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A-22565

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# ONLINE AUCTION

**79.5± Acres, Chautauqua County, Kansas**

**Bidding starts | Wednesday, October 25, 2023 at 9:00 AM**

**Bidding closes | Wednesday, November 8, 2023 at 1:00 PM**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Highlights:

- High quality grass pasture with two ponds
- Conveniently located north of Cedar Vale and East of Winfield
- Perfect addition to your grazing operation or place to establish a rural homestead!

**For additional information, please contact:**

**Trevor Smith, AFM | (316) 618-4406**

**[TSmith@FarmersNational.com](mailto:TSmith@FarmersNational.com)**

## Property Information

**Location:** From Cedar Vale, Kansas head north nine miles on Road 2.

**Legal Description:**

S/2 NE/4 Sec. 35-32-8E, less ROW, Chautauqua County, Kansas.

**Property Description:**

This versatile 80-acre Flint Hills pasture, conveniently located just nine miles north of Cedar Vale, Kansas, beckons with its abundant grasses as well as two ponds. Its pristine condition and accessible location make it a prime choice for a variety of endeavors. Whether you envision it as premium grazing land, ideal for raising livestock, or as the site for your dream homestead, this property offers endless possibilities.

**2022 Taxes:** \$290.66



### Property Location Map



### Aerial Photo



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7310	Martin-Dwight silty clay loams, 1 to 3 percent slopes	52.97	66.69	0	49	2e
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	26.45	33.3	0	48	4e
7302	Martin silty clay loam, 3 to 7 percent slopes	0.01	0.01	0	52	3e
TOTALS		79.43(*)	100%	-	48.67	2.67



# 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 on January 1, 2024.

**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 and 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 8, 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 Security 1st Title.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement starting **Wednesday, October 25, 2023, at 9:00 AM until Wednesday, November 8, 2023, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed with the five minute time frame. All decisions of Farmers National Company 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:** James E Waller Revocable Trust

## Online Bidding Procedure:

This online auction begins  
**Wednesday, October 25, 2023, at 9:00 AM.**  
**Bidding closes Wednesday, November 8, 2023, at 1:00 PM.**

**To register and bid on this auction go to:**  
**[www.fnctbid.com](http://www.fnctbid.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.

