

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

172.54+/- Acres Offered in Four Tracts • Sedgwick County, Kansas

Thursday, May 19, 2022 • 5:00 PM

American Ag Credit | 4105 North Ridge Road, Wichita, Kansas

## Highlights:

- Smaller tracts being offered in a multi-tract simultaneous auction
- Easily accessed by blacktop surfaced roads
- Great investment and addition to farm operations

A-18295-1

## ONLINE SIMULCAST BIDDING

Starts Friday, May 13, 2022 at 8:00 AM.

Closes Thursday, May 19, 2022 at close of live event.

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

For additional information, please contact:

**Chris Ostmeyer, AFM/Agent**

Kechi, Kansas

Business: (316) 788-4240 • Cell: (785) 672-8672

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

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



**Richard Boyles, Agent**

Esbon, Kansas

Business: (785) 639-6285

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

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



Serving America's Landowners Since 1929

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



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

# Property Information

## Location:

The properties are located just south of Haysville. Tract 1, 2, and 3 are located north and south of West 79th Street South, and Tract 4 is located north of 89th Street South all between South Meridan Avenue and South Seneca Street.

## Legal Description:

- **Tract 1:** N1/2 NW1/4 EXC BEG 1555.46 FT E NW COR NW1/4 TH E 405 FT S 537.78 FT W 405 FT N 537.78 TO BEG & EXC W 40 FT FOR RD SEC 7-29-1E, 71.4 ac
- **Tract 2:** N1/2 NE1/4 W OF RR SEC 7-29-1E, 44.9 ac
- **Tract 3:** S1/2 SW1/4 SW1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, 1 EAST, 18.35 ac
- **Tract 4:** SW1/4 SW1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, 1 EAST, 37.89 ac

## Property Description:

These properties are being offered in a multi-tract simulcast auction, that will be a live streamed and an in-person auction. The properties are all located just south of Haysville, 135 acres M/L at the corner of South Meridan and West 79th Street, in three tracts. These three tracts are all small parcels that would be a great addition to your investment portfolio. The fourth tract is at the corner of South Meridan and West 87th Street and would be a great addition to your farm operation. All tracts are located in the Haysville School district, (buyer should verify school district information as they are subject to change).



## Farm Data:

- **Tract 1:**  
Cropland 64.90 acres  
Pasture 7.03 acres  
Total 71.93 acres
- **Tract 2:**  
Cropland 24.91 acres  
Pasture 20.00 acres  
Total 44.91 acres
- **Tract 3:**  
Cropland 18.33 acres
- **Tract 4:**  
Cropland 38.22 acres  
FSA acres Exceed Taxable acres on Tract 1, 2, and 4

## FSA Information:

	Base	Yield
• <b>Tract 1, 2, 3:</b>		
Wheat	109.91 acres	31 bushels
Grain Sorghum	12.00 acres	43 bushels
• <b>Tract 4:</b> Wheat	38.20 acres	31 bushels

## 2021 Taxes:

- **Tract 1:** \$657.71
- **Tract 2:** \$327.99
- **Tract 3:** \$177.71
- **Tract 4:** \$369.87

## Property Location Map



**Tract 1**



**Tract 2**



**Tract 3**



**Tract 4**



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6322	Blanket silt loam, 0 to 1 percent slopes	48.7	68.23	0	64	2c
5982	Nalim loam, 1 to 3 percent slopes	15.64	21.91	0	69	2e
5967	Tabler silty clay loam, 0 to 1 percent slopes	7.04	9.86	0	56	2s
TOTALS		71.38(*)	100%	-	64.31	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	32.95	73.45	0	69	2e
5978	Vanoss silt loam, 3 to 7 percent slopes	9.78	21.8	0	73	3e
6322	Blanket silt loam, 0 to 1 percent slopes	2.13	4.75	0	64	2c
TOTALS		44.86(*)	100%	-	69.63	2.22

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Tract 3 Aerial Photo**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6322	Blanket silt loam, 0 to 1 percent slopes	16.14	88.0	0	64	2c
5967	Tabler silty clay loam, 0 to 1 percent slopes	1.64	8.94	0	56	2s
5982	Nalim loam, 1 to 3 percent slopes	0.57	3.11	0	69	2e
TOTALS		18.34(*)	100%	-	63.47	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

**Tract 4 Aerial Photo**



**Tract 4 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6322	Blanket silt loam, 0 to 1 percent slopes	36.54	96.54	0	64	2c
5982	Nalim loam, 1 to 3 percent slopes	1.31	3.46	0	69	2e
TOTALS		37.85(*)	100%	-	64.17	2.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# 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 June 21, 2022 or such other date agreed to by the parties. Subject to current lease. Buyer(s) will receive full possession of wheat acres on July 1, 2022, or after wheat is harvested on acres planted to wheat. For acres planted to spring crop on Tract 1, possession will be after harvest, and native grass Tract 1 and 2 possession will be after October 30, 2022. Buyer will receive cash rent for spring planted acres and grass acres on Tract 1 and 2 at closing from Seller.

**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 Security 1st Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title, the required earnest payment. The cost of title insurance will be equally paid by the Seller and Buyer(s). The cost of 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 June 21, 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 Security 1st Title.

**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 not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in four 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:** Florine Miller Trust and Marie Allred Trust

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Friday, May 13, 2022 at 8:00 AM. Bidding will be simultaneous with the live auction on Thursday, May 19, 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 tract will be visible on-line, 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.