



Farmers
National
Company.

www.FarmersNational.com

A-21135

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

157.6± Acres, Grant County, Kansas

Tuesday, May 14, 2024 | 10:00 AM

Grant County Civic Center | 1000 West Patterson Avenue, Ulysses, Kansas

Highlights:

- 59.24 acres are enrolled in CRP expiring 2027
- 99.20 acres are in grass
- Located on the southeast corner of Ulysses, Kansas

For additional information, please contact:



Cole Owens, Agent
(620) 521-1450
COwens@FarmersNational.com



Gareth Walker, Agent
(620) 855-0889
GWalker@FarmersNational.com

Online Bidding starts | Tuesday, May 7, 2024 at 8:00 AM

Bidding closes | Tuesday, May 14, 2024 at Close of Live Event

To register and bid go to: www.fnctbid.com

Property Information

Location:

The property is located on the southeast corner of Ulysses and west of the golf course. From highway 160, one-half mile south on Road K (Stubbs Road).

Legal Description:

Southeast ¼, Section 34, Township 28S, Range 37W, Grant County, Kansas.

Property Description:

This quarter features a mix of CRP and grass, making it a versatile property for various uses. A nature trail crosses the property, offering practical access and enjoyment of the land. Positioned on the east side is the golf course, adding to the recreational appeal of the area. Ideal for buyers looking for a property with diverse features and development potential.

Farm Data:

CRP	59.24 acres
Grass	99.20 acres

CRP:

59.24 acres enrolled with an annual payment of \$2,024, expiring September 30, 2027.

The buyer will receive the 2024 CRP payment. The buyer will comply with all Farm Service Agency CRP contract terms and conditions.

2023 Taxes: \$110.14 (157.6 tax acres)

Agent Comments:

There will be no minerals conveyed with this sale.

This property is subject to easements and ordinances. Contact the agent for a copy of the documents.

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NC CPI	CAP
1967	Buffalo Park-Ulysses silt loams, 1 to 3 percent slopes, eroded	77.48	49.17	0	53	4e
1857	Ulysses silt loam, 1 to 3 percent slopes	29.69	18.84	0	64	3e
1349	Bridgeport silty clay loam, rarely flooded	19.08	12.11	0	59	3c
2155	Lesho, saline-Las Animas complex, occasionally flooded	13.35	8.47	0	37	4s
1856	Ulysses silt loam, 0 to 1 percent slopes	8.01	5.08	0	64	2c
1968	Buffalo Park-Ulysses silt loams, 3 to 6 percent slopes, eroded	7.6	4.82	0	49	4e
1422	Goshen silt loam, rarely flooded	2.35	1.49	0	56	3c
TOTALS		157.56(*)	100%	-	54.85	3.57



AUCTION TERMS

Minerals: There will be no minerals conveyed with this sale.

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 18, 2024 or such other date agreed to by the parties. Subject to the CRP contract.

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 Frazee Abstract

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Frazee Abstract 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 June 18, 2024 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 Frazee Abstract.

Sale Method: The real estate will be offered as 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. 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: Corley Farms LC

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Tuesday, May 7, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, May 14, 2024, at 10:00 AM, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
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 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.

