

SIMULCAST AUCTION

156.7+/- Acres • Harvey County, Kansas

Saturday, March 5, 2022 • 10:00 AM

Meridian Center | 1420 East Broadway, Newton, Kansas

Highlights:

- Blacktop road access
- Excellent opportunity for a recreational investor to purchase an income producing hunting property
- Immediate possession



L-2100663

Property Showing: Monday, February 21, 2022 • 1:00 to 3:00 PM
2601 North Halstead Road, Halstead, Kansas

ONLINE SIMULCAST BIDDING

Starts Saturday, February 26, 2022 at 10:00 AM.

Closes Saturday, March 5, 2022

at close of live event.

To Register and Bid on this Auction, go to:

www.fnccbid.com

For additional information, please contact:

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Property Information

Location: 2601 North Halstead Road, Halstead, Kansas 67056. The farm is located 11 miles west of Newton, Kansas, and three miles north of Highway 50 in western Harvey County, Kansas.

Legal Description: S03, T23, R02W, Acres 156.7, SE1/4, less ROW, Harvey County, Kansas.

Property Description: There is a farm house, large barn and several farm utility sheds. The site has an established shelter belt to the north of the farm site and another shelter belt located along the north and western boarder of the property with a creek running north to south just west of the farm site.

Improvements: The house is a 1326 square foot home with two bedrooms and one and one-half baths. There is a full basement and a covered back porch facing the east. The detached garage is 26 x 24 with a concrete floor. The farm utility shed has a metal frame, with metal exterior and a partial concrete floor, and the barn has a metal exterior, some concrete, with livestock stalls.

Farm Data:

Cropland	93.14 acres
Pasture	56.17 acres
Buildings	8.81 acres
Non-crop	<u>.89 acres</u>
Total	159.01 acres

There is a salt disposal well lease that will transfer to the buyer. Please contact the agents with any questions.

FSA Information: (FSA acres exceed taxable acres.)

	<u>Base</u>	<u>Yield</u>
Wheat	33.15 acres	35 bushels
Corn	14.38 acres	119 bushels
Soybeans	20.51 acres	26 bushels

2021 Taxes: \$3,251.48

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
3921	Smolan silty clay loam, 1 to 3 percent slopes	73.98	47.23	66	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	54.77	34.97	66	2s
3561	Hobbs silt loam, occasionally flooded	13.26	8.47	82	2w
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	12.43	7.94	64	2e
3725	Detroit silty clay loam, rarely flooded	2.21	1.41	65	1
TOTALS		156.64(*)	100%	67.19	1.99

Property Location Map





East Facing Buildings



Southwest Corner



Creek in Pasture



The house was built in 1920, it is on a full concrete foundation with an attached garage. The interior was kitchen and bathrooms were remodeled within the past 20 years, the flooring materials are carpet, wood, and vinyl linoleum. The main floor has a full bath with a shower and a 1/2 bath with a toilet and vanity. The basement is partially finished with a non conforming bedroom and a large family room. The furnace is a high efficient model.

The home has a both a covered porch and an enclosed porch. The yard has several hardwood trees, a mature wind break and several older farm utility buildings. The farm buildings are currently being used for machinery and livestock storage. The farm machinery storage building is 72 x 38 and was built in 1970, it has a partial concrete floor. It is located on an asphalt road with convenient access to Newton, Kansas and Hutchinson, Kansas.



Estimated Room Sizes

- Kitchen:** **10' x 21'**
Wood flooring, updated within the past 20 years, electric range, dishwasher, refrigerator.
- Dining Room:**
Eat-in, included with kitchen.
- Living Room:** **25'3" x 13'5"**
The room is carpeted, and neutral paint colors.
- Family Room:** **21'1" x 12'**
Lower level, family room, carpeted, suspension ceiling and drywall.
- Master Bedroom:** **15' x 11'5"**
The room is carpeted, and neutral paint colors.
- Bedroom:** **15'5" x 9'7"**
The room is carpeted, and neutral paint colors.
- Laundry:** **8' x 13'5"**
Vinyl flooring.
- Mud Room:** **7'9" x 9'9"**
Vinyl flooring.
- Basement:** **1326 Sq Ft**
Poured concrete, partially finished, family room, den (non conforming).
- Other:**
Enclosed front porch and covered deck.

AUCTION TERMS

Minerals: No minerals will be conveyed.

Taxes: 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 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 April 4, 2022 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 Security 1st Title, Newton, Kansas.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title, Newton, Kansas, 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 April 4, 2022 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 Security 1st Title Newton, Kansas.

Sale Method: The real estate will be offered as a total unit. 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: Denise and Tim Hollingshead and Rita and Terry Ullum

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Saturday, February 26, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Saturday, March 5, 2022, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fnccbid.com

All bids on the tract 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.



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