

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

**159.2+/- Acres • Rice County, Kansas**

**Thursday, November 11, 2021 • 1:00 PM**

**Farm Bureau Room Celebration Center | 1145 East 56 Highway, Lyons, Kansas**

## Highlights:

- 100% tillable dryland farm
- All Class 2 Crete Silt Loam soils

**A-19008**

## ONLINE SIMULCAST BIDDING

**Starts Friday, November 5, 2021 at 10:00 AM.**

**Closes Thursday, November 11, 2021 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:**

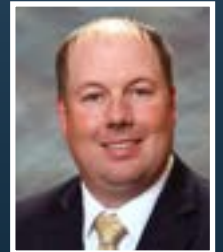
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# Property Information

## Property Location:

Five miles west and five miles north of Lyons, Kansas, at the intersection of Avenue H and 11th Road.

## Farm Data:

Cropland	158.12 acres
Non-crop	<u>1.08 acres</u>
Total	159.2 acres

## Legal Description:

SW/4 Section 2-19-9W, Rice County, Kansas.

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	107.44 acres	49 bushels
Corn	44.96 acres	119 bushels

## Property Description:

Very nice dryland quarter section farm in northwest Rice County.

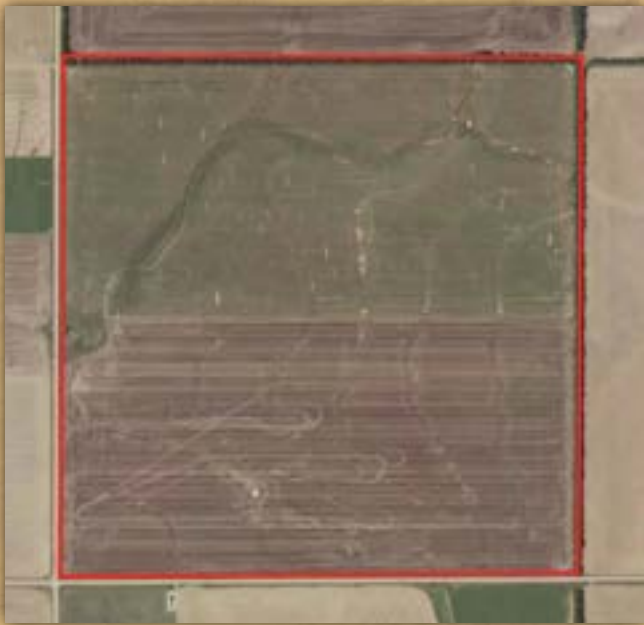
## 2020 Taxes:

\$2,620.20

## Location Map



### Aerial Photo



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	60.5	38.03	64	2e
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	59.03	37.11	56	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	39.55	24.86	66	2s
TOTALS		159.08(*)	100%	61.53	2.0



# 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 December 14, 2021 or such other date agreed to by the parties. Possession subject to tenant rights. Buyer will receive 1/3 share of the growing wheat crop. Buyer will be responsible for landowners share of the wheat crop expenses.

**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, Lyons, Kansas.

**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, Lyons, 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 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 December 14, 2021 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, Lyons, Kansas.

**Sale Method:** The real estate will be offered as a total unit. 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:** Riggs Family Trust and Gwendolyn Riggs Nunes Rev. Trust

**Auctioneer:** Tyler Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Friday, November 5, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Thursday, November 11, 2021, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
[www.fnctbid.com](http://www.fnctbid.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.

