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A-21783



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,054.20± Acres, Norton County, Kansas

Tuesday, October 17, 2023 | 1:00 PM

Saint Francis of Assisi Parish Hall | 104 South Wabash Avenue, Norton, Kansas

Highlights:

- Great hunting potential
- Combination dryland and pasture farms
- Open for 2024 farming and grazing season



For additional information, please contact:

Kaleb Huxoll, Agent | (308) 345-1241 or (308) 350-0039

KHuxoll@FarmersNational.com

Bidding starts | Tuesday, October 10, 2023 at 9:00 AM
Bidding closes | Tuesday, October 17, 2023 at 12:00 PM

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

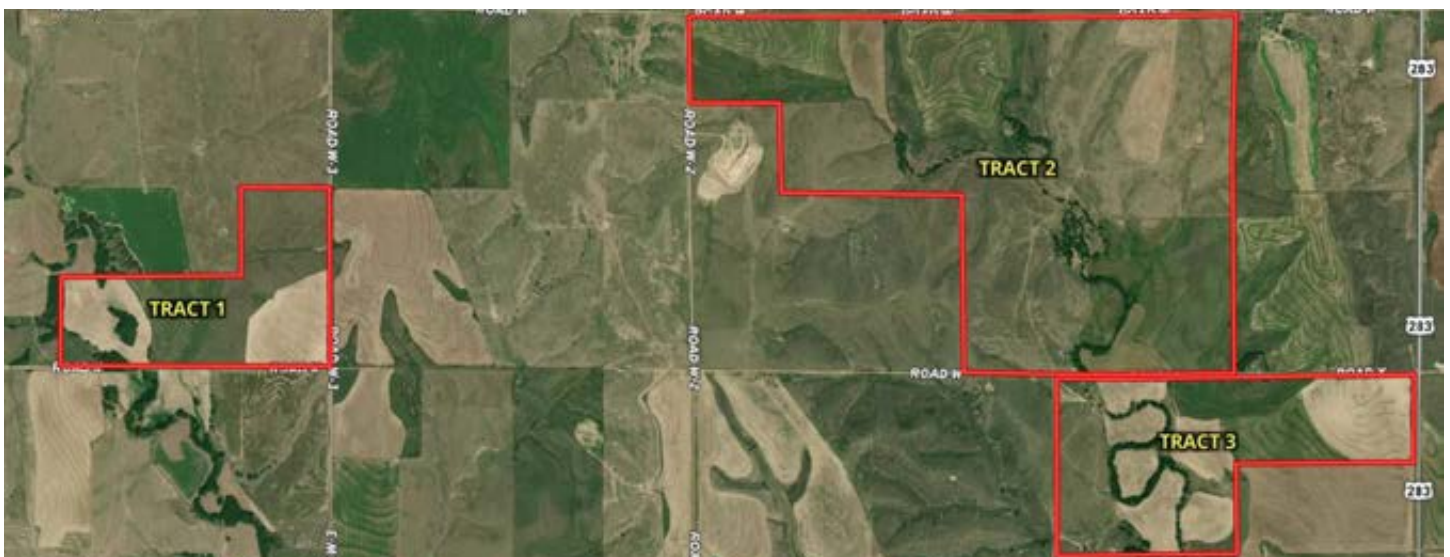
Farmers, ranchers, and hunters, don't miss this opportunity to purchase 1,054+/- acres selling in 3 tracts on October 17th in Norton. This farm features amazing views from several bluffs. Pastures are in great shape with solar-submersible wells. The farm land consists of Class 2 and 3 soils. There is great turkey and deer hunting potential with the East Elk Creek running through tract 1 and Sand Creek running through tract 2 and 3. Several CRP and expired CRP acres provide abundant habitat for upland bird hunting as well. Current lease expires 2/29/2024. No fall seeded crops (wheat) will be planted.

Property Location: From Norton, Go 12 miles south on Highway 283 to Road W. Go West 1/4 mile, Tract 2 lies on the south side of the gravel road. Tract 3 starts off Highway 283 and Road X and lies on the south side of the dirt road. Tract 1 is 3 miles West on Road X to Road W-3 then south 1/2 mile on the West side of the road.

Location Map



Aerial Map



Property Information

• **TRACT 1: 156.3± Taxable Acres**

Legal Description:

E2 SE4, SW4 SE4, SE4 SW4 LESS RD R/W SECTION 30 TOWNSHIP 04 RANGE 23.

Property Description: There are two CRP contracts on this farm. One for 3.70 acres expiring in 2027 with an annual payment of \$145.41. The second contract expires in 2032 on 27.90 acres with an annual payment of \$1583.88. This farm has exceptional hunting potential with trees throughout the property. There are desirable soils on the two farmland fields currently growing milo and corn. There are high tensile fences around the pasture with one pond currently holding water.

FSA Farm Data:

| | |
|--------------|---------------------|
| Cropland | 56.39 acres |
| Pasture | 60.61 acres |
| Non-crop | 8.52 acres |
| CRP | <u>31.60 acres</u> |
| TOTAL | 157.12 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|---------------|-------------|--------------|
| Wheat | 49.65 acres | 36 bushels |
| Grain Sorghum | 6.60 acres | 64 bushels |

CRP Information:

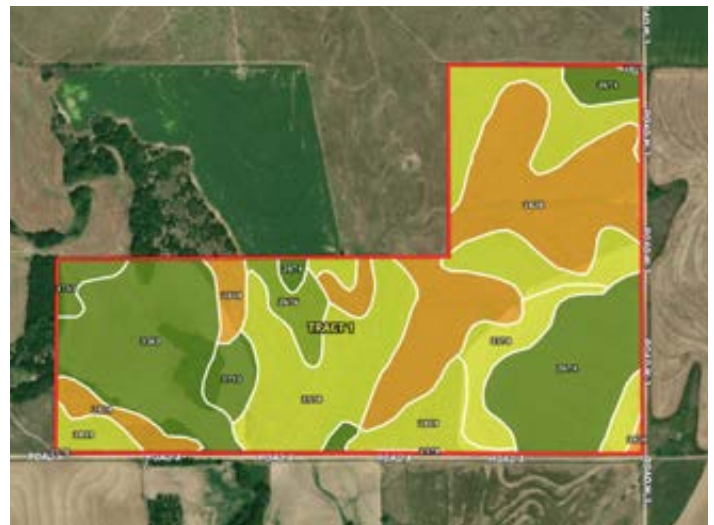
27.90 acres, due to expire September 30, 2032.
 Annual payment of \$1,583.88
 3.70 acres, due to expire September 30, 2027.
 Annual payment of \$145.41

Taxes: \$1,019.62

Aerial Map



Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|---------------|--|------------------|-------------|----------|--------------|-------------|
| 2828 | Uly-Penden complex, 6 to 20 percent slopes | 42.16 | 27.0 | 0 | 65 | 6e |
| 2819 | Uly silt loam, 6 to 11 percent slopes | 30.34 | 19.43 | 0 | 76 | 4e |
| 2578 | Coly and Uly silt loams, 6 to 10 percent slopes, eroded | 26.65 | 17.07 | 0 | 65 | 4e |
| 3561 | Hobbs silt loam, occasionally flooded | 24.47 | 15.67 | 0 | 80 | 2w |
| 2674 | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 22.66 | 14.51 | 0 | 78 | 2e |
| 3755 | Hord silt loam, rarely flooded | 5.72 | 3.66 | 0 | 79 | 2c |
| 2676 | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 4.11 | 2.63 | 0 | 70 | 3e |
| TOTALS | | 156.11(*) | 100% | - | 72.01 | 3.84 |



Property Information

• **TRACT 2: 667.90± Taxable Acres**

Legal Description:

W2 SEC LESS RD R/W SECTION 27 TOWNSHIP 04
RANGE 23 & NE4, N2 NW4, SE4 NW4, E2 SE4 LESS RD
R/W SECTION 28 TOWNSHIP 04 RANGE 23.

Property Description: There is a CRP contract on 36.70 acres expiring in 2032 with an annual payment of \$2,124.56. There are 46.00 acres of expired CRP acres that can be farmed. This farm consists of 337 acres of continuous pasture with new fence on the north side of the pasture. The pasture has been grazed lightly in 2023 and is in good shape. There is a solar submersible well that feeds a water tank and overflow pond in the middle of the pasture. There are several ponds on the property that currently hold water. The farmland acres are currently planted to corn and feed.

FSA Farm Data:

| | |
|--------------|---------------------|
| Cropland | 253.58 acres |
| Pasture | 337.15 acres |
| Non-crop | 24.35 acres |
| CRP | 36.70 acres |
| TOTAL | 651.78 acres |

FSA Information: (Tract 2 and Tract 3 combined)

| | <u>Base</u> | <u>Yield</u> |
|---------------|--------------|--------------|
| Wheat | 317.79 acres | 36 bushels |
| Grain Sorghum | 42.27 acres | 64 bushels |

CRP Information:

36.70 acres, due to expire September 30, 2032.
Annual payment of \$2,124.56.

Taxes: \$4,146.06

Aerial Map



Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | GAP |
|---------------|--|------------------|-------------|----------|--------------|-------------|
| 2828 | Uly-Penden complex, 6 to 20 percent slopes | 172.79 | 25.9 | 0 | 65 | 6e |
| 2578 | Coly and Uly silt loams, 6 to 10 percent slopes, eroded | 141.88 | 21.27 | 0 | 65 | 4e |
| 3561 | Hobbs silt loam, occasionally flooded | 133.43 | 20.0 | 0 | 80 | 2w |
| 2819 | Uly silt loam, 6 to 11 percent slopes | 87.48 | 13.11 | 0 | 76 | 4e |
| 2674 | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 43.49 | 6.52 | 0 | 78 | 2e |
| 2673 | Holdrege silt loam, 0 to 1 percent slopes, plains and breaks | 29.03 | 4.35 | 0 | 79 | 2c |
| 3755 | Hord silt loam, rarely flooded | 23.5 | 3.52 | 0 | 79 | 2c |
| 2669 | Holdrege silt loam, 1 to 3 percent slopes, eroded | 20.82 | 3.12 | 0 | 70 | 2e |
| 2236 | Roxbury silt loam, occasionally flooded | 9.81 | 1.47 | 0 | 79 | 2w |
| 2675 | Holdrege silt loam, 3 to 7 percent slopes, plains and breaks | 4.98 | 0.75 | 0 | 77 | 3e |
| TOTALS | | 667.21(*) | 100% | - | 71.85 | 3.73 |



Property Information

• **TRACT 3: 230.0± Taxable Acres**

Legal Description:

N2 NE4, NW4 LESS RD R/W SECTION 34 TOWNSHIP 04 RANGE 23.

Property Description: There are currently 24.2 acres in expired CRP acres that can be farmed in the future or left as hay patches. Sand Creek winds through the property with several first bottom fields that produce excellent crops. There are over 27 acres of trees and recreational ground on the farm providing excellent deer and turkey habitat. The farmland fields are currently planted to corn and feed.

FSA Farm Data:

Cropland 154.23 acres
 Pasture 45.12 acres
 Non-crop 30.50 acres
TOTAL: 229.88 acres

FSA Information: (Tract 2 and Tract 3 combined)

| | Base | Yield |
|---------------|--------------|------------|
| Wheat | 317.79 acres | 36 bushels |
| Grain Sorghum | 42.27 acres | 64 bushels |

Taxes: \$1,787.30

Aerial Map



Soils Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-----|-------|------|
| 2828 | Uly-Penden complex, 6 to 20 percent slopes | 42.32 | 18.42 | 0 | 65 | 6e |
| 2674 | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 37.74 | 16.43 | 0 | 78 | 2e |
| 3561 | Hobbs silt loam, occasionally flooded | 34.69 | 15.1 | 0 | 80 | 2w |
| 2578 | Coly and Uly silt loams, 6 to 10 percent slopes, eroded | 33.17 | 14.44 | 0 | 65 | 4e |
| 2669 | Holdrege silt loam, 1 to 3 percent slopes, eroded | 30.71 | 13.37 | 0 | 70 | 2e |
| 2236 | Roxbury silt loam, occasionally flooded | 27.9 | 12.14 | 0 | 79 | 2w |
| 2819 | Uly silt loam, 6 to 11 percent slopes | 15.36 | 6.69 | 0 | 76 | 4e |
| 3755 | Hord silt loam, rarely flooded | 5.63 | 2.45 | 0 | 79 | 2c |
| 2676 | Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks | 1.79 | 0.78 | 0 | 70 | 3e |
| 2812 | Uly silt loam, 10 to 20 percent slopes | 0.44 | 0.19 | 0 | 68 | 6e |
| TOTALS | | 229.75(*) | 100% | - | 72.89 | 3.17 |



AUCTION TERMS

Minerals: Sellers will convey all owned mineral interests, if any.

Taxes: Real estate taxes for 2023 payable in 2024 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 November 17, 2023 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 Norton Co Title the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Norton Co Title the closing agent the required earnest payment. The cost of title insurance will be 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 November 17, 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 Norton Co Title the closing agent.

Sale Method: The real estate will be offered in three 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: Becker Ranch Inc.

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on Tuesday, October 10, 2023, at 9:00 AM. Bidding will be simultaneous with the live auction on Tuesday, October 17, 2023, 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.