

LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,100.47+/- Acres • Cheyenne and Rawlins Counties, Kansas

Wednesday, August 2, 2023 • 1:30 PM

Bird City American Legion Hall | 113 West 4th Street, Bird City, Kansas

Highlights:

- High quality dry land farms
- Offered in five tracts
- Strong agricultural area
- Excellent opportunity for farmers and investors alike

A-16786

ONLINE SIMULCAST BIDDING

Starts Wednesday, July 26, 2023, at 8:00 AM.

Closes Wednesday, August 2, 2023,

at close of live event.

To Register and Bid on this Auction, go to:

www.fnccbid.com

For additional information, please contact:

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Don't miss out on this fantastic opportunity to add high-quality acres to your operation! Offering five tracts of dry land farm ground in Cheyenne and Rawlins Counties, Kansas. This is an excellent opportunity to increase your land portfolio or farming operation. All tracts are leased through 2/29/2024. Buyer will receive the landlords share of fall harvested 2023 crop.

Location Map



Property Information

• Tract 1 • 156.65+/- Acres

Location: From the junction of Highway 36 and Highway 161 west of Bird City, travel 1 mile north on Highway 161. Property sits on the east side of the highway.

Legal Description: SW1/4 24-3-38

Farm Data:

Cropland 155.98 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	66.3 acres	172 bushels
Wheat	54.44 acres	56 bushels

Taxes: \$1,212.46



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1652	Kuma silt loam, 0 to 1 percent slopes	129.15	82.52	0	61	2c
1619	Keith silt loam, 0 to 1 percent slopes	20.74	13.25	0	61	2c
1741	Pleasant silty clay loam, ponded	6.61	4.22	0	7	4w
TOTALS		156.5(*)	100%	-	58.72	2.08

• Tract 2 • 156.59+/- Acres

Location: From Bird City, travel 1 mile east on Highway 36. Go 1¼ mile south on County Road 30. Property sits on the east side of the road.

Legal Description: NW1/4 5-4-37

Farm Data:

Cropland 157.67 acres
(FSA acres exceed taxable acres.)

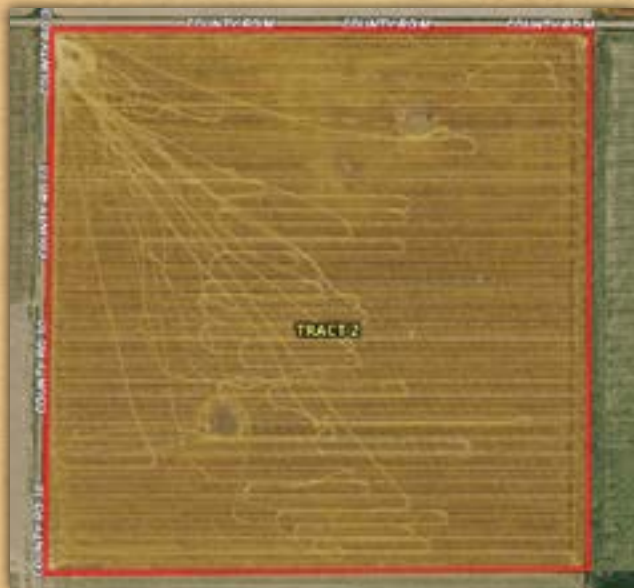
FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	67.03 acres	172 bushels
Wheat	55.04 acres	56 bushels

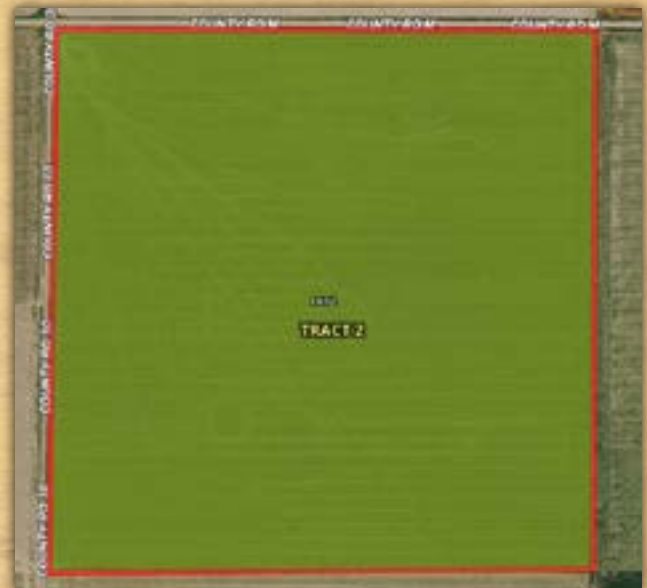


Taxes: \$1,262.60

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1652	Kuma silt loam, 0 to 1 percent slopes	156.43	100.0	0	61	2c
TOTALS		156.43(*)	100%	-	61.0	2.0

• Tract 3 • 151.09+/- Acres

Location: From Bird City, travel 1 mile east on Highway 36. Go 3.3 miles south on County Road 30. Property sits on the east side of the road.

Legal Description: NW1/4 17-4-37

Farm Data:

Cropland 121.51 acres
Grass 28.05 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	63.53 acres	172 bushels
Wheat	52.17 acres	56 bushels

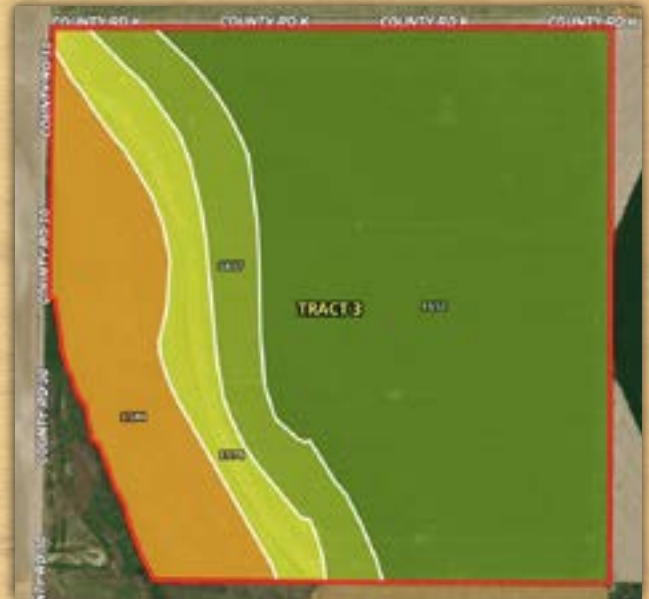
Taxes: \$1,034.90



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1652	Kuma silt loam, 0 to 1 percent slopes	95.39	63.19	0	61	2c
1580	Colby silt loam, 6 to 15 percent slopes	25.39	16.82	0	48	6e
1857	Ulysses silt loam, 1 to 3 percent slopes	15.68	10.39	0	65	3e
1579	Colby silt loam, 3 to 6 percent slopes	14.5	9.61	0	54	4e
TOTALS		150.96(*)	100%	-	58.56	2.97

• **Tract 4 • 320.12+/- Acres**

Location: From Bird City, travel 7 miles south on County Road 29. Go 6 miles east on County Road G. Property sits on the south side of the road.

Legal Description: W1/2 6-5-36
(Sale acres based on surveyed acres.)

Farm Data:

Cropland 317.23 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	134.87 acres	172 bushels
Wheat	110.77 acres	56 bushels

Taxes: \$2,103.43 estimated



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1960	Buffalo Park silt loam, 3 to 6 percent slopes	224.77	71.08	0	55	4e
1619	Keith silt loam, 0 to 1 percent slopes	85.51	27.04	0	61	2c
1741	Pleasant silty clay loam, ponded	5.9	1.87	0	7	4w
1579	Colby silt loam, 3 to 6 percent slopes	0.03	0.01	0	54	4e
TOTALS		316.21(*)	100%	-	55.73	3.46

• **Tract 5 • 316.02+/- Acres**

Location: From Bird City, travel 7 miles south on County Road 29. Go 7 miles east on County Road G. Property sits on the south side of the road.

Legal Description: W1/2 32-4-36

Farm Data:

Cropland 314.6 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	66.89 acres	172 bushels
Wheat	54.92 acres	56 bushels

Taxes: \$2,103.23



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1960	Buffalo Park silt loam, 3 to 6 percent slopes	227.65	72.11	0	55	4e
1619	Keith silt loam, 0 to 1 percent slopes	88.08	27.9	0	61	2c
TOTALS		315.73(*)	100%	-	56.68	3.44

AUCTION TERMS

Minerals: Transfer of mineral interests to be determined by auction date.

Taxes: Real estate taxes for 2022 payable in 2023 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 September 6, 2023, 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 with Cheyenne County Title Company in Bird City, Kansas, the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. 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 September 6, 2023, 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 in Bird City, Kansas.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in five 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: Legacy SLG, LLC

Auctioneer: Van Schmidt

Online Bidding Procedure

Online bidding begins Wednesday, July 26, 2023, at 8:00 AM. Bidding ends on Wednesday, August 2, 2023, at the close of the live auction.

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.

