

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

**640+/- Acres • Butler County, Kansas**  
**Friday, November 19, 2021 • 11:00 AM**

**Cottonwood Falls Community Building | 1715 210 Road,  
Cottonwood Falls, Kansas (Swope Park)**

## Highlights:

- Full section of native Flinthills grass on black top access
- Graze, hay, or both
- Excellent fences, large pond, windmill, and steel corrals



L-2100684

## ONLINE SIMULCAST BIDDING

**Starts Monday, November 15, 2021 at 12:00 PM.**

**Closes Friday, November 19, 2021 at close of live event.**

**To Register and Bid on this Auction, go to:**

**[www.fncbid.com](http://www.fncbid.com)**



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For additional information, please contact:

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## Property Information

### Property Location:

Two miles west of Cassoday on northeast 150th Street.

### Legal Description:

Section 17, Township 23S, Range 7E

### Property Description:

Full section of native Flinthills grass, excellent for grazing livestock or haying. All weather access with short drive to livestock markets. Add this property to your inventory for additional livestock numbers.

### Farm Data:

Pasture 640 acres

### Improvements:

Steel corrals on blacktop, windmill with 30' tank

### 2020 Taxes:

\$2,091.20

## Location Map



## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
4744	Labette-Dwight complex, 0 to 3 percent slopes	272.51	43.06	45	2e
4671	Irwin silty clay loam, 1 to 3 percent slopes	227.27	35.91	58	3s
4600	Dwight silt loam, 0 to 1 percent slopes	42.47	6.71	36	4s
8303	Verdigris soils, frequently flooded	39.4	6.23	62	5w
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	26.74	4.23	36	4e
4740	Labette silty clay loam, 1 to 3 percent slopes	14.57	2.3	49	2e
9999	Water	5.09	0.8	-	-
4673	Irwin silty clay loam, 3 to 7 percent slopes	3.53	0.56	59	4e
5976	Vanoss silt loam, 0 to 1 percent slopes	1.28	0.2	74	1
TOTALS		632.89	100%	49.61	2.78



# AUCTION TERMS

**Minerals:** Owner will retain the minerals.

**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 20, 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 Chase County Title Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Chase County Title Co., 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 both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on December 20, 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 Chase County Title Co.

**Sale Method:** The real estate will be offered in one tract. 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:** O'Reilly Family Trust A

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, November 15, 2021, at 12:00 PM. Bidding will be simultaneous with the live auction on Friday, November 19, 2021, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
[www.fnctbid.com](http://www.fnctbid.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.

