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A-20384

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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**325.10± Acres, Wallace County, Kansas**

Friday, September 15, 2023 | 10:00 AM (MDT)

Wallace County Fairgrounds - CAB Building | 316 West Ramon Street | Sharon Springs, Kansas

### Highlights:

- Productive cropland with water rights
- Good access
- Level cropland

For additional information, please contact:

Monty Smith, AFM, Agent | (785) 623-6701

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

**Bidding starts | Wednesday, September 13, 2023 at 10:00 AM**  
**Bidding closes | Friday, September 15, 2023, at the close of the live event.**

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

## Property Information

**Property Location:** From the south end of Sharon Springs, Kansas, travel seven miles south on Highway 27 to Gooseberry Road. Travel two miles east to the southwest corner of the property.

**Legal Description:** W2 Section 31-14S-39W

**Property Description:** 325 acres of highly productive, nearly level cropland with water rights.

### Farm Data:

Cropland	316.62 acres
Non-crop	<u>8.46 acres</u>
Total	325.08 acres

### FSA Information:

	Base	Yield
Corn	165.28 acres	154 bushels
Wheat	120.26 acres	46 bushels
Sorghum	18.06 acres	66 bushels

**Taxes:** \$2,263.64



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1619	Keith silt loam, 0 to 1 percent slopes	153.25	46.89	0	60	2c
1856	Ulysses silt loam, 0 to 1 percent slopes	137.03	41.92	0	64	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	17.26	5.28	0	64	3e
1579	Colby silt loam, 3 to 6 percent slopes	15.97	4.89	0	53	4e
1565	Canyon loam, 5 to 30 percent slopes	3.36	1.03	0	9	6s
TOTALS		326.87(*)	100%	-	61.02	2.19

(\*) 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.



# Simulcast 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 October 16, 2023, or such other date agreed to by the parties. Subject to the current lease.

**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 Outback Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Outback Title the required earnest payment. The cost of title insurance will be paid equally by both the seller and the buyer. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on October 16, 2023, 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 Outback 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 Buyers 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 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. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with 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:** Gelsthorp Farms Inc

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Wednesday, September 13, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, September 15, 2023, with bidding concluding at the end of the live auction.

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

All bids on the tract will be visible online, 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 on-line 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.

