

LAND AUCTION

SIMULCAST LIVE AND ONLINE

383.22+/- Acres • Stafford County, Kansas

Friday, November 18, 2022 • 10:00 AM

Stafford County Annex | 210 East 3rd Avenue, St. John, Kansas

Highlights:

- Non-irrigated crop land
- Offered in two tracts
- Shelterbelts and pasture provide cover for wildlife



A-21173

ONLINE SIMULCAST BIDDING

Starts Monday, November 14, 2022, at 10:00 AM.

Closes Friday, November 18, 2022, at close of live event.

To Register and Bid on this Auction, go to: www.fnccbid.com

For additional information, please contact:

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Property Information

Location: From Seward, Kansas, one-half mile south on 25th Avenue.

Legal Description:

- **Tract 1:** SE/4 Section 6-22S-13W less tract
- **Tract 2:** E/2NE/4; SE/4 Section 7-22S-13W Stafford County, Kansas.

Property Description: Stafford County, Kansas, is known for growing big mature whitetail bucks! This property is no different. Not only does this property already have great hunting, but it is in an ideal spot surrounded by other great cover that will hold deer. When November comes, there will be plenty of big bucks cruising through this property looking for does to breed.

This farm sets up very nicely. It has the big three: water, feed, and bedding. The milo and rye are a great food source for deer coming from miles around. The two shelterbelts provide very nice cover for bedding. The shelterbelts are wide and have mature cottonwoods, elms, cedars, osage orange and catalpa trees. A little bit of management with some native grass, CRP for another source of income, and there will be an abundance of cover for not only the deer but the flock of turkeys that calls this farm home. The native grass would also be great habitat for upland game. There is also a solar powered stock tank in the pasture providing a source of water.

The game manager will have a hay day with this property! There are great areas for food plots that can be surrounded by native grass and the two shelterbelts. The area between these two shelterbelts is completely hidden from every road giving the wildlife a very secluded spot. The pasture has cattle in it now, but if they are left off, and the pasture given time to grow up, there will be another great bedding spot as there is already a mature cottonwood grove and other volunteer hedge and cedars starting to establish themselves.

This is a great opportunity to own a farm that provides income, but will also serve all your recreational needs as you mold the property into your ideal hunting paradise!

Farm Data:

- **Tract 1:**
 - Cropland 144.67 acres
 - Non-crop 3.23 acres
 - Total 147.90 acres
- **Tract 2:**
 - Cropland 145.10 acres
 - Pasture 79.08 acres
 - Non-crop 3.6 acres
 - Timber 7.54 acres
 - Total 235.32 acres

FSA Information:

Tract 1	Base	Yield
Wheat	74.73 acres	32 bushels
Corn	48.25 acres	123 bushels
Soybeans	4.84 acres	42 bushels

Tract 2	Base	Yield
Wheat	74.93 acres	32 bushels
Corn	48.39 acres	123 bushels
Soybeans	4.86 acres	42 bushels

Water: Pasture well 65 ft deep, drilled in 1984, Grundfos 11SQF-2 11 GPM 1 panel solar pump set at 50 ft.

2021 Taxes:

- **Tract 1:** \$458.66
- **Tract 2:** \$691.42

Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5961	Solvay loamy fine sand, 0 to 2 percent slopes	68.84	46.57	0	50	2e
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	46.71	31.6	0	49	3e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	28.95	19.58	0	32	3e
5929	Pratt loamy fine sand, 5 to 12 percent slopes	3.33	2.25	0	32	4e
TOTALS		147.83(*)	100%	-	45.75	2.56



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5928	Pratt loamy fine sand, 1 to 5 percent slopes	119.49	50.81	0	32	3e
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	74.25	31.57	0	49	3e
5741	Dillwyn-Plevna complex, 0 to 5 percent slopes	20.8	8.84	0	24	4w
5929	Pratt loamy fine sand, 5 to 12 percent slopes	20.64	8.78	0	32	4e
TOTALS		235.19(*)	100%	-	36.66	3.18



AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2022 payable in 2022/2023 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 December 20, 2022 or such other date agreed to by the parties. Subject to current lease on rye acres. Current tenant will graze rye acres. Possession on rye acres April 1, 2023.

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 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 20, 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 and Buyer(s) will each pay one-half of 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 two 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. 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: Red Coon Farms LLC

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, November 14, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Friday, November 18, 2022, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
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.