

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**320+/- Acres • Finney County, Kansas**

**Monday, February 14, 2022 • 1:30 PM**

**Clarion Inn and Conference Center | 1911 East Kansas Avenue, Garden City, Kansas**

## Highlights:

- Productive irrigated farm
- Possession at closing
- Diversified agricultural area with markets nearby



A-19977

## ONLINE SIMULCAST BIDDING

Starts Monday, January 31, 2022, at 8:00 AM.

Closes Monday, February 14, 2022, at close 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

**Location:** One mile south of Holcomb, Kansas, on the River Road then four miles south on South Holcomb Lane, then west one and one-half miles on South Holcomb Lane/Crist Road and this takes you to the southwest corner of the property.

**Legal Description:** E 1/2 of Section 35, Township 24 South, Range 34 West of the 6th P.M., Finney County, Kansas.

**Property Description:** Property is near Garden City, Kansas, which is the agricultural hub of southwestern Kansas, with numerous commodity markets including elevators, feedyards, and dairies. The farm has historically produced corn and soybeans but would also make a very good producing farm for alfalfa, potatoes, etc.

### Farm Data:

|              |               |
|--------------|---------------|
| Cropland     | 245 acres     |
| Native Grass | 74 acres      |
| Buildings    | <u>1 acre</u> |
| Total        | 320 acres     |

### FSA Information:

|      | <u>Base</u> | <u>Yield</u> |
|------|-------------|--------------|
| Corn | 63.1 acres  | 185 bushels  |



**Improvements:** Metal building approximately 150' by 48', used to store farm equipment.

### Irrigation Equipment:

One Valley 10 Tower Electric Sprinkler. One Zimmatic 8 Tower Electric Sprinkler.

Irrigation engines, engine covers, fertilizer tanks and pivot fences are owned by current tenant.

### Well Information:

North Well-Water Right-26080-D1, 264 AF Authorized, Total Depth 407', pump set 392', sprinkler nozzled for 550 GPM, pump repaired in 2015.

South Well-Water Right-26080-D1, 272 AF Authorized, Total Depth-395', pump set at 380', sprinkler nozzled for 600 GPM, pump repaired in 2013.

There is one domestic well used for watering cattle and filling sprayer tanks. Tried to lower pump in 2020 but was unable to. Well is pumping water.

**2021 Taxes:** \$7,406.48

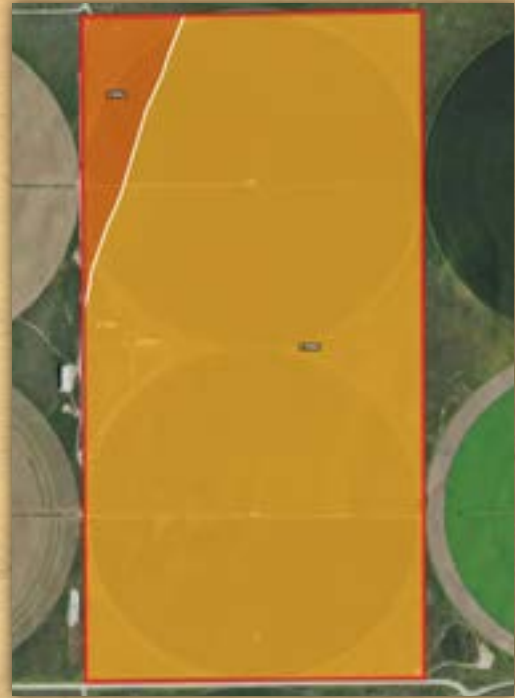
### Property Location Map



**Aerial Photo**



**Soil Map**



| SOIL CODE | SOIL DESCRIPTION                                     | ACRES         | %     | CPI | NCCPI | CAP  |
|-----------|--|---------------|-------|-----|-------|------|
| 1986      | Valent-Vona loamy fine sands, 3 to 15 percent slopes | 301.3<br>2    | 93.79 | 0   | 20    | 6e   |
| 1982      | Valent fine sand, 5 to 20 percent slopes             | 19.94         | 6.21  | 0   | 13    | 7e   |
| TOTALS    |  | 321.2<br>6(*) | 100%  | -   | 19.57 | 6.06 |



# AUCTION TERMS

**Minerals:** No minerals will be conveyed.

**Taxes:** Real estate taxes for 2021 payable in 2022 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 or about March 14, 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 First American Title, Garden 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 First American Title, Garden 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 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 or about March 14, 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 First American Title, Garden City, Kansas.

**Sale Method:** The real estate will be offered in one individual 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:** Commerce Bank, as Successor Trustee of the Harold E. Brown Trust

**Auctioneer:** Van Schmidt

**Online Simulcast Bidding Procedure:** The online bidding begins on **Monday, January 31, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Monday, February 14, 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.



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