

LAND AUCTION

389.10+/- Acres • Pratt County, Kansas

Tuesday, December 3, 2019 • 10:00 AM

at the Pratt Area 4-H Center • 81 Lake Road, Pratt, Kansas

Selling in Three Individual Tracts!



Highlights:

- Irrigated and non-irrigated crop land and pasture
- Income producing recreational and hunting property
- Located in alfalfa, grain, and cotton producing area with excellent access to markets.



L-1900640



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For additional information, please contact:

Matt Foos, AFM/Agent
Spearville, Kansas
Business: (620) 385-2151
Cell: (620) 255-1811

MFoos@FarmersNational.com
www.FarmersNational.com/MattFoos



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Property Information

Property Location:

- **Tract 1:** From Highway 281, one mile east on Northeast 60th Street.
- **Tract 2:** From Highway 281, two miles east on Northeast 60th Street and one-half mile south on Northeast 20th Avenue.
- **Tract 3:** From Highway 281, four miles west on Northwest 70th Street.

Legal Description:

- **Tract 1:** NW¼ of Section 2-27S-13W less 2.6 acre tract, consisting of 154.8 acres
- **Tract 2:** SE¼ of Section 2-27S-13W, consisting of 155.7 acres
- **Tract 3:** N½NE¼ of Section 35-26S-14W, consisting of 78.6 acres

Property Description:

- **Tract 1:** Irrigated and non-irrigated crop land. Irrigation equipment included.
- **Tract 2:** Irrigated and non-irrigated cropland and pasture. The pasture has mature trees and excellent cover for wildlife. Irrigation equipment included except for natural gas motor.
- **Tract 3:** Non-irrigated cropland.

2018 Taxes:

- **Tract 1:** \$3,533.35
- **Tract 2:** \$2,239.82
- **Tract 3:** \$640.86

Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5918	Ost clay loam, 0 to 1 percent slopes	0.7	0.44	2c
5964	Tabler clay loam, 0 to 1 percent slopes	1.1	0.7	2s
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	121.4	78.25	2e
5886	Farnum and Funmar loams, 0 to 1 percent slopes	31.9	20.56	2c
6330	Carwile fine sandy loam, 0 to 1 percent slopes	0.1	0.05	2w
TOTALS		155.1	100%	2.0

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 1		
Wheat	16.9 acres	48 bushels
Corn	110.2 acres	149 bushels
Wheat	167.9 acres	61 bushels
Grain Sorghum	16.1 acres	84 bushels
• Tract 2		
Wheat	12.3 acres	48 bushels
Corn	37.6 acres	149 bushels
Grain Sorghum	11.8 acres	84 bushels

Farm Data: (FSA acres exceed taxable acres.)

• Tract 1:	
Cropland	155.86 acres
• Tract 2:	
Cropland	103.91 acres
Pasture	<u>55.07 acres</u>
Total	158.98 acres
• Tract 3: (Taxable acres exceed FSA acres.)	
Cropland	77.89 acres

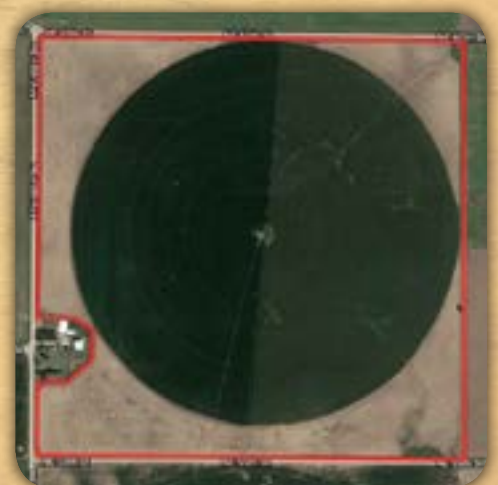
Well Information:

- **Tract 1:** Water right file #31519 authorized at 730 gallons per minute and 163.9 Acre-Feet.
- **Tract 2:** Water right file #7152 authorized at 280 gallons per minute and 93 Acre-Feet.

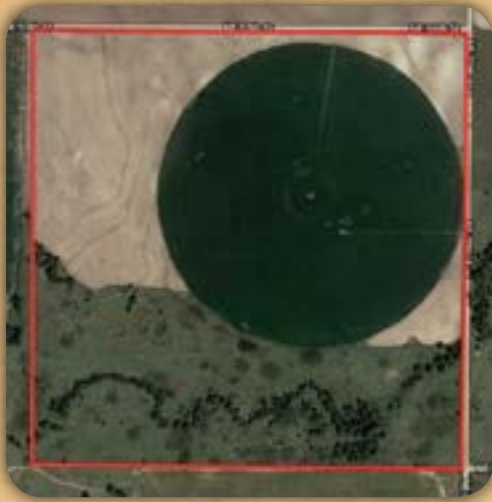
Irrigation Equipment:

- **Tract 1:** Zimmatic center pivot, natural gas motor and gearhead included. (Has Valley end tower.)
- **Tract 2:** Zimmatic center pivot, gearhead included. Natural gas motor is not included.

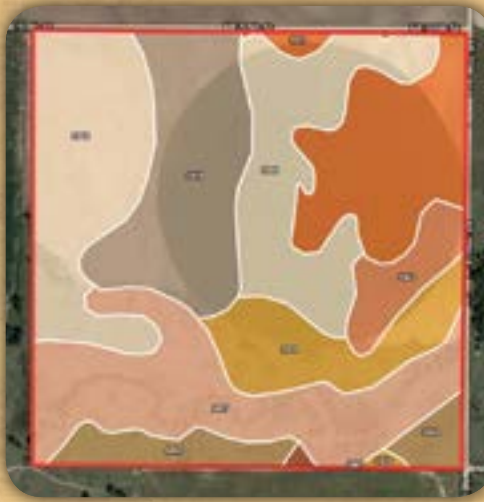
Tract 1 Aerial Map



Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5850	Albion and Shellabarger sandy loams, 6 to 15 percent slopes	9.1	5.86	6e
5873	Clark clay loam, 1 to 3 percent slopes	22.3	14.29	3e
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	48.2	30.92	2e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	14.1	9.06	3e
5887	Farnum and Funmar loams, 1 to 3 percent slopes	0.4	0.26	2c
5919	Ost clay loam, 1 to 3 percent slopes	24.9	15.94	2e
5857	Albion-Kaski complex, 0 to 15 percent slopes	30.3	19.42	3e
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	6.6	4.25	2c
TOTALS		156.0	100%	2.66

Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5902	Hayes fine sandy loam, 1 to 5 percent slopes	27.7	35.64	3e
5904	Hayes loamy fine sand, 5 to 10 percent slopes	18.6	23.92	3e
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	11.5	14.8	3e
5961	Solvay loamy fine sand, 0 to 2 percent slopes	19.9	25.63	2e
TOTALS		77.8	100%	2.74



AUCTION TERMS

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

Taxes: Real estate taxes for 2019 payable in 2020 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 subject to 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 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 the closing agent 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 paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 10, 2020 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 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. No absentee or telephone bids will be accepted without 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: Bob and Myrna Schmidt Trust; Gary L. Romine and Rita L. Romine Trust

Auctioneer: Van Schmidt

Property Location Map



Tract 1

