

# LAND AUCTION

SIMULCAST LIVE AND ONLINE

312.05+/- Acres • Pawnee County, Kansas

Wednesday, June 15, 2022 • 10:00 AM

Knights of Columbus | 1216 M Road, Larned, Kansas

## Highlights:

- CRP and pasture located near the Rush/Pawnee County Line northwest of Larned, Kansas
- Excellent wildlife habitat with small, seasonal pond in the pasture
- Immediate possession



A-16819

## ONLINE SIMULCAST BIDDING:

Starts Monday, June 13, 2022, at 8:00 AM and closes at end of live event.

To Register and Bid on this Auction, go to: [www.fnccbid.com](http://www.fnccbid.com)



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# Property Information

## Property Location:

From Larned, Kansas, nine miles north on 110th Avenue and two miles west on X Road.

## Legal Description:

E½ of Section 7-20S-16W, Pawnee County, Kansas.

**Property Description:** A half section of CRP and pasture located northwest of Larned, Kansas. The pasture has a small pond and has not been grazed in recent years, but has been hayed periodically. CRP contract runs until 2027 and payment is 100% to the landowner.

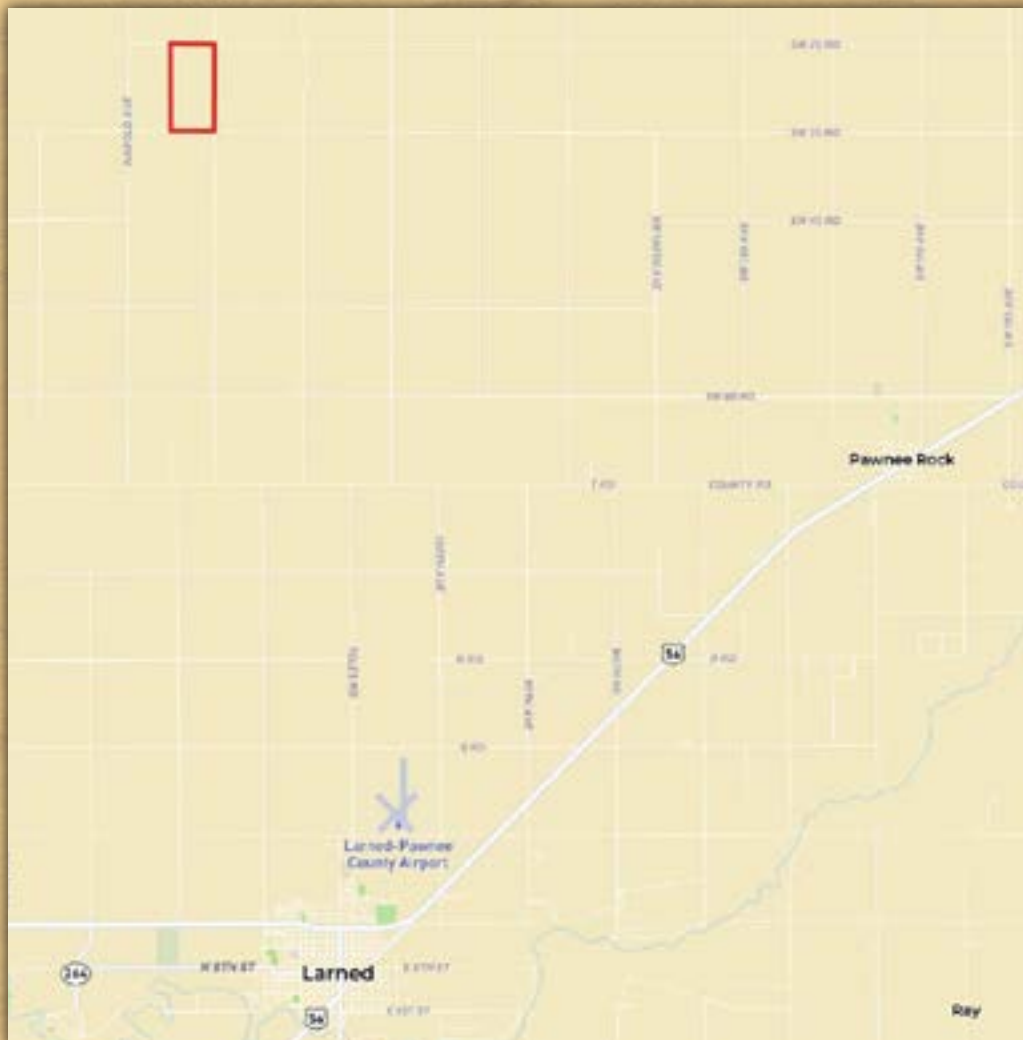
## Farm Data:

Pasture	98.25 acres
Non-crop	2.3 acres
CRP	<u>211.50 acres</u>
Total	312.05 acres

**CRP Information:** 211.5 acres currently enrolled with an annual payment of \$7,844 and an expiration date of 9/30/2027.

**2021 Taxes:** \$1,925

## Property Location Map





**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2630	Harney-Uly complex, 3 to 6 percent slopes, eroded	193.15	61.93	0	63	3e
2613	Harney silt loam, 1 to 3 percent slopes	84.51	27.1	0	70	2e
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	28.04	8.99	0	61	3e
2726	Nibson-Wakeen silt loams, 3 to 20 percent slopes	6.16	1.98	0	36	6e
TOTALS		311.86(*)	100%	-	64.18	2.79





# AUCTION TERMS

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**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 July 15, 2022 or such other date agreed to by the parties.

**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 the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on July 15, 2022 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 the closing agent.

**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 and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres

**Sale Method:** The real estate will be offered in one tract. 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. No absentee or telephone bids will be accepted without 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:** Russell Family Trust

**Auctioneer:** Van Schmidt

## Online Simultaneous Bidding Procedure:

The online bidding begins on **Monday, June 13, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, June 15, 2022, 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 on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. This auction will not be broadcast over the internet.

**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.

