

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

320.8± Acres, Sherman County, Kansas

Tuesday, October 15, 2024 | 10:00 AM

Bird City American Legion Hall | 133 West 4th Street, Bird City, Kansas

Highlights:

- **Productive dryland farm offered in two individual tracts**
- **Strong agricultural area**
- **100% tillable acres**



For additional information, please contact:

Kaleb Huxoll, Agent | (308) 350-0039

KHuxoll@FarmersNational.com

Bidding starts | Monday, October 7, 2024 at 10:00 AM
Bidding closes | Tuesday, October 15, 2024 at the end of the live event.

To register and bid go to: www.fncbid.com

Property Location:

Tract 1 160.9± Acres (A-14677): From the junction of Highway 36 and Highway 27 south of Wheeler, Kansas, go south on Highway 27 for 13 miles. Head west on County Road A for four miles. Enter two track path one quarter mile south and farm is on the east side.

Tract 2 159.9± Acres (L-2400485): From the junction of Highway 36 and Highway 27 south of Wheeler, Kansas, go south on Highway 27 for 13 miles. Head east on County Road A for eight miles. Go south on County Road 28 for one mile. Head east on County Road 79. Property will be on the north side of the dirt road.

Legal Description:

Tract 1: SW 1/4 Section 3, Township 6S, Range 40W of the 6th P.M.

Tract 2: SW 1/4 Section 2, Township 6S, Range 38W of the 6th P.M.

Property Description:

Don't miss out on this fantastic opportunity to add high-quality dryland acres to your operation. Offered in two tracts, 320.8± acres of dry farmland located just south of the Sherman-Cheyenne County line and are available for the 2025 crop year.

Farm Data:

Tract 1

Cropland 159.05 acres

Tract 2

Cropland 160.82 acres

FSA Information:

Tract	Crop	Base	Yield
1	Wheat	65.46 acres	59 bushels
1	Corn	32.74 acres	134 bushels
2	Wheat	119.50 acres	45 bushels

Taxes:

Tract 1: \$944.02

Tract 2: \$1,009.14

Property Location Map



Tract 1



Tract 2



Tract 1 Aerial Map

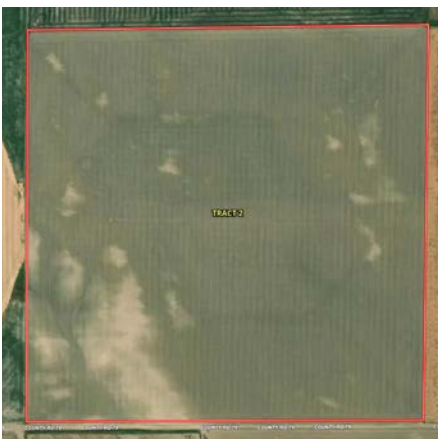


Tract 1 Soil Map

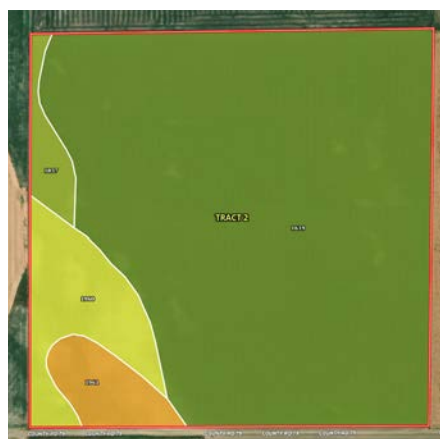


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1620	Keith silt loam, 1 to 3 percent slopes	86.72	53.97	0	68	2e
1619	Keith silt loam, 0 to 1 percent slopes	48.93	30.45	0	60	2c
1961	Buffalo Park-Ulysses silt loams, 6 to 15 percent slopes	17.05	10.61	0	58	6e
1741	Pleasant silty clay loam, ponded	7.96	4.95	0	7	4w
TOTALS		160.66(*)	100%	-	61.48	2.52

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1619	Keith silt loam, 0 to 1 percent slopes	131.68	82.48	0	60	2c
1960	Buffalo Park silt loam, 3 to 6 percent slopes	15.64	9.8	0	53	4e
1961	Buffalo Park-Ulysses silt loams, 6 to 15 percent slopes	7.76	4.86	0	58	6e
1857	Ulysses silt loam, 1 to 3 percent slopes	4.59	2.87	0	64	3e
TOTALS		159.67(*)	100%	-	59.34	2.42

Simulcast Auction Terms

Minerals: All seller owned mineral interest, if any, will convey to buyer.

Taxes: Real estate taxes for 2024 payable in 2025 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 November 15, 2024, or such other date agreed to by the parties. Subject to current lease.

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 Cheyenne County Title Company in Bird City, Kansas.

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

Closing: The sale closing is on November 25, 2024, 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 Cheyenne County Title Company.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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.

Seller: Mary Jane Fogle Living Trust

Auctioneer: Van Schmidt

Online Bidding Procedure

Online bidding begins Monday, October 7, 2024, at 10:00 AM. Bidding ends on Tuesday, October 15, 2024, at the close of the live event.

To register and bid on this auction go to:
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.

