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LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,438± Acres, Baca County, Colorado

Thursday, February 15, 2024 | 10:30 AM (Mountain Time)

Walsh Community Building | 100 North Colorado Street, Walsh, Colorado

Highlights:

- Located in a diversified agricultural area
- Offered in four tracts
- Good highway access to local markets



For additional information, please contact:

**Dustin Unruh, Agent | (620) 482-0898
DUnruh@FarmersNational.com**



**Mark Callender, AFM, Agent | (620) 397-3691
MCallender@FarmersNational.com**

Bidding starts | Monday, February 12, 2024, at 9:00 AM (Mountain Time)

Bidding ends | Thursday, February 15, 2024, at close of live event

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

Property Information

Directions to Properties:

Eleven miles east of Walsh, Colorado, on Highway 160. Property is located on the south side of the highway. Or, go one mile west of the Colorado/Kansas state line on Highway 160. Then, travel one-half of a mile south to the northeast corner of Tract 1.

Property Description:

Dryland farm east of Walsh, Colorado, with high-quality soils. Less than two miles from a local grain market. Corn, milo and wheat were the primary crops grown in the past.

Legal Descriptions:

- **Tract 1:** All of Section 8, T30S, R41W
- **Tract 2:** E 1/2 Section 7, T30S, R41W
- **Tract 3:** E 1/2 Section 18, T30S, R41W
- **Tract 4:** SW 1/4 Section 17, T30S, R41W

FSA Information (Tracts 1, 2, 3 and 4):

	Base	Yield
Corn	10.69 acres	104 bushels
Wheat	457.52 acres	43 bushels
Milo	494.59 acres	46 bushels

FSA will separate base and yield based on new ownership.

Additional Comments:

- Total acres based on county tax rolls.

Farm Data:

• Tract 1:	
Cropland	605.51 acres
Non-crop	0.37 acres
Grass	<u>34.12 acres</u>
Total	640.00 acres
• Tract 2:	
Cropland	299.66 acres
Grass	<u>18.34 acres</u>
Total	318.00 acres
• Tract 3:	
Cropland	317.66 acres
Non-crop	<u>2.34 acres</u>
Total	320.00 acres
• Tract 4:	
Cropland	155.79 acres
Non-crop	<u>4.21 acres</u>
Total	160.00 acres

Taxes:

- **Tract 1:** \$755.38
- **Tract 2:** \$704.96
- **Tract 3:** \$455.56
- **Tract 4:** \$310.32

Tract 1



Tract 2



Tract 1 Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UnB	Ulysses and norka silt loams, 1 to 3 percent slopes	453.58	70.94	0	42	3e
RcA	Richfield silt loam, 0 to 1 percent slopes	98.21	15.36	0	66	3c
CoB	Colby silt loam, 1 to 3 percent slopes	56.11	8.78	0	26	4c
HaB	Fort Collins loam, warm, 1 to 3 percent slopes	31.51	4.93	0	38	4c
UnA	Ulysses and norka silt loams, 0 to 1 percent slopes	0.02	0.0	0	43	3c
TOTALS		639.43(*)	100%	-	44.09	3.14

Tract 1



Tract 1



Tract 2 Aerial Map



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RcA	Richfield silt loam, 0 to 1 percent slopes	216.56	67.64	0	66	3c
HaB	Fort Collins loam, warm, 1 to 3 percent slopes	47.58	14.86	0	38	4c
UnA	Ulysses and norka silt loams, 0 to 1 percent slopes	35.35	11.04	0	43	3c
CoB	Colby silt loam, 1 to 3 percent slopes	11.02	3.44	0	26	4c
UnB	Ulysses and norka silt loams, 1 to 3 percent slopes	9.65	3.01	0	42	3e
TOTALS		320.16(*)	100%	-	57.2	3.18

Tract 2



Tract 2



Tract 3 Aerial Map



Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UnA	Ulysses and norka silt loams, 0 to 1 percent slopes	176.0 2	55.21	0	43	3c
RcA	Richfield silt loam, 0 to 1 percent slopes	76.2	23.9	0	66	3c
CoA	Colby silt loam, 0 to 1 percent slopes	54.55	17.11	0	26	4c
CoB	Colby silt loam, 1 to 3 percent slopes	10.87	3.41	0	26	4c
HaB	Fort Collins loam, warm, 1 to 3 percent slopes	1.09	0.34	0	38	4c
UnB	Ulysses and norka silt loams, 1 to 3 percent slopes	0.09	0.03	0	42	3e
TOTALS		318.8 2(*)	100%	-	44.99	3.21

Tract 3



Tract 3



Tract 4 Aerial Map



Tract 4 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
UnA	Ulysses and norka silt loams, 0 to 1 percent slopes	65.45	42.97	0	43	3c
RcA	Richfield silt loam, 0 to 1 percent slopes	47.53	31.2	0	66	3c
UnB	Ulysses and norka silt loams, 1 to 3 percent slopes	21.74	14.27	0	42	3e
HaB	Fort Collins loam, warm, 1 to 3 percent slopes	17.56	11.53	0	38	4c
CoA	Colby silt loam, 0 to 1 percent slopes	0.05	0.03	0	26	4c
TOTALS		152.3 3(*)	100%	-	49.46	3.12

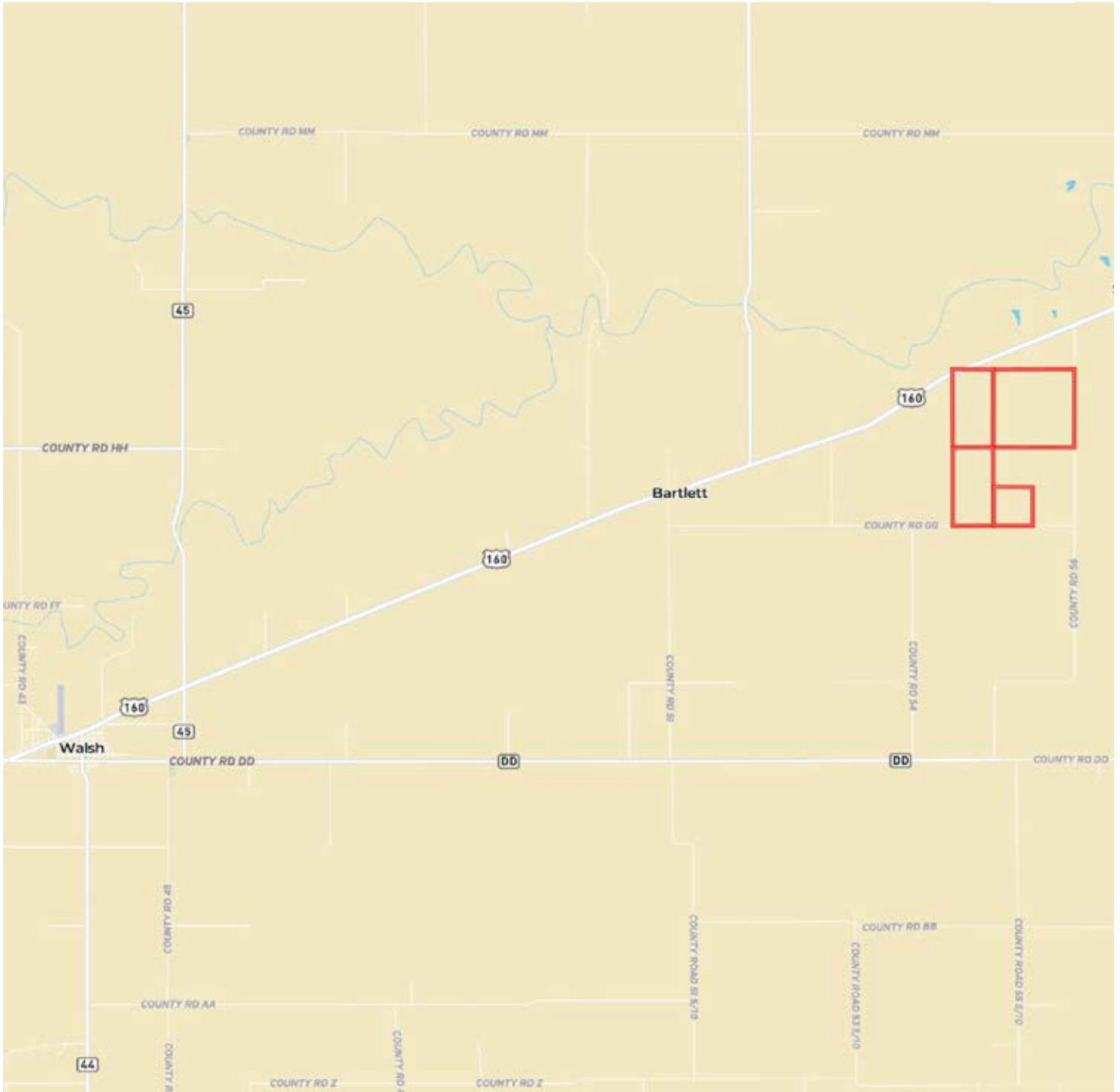
Tract 4



Tract 4



Property Location



**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**

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 April 1, 2024, or such other date agreed to by the parties. Subject to 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 Bison Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Bison Title Co 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 paid by the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on April 1, 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 Bison Title Co.

Sale Method: The real estate will be offered in four 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.

Additional Comments: Buyer(s) shall receive Seller's share of any 2024 wheat crop. Buyer(s) will reimburse Seller for Seller's share of production expenses related to the establishment of the 2024 wheat crop. Seller's wheat crop insurance shall be transferred to Buyer(s), and the Buyer(s) will pay Seller's crop insurance premium at closing. Buyer(s) shall reimburse tenant at closing for tillage or spraying of wheat stubble/summer fallow acres. Sprinkler located on Tract 2 is not included.

Seller: Israel Filson Family LLC

Auctioneer: Tyler Ambrose

Online Simulcast Bidding Procedure: The online bidding begins on Monday, February 12, 2024, at 9:00 AM (Mountain Time). Bidding will be simultaneous with the live auction on Thursday, February 15, 2024, at 10:30 AM (Mountain Time), with bidding concluding at the end of the live auction.

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.

To register and bid on this auction go to: www.fnccbid.com

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.