

# SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

152.4+/- Acres Offered in Three Tracts • Reno County, Kansas

Thursday, November 11, 2021 • 6:00 PM

*Haven Community Building | 215 South Reno, Haven, Kansas*

## Highlights:

- Beautiful views of Cheney Lake, perfect for your dream home
- Highly productive soils
- 33 miles west of Wichita and 27 miles south of Hutchinson, one-quarter mile off of blacktop highway
- Recreational acreages

L-2100666

## ONLINE SIMULCAST BIDDING

Starts Friday, November 5, 2021 at 10:00 AM.

Closes Thursday, November 11, 2021 at close of live event.

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

For additional information, please contact:

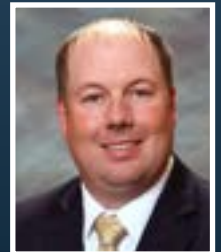
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# Property Information

## Location:

The properties are located between East Silver Lake Road and Sun City Road, along Victory Road.

## Legal Description:

- **Tract 1:** S09, T26, R04W, ACRES 33.1, NE/4 NE/4 LESS RD R/W EXC TR BEG AT NE COR NE/4 TH S 560.27 FT TH W381.73FT TH N560.09FT TH E 396FT TO POB LESS RD R/W
- **Tract 2:** S09, T26, R04W, ACRES 79.7, N1/2 SE1/4 LESS ROAD R/W
- **Tract 3:** S10, T26, R04W, ACRES 39.6, SW1/4 NW1/4 LESS ROAD R/W

## Property Description:

The property is currently three separate tracts including pasture, crop ground currently enrolled in CRP till 9/30/2026, balance is cropland mostly Class II soils.

## CRP:

- **Tract 3:** 18.6 acres currently enrolled with an annual payment of \$876.00, expiring 9/30/2026

## Farm Data:

- **Tract 1:** (FSA acres exceed taxable acres)  
Cropland 35.72 acres
- **Tract 2:**  
Cropland 39.82 acres  
Pasture 20.37 acres  
CRP 18.6 acres  
Total 79.79 acres
- **Tract 3:**  
Cropland 39.30 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
• <b>Tract 1:</b> Wheat	35.58 acres	49 bushels
• <b>Tract 2:</b> Wheat	39.67 acres	49 bushels
• <b>Tract 3:</b> Wheat	39.15 acres	49 bushels

## 2020 Taxes:

- **Tract 1:** \$231.20
- **Tract 2:** \$289.88
- **Tract 3:** \$601.46



## Property Location Map



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
5924	Ost-Clark loams, 1 to 3 percent slopes	33.04	100.0	69	2e
TOTALS		33.04(*)	100%	69.0	2.0

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
6349	Jamash-Piedmont clay loams, 3 to 12 percent slopes	42.11	52.83	27	6s
5924	Ost-Clark loams, 1 to 3 percent slopes	36.6	45.92	69	2e
5869	Avans loam, 3 to 7 percent slopes	1.0	1.25	75	3e
TOTALS		79.71(*)	100%	46.89	4.13

**Tract 3 Aerial Photo**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
5868	Avans loam, 1 to 3 percent slopes	32.57	82.29	76	2e
5926	Penalosa silt loam, 1 to 3 percent slopes	6.44	16.27	59	2s
5924	Ost-Clark loams, 1 to 3 percent slopes	0.57	1.44	69	2e
TOTALS		39.58(*)	100%	73.13	2.0

# AUCTION TERMS

**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 December 14, 2021 or such other date agreed to by the parties. Subject to tenants' rights. Buyer to receive cash rent for wheat 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 Security 1st Title, Hutchinson.

**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, Hutchinson, 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 14, 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 Security 1st Title.

**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:** Geraldine Milburn, Cynthia Snodgrass, Donald Preisser

**Auctioneer:** Tyler Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Friday, November 5, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Thursday, November 11, 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 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.

