

LAND FOR SALE BY BIDS

498.4± Acres • Pratt County, Kansas

Deadline: 2:00 PM CST, Wednesday, November 18, 2020

Contact Agent for Details!

L-2000613



Highlights:

- Irrigated crop land, non-irrigated crop land, and pasture
- Irrigation equipment included

Property Location:

- Tract 1: From Byers, Kansas, one and one-half miles south on NW 70th Avenue and one and one-half miles east on NW 80th Street.
- Tract 2: From Byers, Kansas, one mile north on NW 70th Avenue, one mile west on NW 110th Street, and one-half mile north on NW 80th Avenue.



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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

Legal Description:

- **Tract 1:** SE $\frac{1}{4}$ of Section 22-26S-14W
- **Tract 2:** Lots 1,2 & S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 6-26S-14W
- **Tract 3:** Lot 5 & SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6-26S-14W

Farm Data:

• Tract 1:	
Cropland	157.92 acres
Non-crop	<u>2.48 acres</u>
Total	160.40 acres
• Tract 2:	
Cropland	146.33 acres
Pasture	118.53 acres
Non-crop	<u>.14 acres</u>
Total	265 acres
• Tract 3:	
Cropland	72.81 acres
Non-crop	<u>.19 acres</u>
Total	73 acres

FSA Information:

• Tract 1:	<u>Base</u>	<u>Yield</u>
Wheat	16.06 acres	38 bushels
Corn	134.54 acres	178 bushels
• Tract 2:	<u>Base</u>	<u>Yield</u>
Wheat	119.42 acres	36 bushels
Corn	12.4 acres	128 bushels
Soybeans	4.35 acres	42 bushels
• Tract 3:	<u>Base</u>	<u>Yield</u>
Wheat	32.83 acres	36 bushels
Corn	3.41 acres	128 bushels
Soybeans	1.19 acres	42 bushels

2019 Taxes:

- **Tract 1:** \$4,611.16
- **Tracts 2 and 3 Combined:** \$2,463.62

Irrigation Equipment:

- **Tract 1:** 1999 Zimmatic Center Pivot and 454 Chevrolet Natural Gas Engine
- **Tract 2:** 1984 Valley Center Pivot System (John Deere Diesel Motor is owned by the tenant and not included in the sale).

Well Information:

- **Tract 1:** Water Right File # 6366-00, #28788-00 Authorized Quantity 181 Acre-Feet and Authorized Flow Rate 630 Gallons Per Minute
- **Tract 2:** Water Right File #19924-00 Authorized Quantity 195 AF and Authorized Flow Rate 965 Gallons Per Minute



Tract 1 Aerial Photo



Tract 1 Aerial Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5902	Hayes fine sandy loam, 1 to 5 percent slopes	59.5	37.02	3e
5961	Solvay loamy fine sand, 0 to 2 percent slopes	58.3	36.27	2e
5970	Taver loam, 0 to 1 percent slopes	23.4	14.55	2s
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	19.5	12.15	2e
TOTALS		160.7	100%	2.37

Tract 2 Aerial Photo



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6330	Carwile fine sandy loam, 0 to 1 percent slopes	63.3	23.9	2w
5906	Hayes-Turon complex, 0 to 5 percent slopes	10.1	3.79	3e
5929	Pratt loamy fine sand, 5 to 12 percent slopes	80.6	30.41	4e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	111.0	41.9	3e
TOTALS		265.0	100%	3.07

Tract 3 Aerial Photo



Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5928	Pratt loamy fine sand, 1 to 5 percent slopes	14.4	19.83	3e
6330	Carwile fine sandy loam, 0 to 1 percent slopes	58.1	80.17	2w
TOTALS		72.4	100%	2.2



For Sale by Bid Terms

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

Taxes: Real estate taxes for 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 at closing on December 18, 2020 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 High Plains Title LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with High Plains Title LLC 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 18, 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 High Plains Title LLC.

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 and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in multiple tracts. Sellers reserve the right to reject any and all bids and to modify bidding requirements at their discretion.

Bid Procedure: Bidders must bid on the property prior to 2:00 PM CST on November 18, 2020 to be included in the bidding pool. No new bidders will be accepted after this deadline. After the deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Minimum bid increments shall be \$50 per acre on Tracts 1 and 2 and \$25 per acre on Tract 3. Tracts will remain stand alone and will not be combined for bidding purposes. All bids may be submitted via telephone, text, or email to Matt Foos, Farmers National Company agent, (620) 385-2151 or (620) 255-1811, or MFOos@FarmersNational.com.

If a bid is accepted and a sales contract is executed by the Buyer and Seller, the agent will, upon request, provide a copy of the bid sheet to any of the active bidders in the bidding pool.

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 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.

Sellers: John L. Carr & Peggy A. Carr Living Trust

