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**A-10296**

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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**621.74± Acres, Rooks County, Kansas**

**Friday, August 5, 2025 | 10:00 AM**

**First Christian Church | 301 S Broadway St. Plainville, Kansas**

## **Highlights:**

- **Productive cropland**
- **Includes pasture with some new fences**
- **Good access**



**For additional information, please contact:**

**Monty Smith, AFM, Broker | (785) 623-6701**

**[MSmith@FarmersNational.com](mailto:MSmith@FarmersNational.com)**

**Online Bidding starts | Friday, August 1, 2025, at 10:00 AM**  
**Bidding closes | Tuesday, August 5, 2025, at close of live event**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Property Location:

From the intersection of Hwy 183 and Q Road, travel 2.5 miles west to the southeast corner of property. Or, from the intersection of Hwy 18 and Hwy 183 in Plainville, KS, travel 7 miles north on Hwy 183 and 2.5 west on Q Road.

### Property Description:

Up for auction is a high quality, productive farm with a history of good stewardship. This farm also has pasture acres with some new fencing and rural water. In addition, it also offers hunting potential. This would be a good addition to grow your operation or as an investment. Full sections don't come along too often. Don't miss this opportunity!

### Legal Description:

All Section 20-8S-18W of the 6th pm.

### Farm Data:

Cropland	439.22 acres
Pasture	167.66 acres
Grass	<u>14.86 acres</u>
Total	621.74 acres

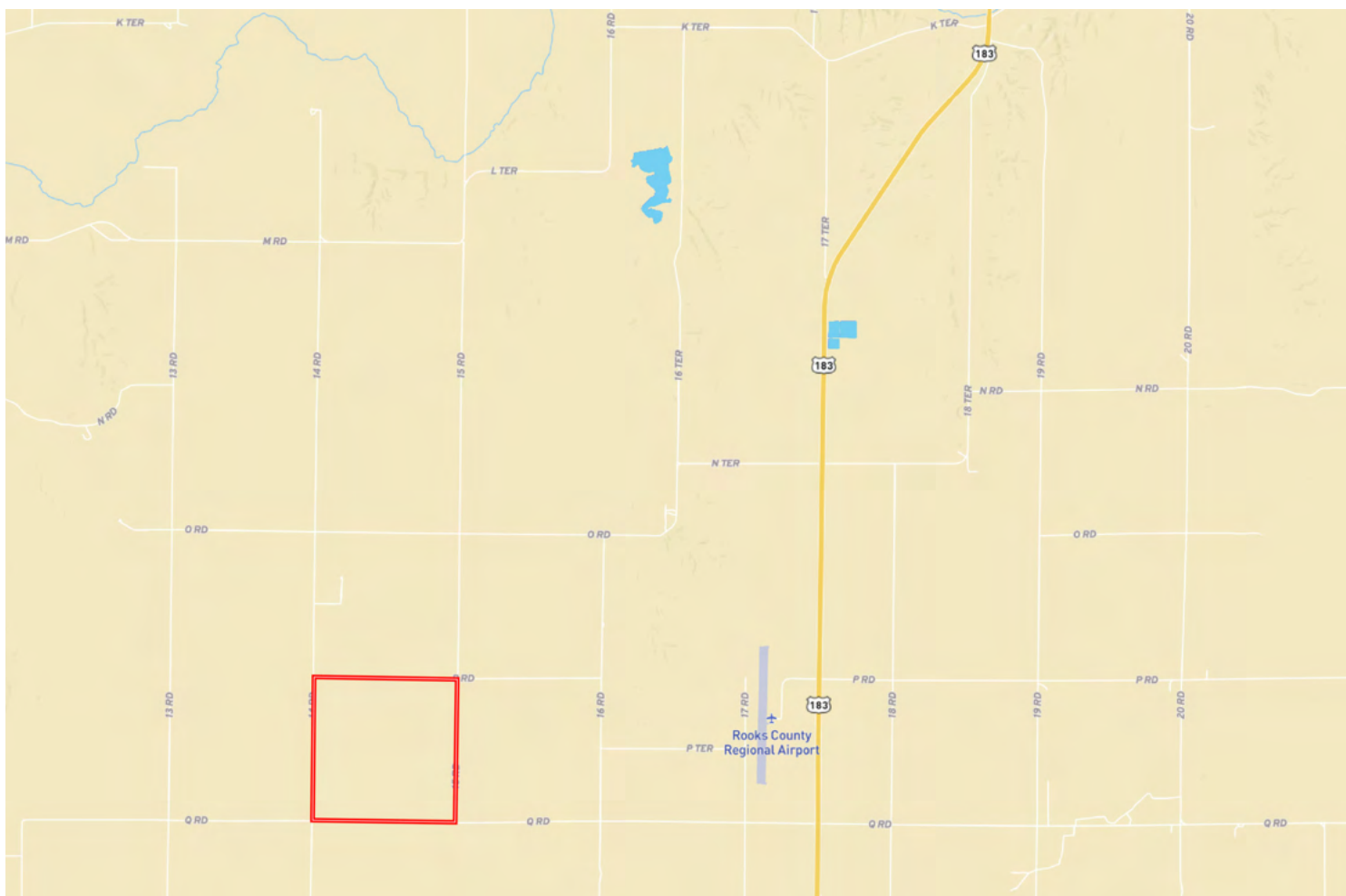
### FSA Information:

	Base	Yield
Wheat	196.54 acres	48 bushels
Grain Sorghum	98.56 acres	86 bushels

### Taxes:

• \$3,585.78

## Location Map





Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	339.76	54.69	0	69	2e
2817	Uly silt loam, 3 to 6 percent slopes	113.52	18.27	0	76	3e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	80.85	13.01	0	35	6e
2953	Wakeen silt loam, 3 to 7 percent slopes	42.72	6.88	0	47	4e
2957	Wakeen-Harney silt loams, 1 to 3 percent slopes	26.93	4.33	0	58	3e
2623	Harney-Mento complex, 3 to 7 percent slopes	11.6	1.87	0	67	3e
2236	Roxbury silt loam, occasionally flooded	5.85	0.94	0	79	2w
TOTALS		621.23(*)	100%	-	63.92	2.9



# Simulcast Auction Terms

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on September 2, 2025, or such other date agreed to by the parties. Subject to current lease. Current lease expires September 28, 2026.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Ellis County Abstract.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Ellis County Abstract the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on September 2, 2025, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Ellis County Abstract.

**Auction Sales:** The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Additional Comments:** Buyer to receive at closing a prorated 2025 cash rent credit to the date of closing.

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, August 1, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, August 5, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://www.fncbid.com)

All bids on the tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

