property sells subject to tenants rights for the 2026 crop year on Tract #2.
- Possession will be given at the conclusion of 2026 harvest on Tract #2.
- Production records are available upon request.

VISIT:

FloryAndAssociates.com for complete property prospectus including terms of auction, property maps, preliminary title inspection and additional property information.



AUCTION:
9/26/2026
REAL ESTATE • 9 AM
EQUIPMENT • 9:30 AM

VISIT: WWW.FLORYANDASSOCIATES.COM FOR DETAILS OF REAL ESTATE OFFERING AND AUCTION TERMS!



PLEASE
PLACE
STAMP
HERE

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TO: