

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

635.42+/- Acres • Washington County, Kansas

Friday, November 12, 2021 • 2:00 PM

Cougars Den | 101 Main Street, Morrowville, Kansas

## Highlights:

- 320.05 tillable acres, 44.79 hay acres
- Tillable: 57% Class II, balance Class III
- Offered in three tracts
- Livestock well with electric pump
- Prime wildlife habitat



L-2100571

## ONLINE SIMULCAST BIDDING

Starts Monday, November 8, 2021 at 12:00 PM.  
Closes Friday, November 12, 2021  
at close of live event.

To Register and Bid on this Auction, go to:  
[www.fnccbid.com](http://www.fnccbid.com)

For additional information, please contact:

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# Property Information

Attention farmers, ranchers, hunters, and investors! This is a tremendous opportunity to own an entire section of productive Washington County land or select the tract the best fits the needs of your operation. Tracts 1 and 2 are 80% tillable, with the balance in hay and waterways, and comprised of mostly Crete Silty Clay Loam soils. Tract 3 offers good pasture and excellent wildlife habitat with live water and mature timber in deep draws. The building site can be reached via an access road easement on along the north side of Tract 2. The farm sits on a well-maintained county road for all-weather access.

## Property Location:

From Morrowville, Kansas, 1.5 miles north on Highway 15, then 1.5 miles west on 21st Road and 2 miles north on Indian Road.

## Legal Description:

- **Tract 1:** NE1/4 Sec 4-2-2E
- **Tract 2:** SE1/4 and PT of SW 1/4 Sec 4-2-2E
- **Tract 3:** NW1/4 and Pt of SW 1/4 Sec 4-2-2E

## Farm Data:

- **Tract 1:**

Cropland	134.64 acres
Hayland	12.2 acres
Non-crop	14.04 acres
Total	160.88 acres
- **Tract 2:**

Cropland	185.41 acres
Hayland	32.59 acres
Non-crop	21.83 acres
Total	239.83 acres
- **Tract 3:**

Pasture	231.84 acres
Buildings	2.87 acres
Total	234.71 acres

## FSA Information:

Tract 1 and 2:	Base	Yield
Wheat	174.5 acres	41 bushels
Corn	.10 acres	60 bushels
Grain Sorghum	128.3 acres	83 bushels
Soybeans	15.8 acres	35 bushels

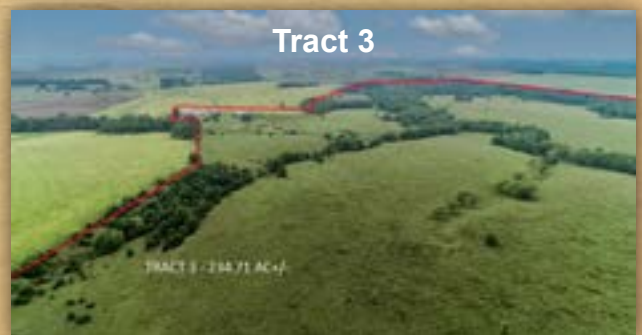
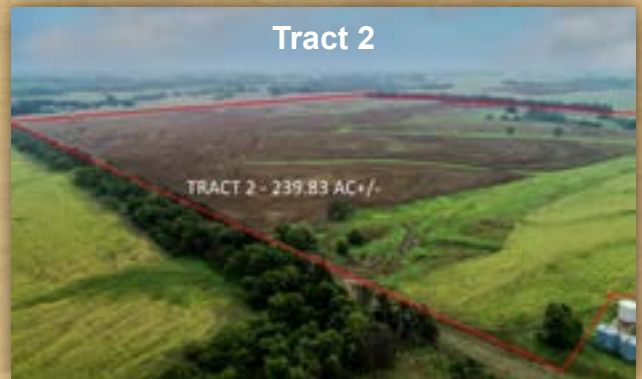
All 2022 government payments to be determined by Farm Service Agency reconstitution.

## Improvements:

- **Tract 3:** Barn in fair condition, usable for livestock; well and electric pump in good condition, usable for livestock; and grain bins with salvage value.

## 2020 Taxes:

- **Tract 1, 2 and 3:** \$8,134.18





**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3830	Crete silty clay loam, 3 to 7 percent slopes	36.4	23.39	3e
3402	Longford silt loam, 3 to 7 percent slopes	17.9	11.5	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	4.4	2.8	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	96.8	62.3	2e
TOTALS		155.4	100%	2.38

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3830	Crete silty clay loam, 3 to 7 percent slopes	25.3	10.56	3e
3402	Longford silt loam, 3 to 7 percent slopes	2.5	1.03	3e
3360	Edalgo silty clay loam, 3 to 7 percent slopes	2.3	0.97	4e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	104.8	43.71	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	96.7	40.34	2e
3561	Hobbs silt loam, occasionally flooded	8.1	3.39	2w
TOTALS		239.7	100%	2.57

**Tract 3 Aerial Photo**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	29.2	12.6	3e
3830	Crete silty clay loam, 3 to 7 percent slopes	52.2	22.52	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	33.5	14.46	2e
3360	Edalgo silty clay loam, 3 to 7 percent slopes	84.0	36.24	4e
3561	Hobbs silt loam, occasionally flooded	32.9	14.18	2w
TOTALS		231.8	100%	3.08



# AUCTION TERMS

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

**Taxes:** Real estate taxes for 2021 payable in 2022 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 28, 2021 or such other date agreed to by the parties.

**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 Attorney's Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Attorney's Title Company, 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 will be equally paid by the Seller and Buyer(s). The cost of 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 28, 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 Attorney's Title 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. 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 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:** Julia Stanford Hysom Trust No. 1, Stanford Investment Trust

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, November 8, 2021, at 12:00 PM. Bidding will be simultaneous with the live auction on Friday, November 12, 2021, 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 tracts will be visible on-line, 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 online 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.