

# LAND AUCTION

934.4+/- Acres • Finney County, Kansas

Wednesday, February 13 • 10:30 AM

at the Heritage Inn and Suites • 1212 Stone Creek Drive • Garden City, Kansas

**Offered in Three Individual Tracts!**



## Highlights:

- Excellent irrigated and dry land property
- Located in the strong southwest Kansas agricultural economy, close to local grain markets and feedyards



A-17421

## Property Location:

- **Tract 1:** 13 miles north of Garden City, Kansas on Highway 83.
- **Tracts 2 and 3:** 11 miles northeast of Garden City, Kansas on Highway 156 then three miles north on the Little Mennonite Road.



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For additional information, please contact:

**Mark Callender, AFM/Agent**  
Dighton, Kansas

Business: (620) 397-5160

Cell: (620) 397-3691

[MCallender@FarmersNational.com](mailto:MCallender@FarmersNational.com)

[www.FarmersNational.com/MarkCallender](http://www.FarmersNational.com/MarkCallender)



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# Property Information

## Property Description:

Excellent producing irrigated and dry land farm ground with very good soils. Properties have good access and are close to grain markets. Irrigation systems included on irrigated acres with two irrigation wells on Tract 1 converted to variable frequency drive just three years ago.

## Legal Description:

- **Tract 1:** All of Section 25, Twp 21S, Rge 33 West of the 6th PM, consisting of 623± acres.
- **Tract 2:** NW¼ except part in the SW corner, Section 29, Twp 22S, Rge 30 West of the 6th PM., consisting of 154± acres.
- **Tract 3:** SE¼ of Section 30, Twp 22S, Rge 30 West of the 6th PM., consisting of 157.4± acres.

## Farm Data:

- **Tract 1:**  
 Cropland 619.3 acres  
 Non-crop 3.7 acres  
 Total 623 acres
- **Tract 2:**  
 Cropland 153.12 acres  
 Non-crop .88 acres  
 Total 154 acres
- **Tract 3:**  
 Cropland 157.4 acres

## FSA Information:

• Tract 1:	<u>Base</u>	<u>Yield</u>
Wheat	228.67 acres	51 bushels
Corn	229.45 acres	144 bushels
Grain Sorghum	59.24 acres	108 bushels
• Tract 2:	<u>Base</u>	<u>Yield</u>
Wheat	56.54 acres	51 bushels
Corn	56.73 acres	144 bushels
Grain Sorghum	14.64 acres	108 bushels
• Tract 3:	<u>Base</u>	<u>Yield</u>
Wheat	58.71 acres	51 bushels
Corn	58.91 acres	144 bushels
Grain Sorghum	15.21 acres	108 bushels

## 2018 Taxes:

- **Tract 1:** \$12,583.34 or \$20.20 per crop acre
- **Tract 2:** \$2,978.02 or \$19.34 per crop acre
- **Tract 3:** \$1,099.67 or \$6.99 per crop acre

## Irrigation:

- **Tract 1:** 1993 Valley 18 Tower Model 6000, two wells and pumps, one with a 50hp electric motor and the other a 60 hp electric motor. Both with Variable-Frequency Drive. One well, gearhead and pump with Chevrolet 350 motor (propane tanks are leased).
- **Tract 2:** 1991 Valley 8 Tower Model 6000, one well, gearhead and pump (no motor).

All attached irrigation equipment will be sold with the property. All of the irrigation equipment is being sold on an "AS IS - WHERE IS" basis with no warranties or guarantees, either expressed or implied by the Seller or Farmers National Company.

## Well Information:

- **Tract 1:** Three wells. North well drilled 1955, 185 ft. deep, pump set at 175 ft., new pump in 2013. 320 AF Authorized. • Middle well drilled 1969, 200 ft deep, pump set 175 ft., pump new in 2012. 520 AF Authorized. • South well drilled 1965, 200 ft. deep, pump set at 190 ft., new pump in 2014. 440 AF Authorized. Three wells combined pump approximately 1000 to 1100 gpm..
- **Tract 2:** One well drilled in 1973. 272 AF Authorized.
- **Tract 3:** One well with pump but has not been pumped since 2013. 272 AF Authorized.





# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2018 payable in 2018 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 subject to the current lease on the Triticale acres on Tract 1 and will be granted at closing on the open acres of Tract 1 and Tracts 2 and 3.

**Earnest Payment:** A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company 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 or about March 13, 2019 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

**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 both 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 three 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. 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:** ESTES FAMILY, L.L.C. a Kansas Limited Liability Company

**Auctioneer:** Van Schmidt

Tract 1



Tract 2



Tract 3

