

LAND FOR SALE BY BIDS

573.9± Acres • Pratt County, Kansas

Deadline: 2:00 PM CT, Tuesday, January 19, 2021

Contact Agent for Details!

L-2100122



Highlights:

- Irrigated and non-irrigated crop land; water rights in the North Fork Ninescah Sub-Basin
- Located next to the Pratt Sandhills Wildlife Management Area
- Excellent area for livestock feeding, grain, and cotton production



Property Location:

From Byers, Kansas, one mile north on NW 70th Ave and seven miles west on NW 110th Street, and six miles south on NW 140th 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

Property Description:

Irrigated and non-irrigated crop land in Pratt County, Kansas. Water rights are in the North Fork Ninnescah sub-basin. Irrigation systems are included with the sale. Excellent area for wildlife right next to the Pratt Sandhills Wildlife Management Area.

Legal Description:

- **Tract 1:** N/2 of Section 5-27S-15W
- **Tract 2:** SW/4 and W/2SE/4 of Section 5-27S-15W

Farm Data:

- **Tract 1:**

Cropland	321.16 acres
Non-crop	<u>10.74 acres</u>
Total	331.90 acres
- **Tract 2:**

Cropland	218.18 acres
Non-crop	<u>23.2 acres</u>
Total	242.00 acres

2020 Taxes:

- **Tract 1:** \$6,553.32
- **Tract 2:** \$4,034.58

FSA Information:

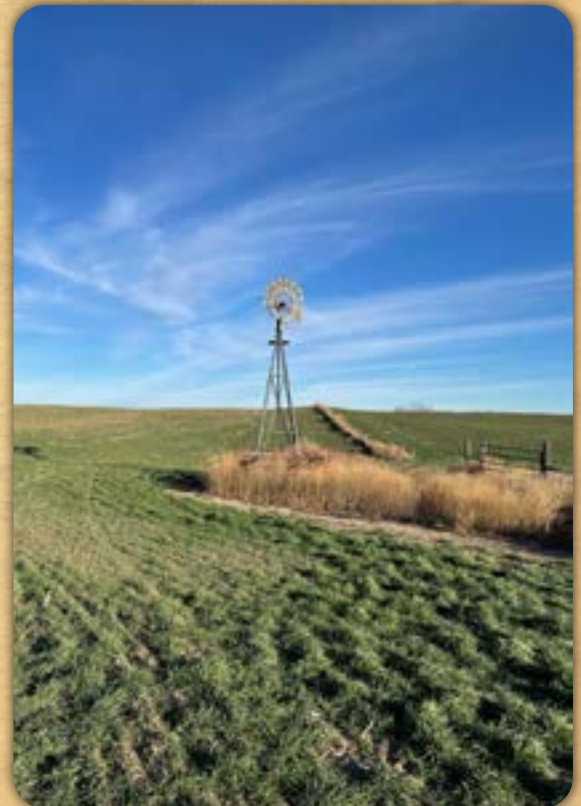
• Tract 1:	<u>Base</u>	<u>Yield</u>
Wheat	4.8 acres	49 bushels
Corn	112.9 acres	160 bushels
Grain Sorghum	9.7 acres	84 bushels
• Tract 2:	<u>Base</u>	<u>Yield</u>
Wheat	27.9 acres	49 bushels
Corn	129.9 acres	160 bushels
Grain Sorghum	52.4 acres	49 bushels

Irrigation Equipment:

- **Tract 1:** NW/4 - 1980 9 Tower Reinke Irrigation System and JD Diesel Motor; NE/4 - 1978 10 Tower Zimatic 410 Irrigation System and Isuzu Diesel Motor.
- **Tract 2:** 2013 Valley 7000 8 Tower Irrigation System and 454 Chevy LP Motor.

Well Information:

- **Tract 1:** NW/4 - File #32633 Authorized for 195 Acre-Feet and 920 Gallons Per Minute. NE/4 - File #31920 Authorized for 195 Acre-Feet and 1,200 gallons per minute.
- **Tract 2:** File# 38130 Authorized at 210 Acre-Feet and 1,140 gallons per minute.



Tract 1 Aerial Photo



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5902	Hayes fine sandy loam, 1 to 5 percent slopes	41.9	12.61	3e
5971	Tivin fine sand, 10 to 30 percent slopes	23.6	7.09	6e
5907	Langdon fine sand, 0 to 15 percent slopes	267.0	80.3	6e
TOTALS		332.5	100%	5.62



Tract 2 Aerial Photo



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5902	Hayes fine sandy loam, 1 to 5 percent slopes	59.7	24.62	3e
5971	Tivin fine sand, 10 to 30 percent slopes	8.0	3.31	6e
5907	Langdon fine sand, 0 to 15 percent slopes	174.7	72.07	6e
TOTALS		242.5	100%	5.26



For Sale by Bid Procedure and Terms

- All bidding parties will remain confidential during the bidding process.
- Buyers must bid on the property prior to 2:00 PM CT, Tuesday, January 19, 2021 to be included in the bidding pool. No new bidders will be accepted after the deadline. A bidder only needs to bid on one tract to be eligible to bid on either tract.
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Bids should be by the acre and minimum bid increments shall be \$25.00 per acre.
- All bids may be submitted via telephone, email, or text 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 seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.
- Tracts will remain stand alone and will not be combined for bidding purposes.

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 February 19, 2021 or such other date agreed to by the parties, subject to current lease. Possession on acres planted to wheat/rye/triticale will be following 2021 harvest on those acres.

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 February 19, 2021, 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 two individual tracts. All bids are open to advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Sellers reserve the right to reject any and all bids and to modify bidding requirements at their discretion.

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: Roberts Family Farmland-Kansas LLC

