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A-22643

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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**154.10± Acres, Lincoln County, Kansas**

**Tuesday, October 10, 2023 | 2:00 PM**

**Hunter Cafe | 109 1st Street, Hunter, Kansas 67452**

## Highlights:

- High quality cropland
- Close to market
- Good access

For additional information, please contact:

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[MSmith@FarmersNational.com](mailto:MSmith@FarmersNational.com)

**Bidding starts | Monday, October 9, 2023 at 8:00 AM**

**Bidding closes | Tuesday, October 10, 2023, at the close of the live event.**

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

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## Property Information

**Property Location:** From Hunter, Kansas travel two miles south on Highway 181 to Xray Drive, then one half mile west to the southeast corner of the property.

**Legal Description:** SW4 SEC. 2-10S-10W

**Property Description:** This farm has 145.69 acres of high quality crop land that has been well maintained. In addition, there are 9.75 acres of well established waterways for conservation and haying.

### Farm Data:

Cropland	155.44 acres
(FSA acres exceed taxable acres)	
Total	155.44 acres

### FSA Information:

	Base	Yield
Wheat	93.4 acres	41 bushels
Grain Sorghum	31.8 acres	90 bushels
Soybeans	13.3 acres	55 bushels

**Taxes:** \$1,799.84

### Property Location Map



**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2616	Harney silty clay loam, 3 to 7 percent slopes	60.08	39.03	0	70	3e
2613	Harney silt loam, 1 to 3 percent slopes	56.99	37.03	0	70	2e
2633	Harney-Wakeen complex, 3 to 7 percent slopes	22.84	14.84	0	64	3e
2592	Corinth silty clay loam, 3 to 7 percent slopes	14	9.1	0	42	4e
TOTALS		153.9 1(*)	100%	-	66.56	2.72

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





# 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 November 8, 2023, or such other date agreed to by the parties. Subject to the 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 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 cost of title insurance will be paid equally by both the seller and the buyer. The escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on November 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 as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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:** Hines Trust

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, October 9, at 8:00 AM Bidding will be simultaneous with the live auction at 2:00 PM on Tuesday, October 10, 2023, with bidding concluding at the end of the live auction.

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

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.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other on-line 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.

## Auction Location

