

LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,200+/- Acres • Lincoln County, Colorado

Monday, February 6, 2023 • 10:00 AM MST

Northeast Lincoln Fire Protection District Building | 218 Elm Street, Arriba, Colorado

Highlights:

- Highly productive crop land
- Offered in four tracts
- All tracts located close together
- Wind energy lease in place

A-21676

ONLINE SIMULCAST BIDDING

Starts Wednesday, February 1, 2023 at 10:00 AM MST.

Closes Monday, February 6, 2023 at close of live event.

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



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For additional information, please contact:

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Property Information

Property Location:

From the I-70 exit at Arriba, Colorado, travel 14.5 miles north on County Road 43 to County Road 3Y.

Legal Description:

- **Tract 1:** W2 Sec. 8-6S-52W. (322.73+/- acres)
 - **Tract 2:** N2 and SE4 Sec. 18-6S-52W. (448.99+/- acres)
 - **Tract 3:** SW4 Sec. 20-6S-52W (157.32+/- acres)
 - **Tract 4:** NE4 and N2SE4 Sec. 30-6S-52W (240.78+/- acres)
- All in Lincoln County, Colorado

Farm Data:

- **Tract 1:**
Cropland 217.53 acres
Pasture 105.2 acres
Total 322.73 acres
- **Tract 2:**
Cropland 422.9 acres
Pasture 26.09 acres
Total 448.99 acres
- **Tract 3:**
Cropland 157.32 acres
- **Tract 4:**
Cropland 240.78 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 1:		
Wheat	104.71 acres	28 bushels
Corn	6.4 acres	65 bushels
• Tract 2:		
Wheat	203.51 acres	28 bushels
Corn	12.44 acres	65 bushels
• Tract 3:		
Wheat	91 acres	32 bushels
• Tract 4:		
Wheat	115.86 acres	28 bushels
Corn	7.08 acres	65 bushels

2021 Taxes:

- **Tract 1:** \$553.45
- **Tract 2:** \$1,229.95
- **Tract 3:** \$456.44
- **Tract 4:** \$551.28

Tract 1 Cropland



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
144	Kimst loam, 3 to 12 percent slopes	73.77	22.98	0	31	6e
120	Colby silt loam, 0 to 3 percent slopes	55.53	17.3	0	45	4c
122	Colby-Weld silt loams, 1 to 5 percent slopes	50.04	15.59	0	41	6e
121	Colby silt loam, 3 to 9 percent slopes	33.94	10.57	0	44	6e
175	Rago silt loam, 0 to 2 percent slopes, rarely flooded	32.5	10.12	0	40	3c
179	Sampson loam, 0 to 2 percent slopes, rarely flooded	21.85	6.81	0	36	3c
215	Wiley silt loam, 0 to 3 percent slopes	16.9	5.26	0	37	3e
210	Wages loam, 6 to 12 percent slopes	16.57	5.16	0	32	6e
216	Wiley silt loam, 3 to 12 percent slopes	10.57	3.29	0	36	6e
213	Weld silt loam, 0 to 3 percent slopes	9.37	2.92	0	48	3c
TOTALS		321.0 5(*)	100%	-	38.63	4.9



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
213	Weld silt loam, 0 to 3 percent slopes	171.07	37.16	0	48	3c
122	Colby-Weld silt loams, 1 to 5 percent slopes	71.99	15.64	0	41	6e
216	Wiley silt loam, 3 to 12 percent slopes	68.3	14.84	0	36	6e
144	Kimst loam, 3 to 12 percent slopes	50.1	10.88	0	31	6e
175	Rago silt loam, 0 to 2 percent slopes, rarely flooded	29.08	6.32	0	40	3c
174	Pleasant loam, 0 to 1 percent slopes, rarely ponded	19.02	4.13	0	18	4w
120	Colby silt loam, 0 to 3 percent slopes	18.88	4.1	0	45	4c
179	Sampson loam, 0 to 2 percent slopes, rarely flooded	10.53	2.29	0	36	3c
121	Colby silt loam, 3 to 9 percent slopes	10.02	2.18	0	44	6e
215	Wiley silt loam, 0 to 3 percent slopes	9.39	2.04	0	37	3e
210	Wages loam, 6 to 12 percent slopes	2.02	0.44	0	32	6e
TOTALS		460.39(*)	100%	-	40.75	4.4



Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
213	Weld silt loam, 0 to 3 percent slopes	126.4 2	78.35	0	48	3c
215	Wiley silt loam, 0 to 3 percent slopes	34.93	21.65	0	37	3e
174	Pleasant loam, 0 to 1 percent slopes, rarely ponded	0.01	0.01	0	18	4w
TOTALS		161.3 6(*)	100%	-	45.62	3.0



Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
213	Weld silt loam, 0 to 3 percent slopes	65.24	26.84	0	48	3c
122	Colby-Weld silt loams, 1 to 5 percent slopes	49.93	20.54	0	41	6e
215	Wiley silt loam, 0 to 3 percent slopes	32.39	13.33	0	37	3e
175	Rago silt loam, 0 to 2 percent slopes, rarely flooded	31.75	13.06	0	40	3c
127	Fort Collins-Platner loams, 1 to 5 percent slopes	30.63	12.6	0	35	4e
144	Kimst loam, 3 to 12 percent slopes	15.53	6.39	0	31	6e
216	Wiley silt loam, 3 to 12 percent slopes	9.0	3.7	0	36	6e
101	Apishapa clay loam, 0 to 3 percent slopes, rarely ponded	5.9	2.43	0	14	4w
139	Keith silt loam, 1 to 3 percent slopes	2.68	1.1	0	37	3e
TOTALS		243.0 5(*)	100%	-	39.94	4.07



AUCTION TERMS

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

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 March 6, 2023 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 Insurance Company, Hugo, Colorado.

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 Insurance Company, Hugo, Colorado, 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 March 6, 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 First American Title Insurance Company, Hugo, Colorado.

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.

Seller: Kathryn Apel Trust

Auctioneer: Tyler Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, February 1, 2023, at 10:00 AM MST. Bidding will be simultaneous with the live auction on Monday, February 6, 2023, 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 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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Offered in Four Tracts!

Location Map



Farmers
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Company