

LAND FOR SALE BY BIDS

157.96+/- Acres • Graham County, Kansas

Deadline: 12:00 AM, Midnight • Monday, April 1, 2019

Contact Agent for Details!

Highlights:

- 121.53± crop acres, 36.43± grass acres
- Mostly Class II soils ready for spring planting
- Full possession at closing
- Minerals to sell
- Located south of St. Peter, Kansas, with easy access from roads on two sides of the property



L-1900331

Property Location: From St. Peter, Kansas, the property is located two miles south on 140th Avenue and one-half mile east on C Road.

Legal Description: Southeast quarter (SE¼) of Section 23, Township 10, Range 25, Graham County, Kansas.



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For additional information, please contact:

Monty Smith, AFM/Agent
Salina, Kansas

Business: (785) 623-6701

MSmith@FarmersNational.com

www.FarmersNational.com/MontySmith



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
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Property Information

Property Description: 121.53 crop acres and 36.43 grass acres with mostly Class II soils.

Farm Data:

Cropland	121.53 acres
Pasture	<u>36.43 acres</u>
Total	157.96 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	34.1 acres	33 Bushels
Oats	6.8 acres	33 Bushels
Sorghum	25.4 acres	49 bushels
Barley	4.1 acres	35 Bushels

2018 Taxes: \$1,382.34

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

Possession: Possession will be granted at closing.

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2582	Coly silt loam, 6 to 20 percent slopes	6.3	3.97	4e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	2.0	1.28	6e
2817	Uly silt loam, 3 to 6 percent slopes	51.7	32.76	3e
2767	Penden-Uly complex, 7 to 20 percent slopes	28.6	18.11	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	69.3	43.88	2e
TOTALS		157.9	100%	3.18

Land for Sale by Bids

(No Oral Bidding)

Legal Description

Southeast quarter (SE $\frac{1}{4}$) of Section 23, Township 10, Range 25, Graham County, Kansas.

Bid Procedure

Written bids will be received at the office of Farmers National Company until 12:00 AM, Midnight, on Monday, April 1, 2019. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion. Bids may be submitted by postal service: PO Box 2126, Salina, Kansas 67402 or email: MSmith@FarmersNational.com.

Terms of Sale and Closing

Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide a 10% earnest money check with the balance due at closing on May 1, 2019 or such other date agreed to by the parties. The seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and escrow closing services will be shared equally between buyer and seller. Real estate taxes will be prorated to date of 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-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Survey

At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

For more information, contact:

Monty Smith, AFM/Agent
Farmers National Company
PO Box 2126
Salina, Kansas 67402
Email: MSmith@FarmersNational.com
Phone: (785) 623-6701



Bid Form

RE: Southeast quarter (SE¼) of Section 23, Township 10, Range 25, Graham County, Kansas.

I hereby offer \$_____ for the above referenced farmland. Bid is total price NOT per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name _____

Address _____

City _____

State _____

ZIP code _____

Telephone number _____

Cell phone number _____

Email _____

Return no later than 12:00 AM, Midnight, Monday, April 1, 2019, to:

Monty Smith, AFM/Agent
Farmers National Company
PO Box 2126
Salina, Kansas 67402
Email: MSmith@FarmersNational.com

Phone: (785) 623-6701



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