

# SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

159.5+/- Acres • Brown County, Kansas

Wednesday, December 1, 2021 • 11:00 AM

Fisher Community Center | 201 East Iowa Street, Hiawatha, Kansas

## Highlights:

- Excellent farm in Irving Township
- All conservation improvements completed per NRCS
- Very nice shaded pond for recreation

L-2100706

## ONLINE SIMULCAST BIDDING

Starts Wednesday, November 24, 2021 at 12:00 PM.

Closes Wednesday, December 1, 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:** 260th Racoon Road.

**Legal Description:** NW 1/4 Section 16, Township 2, Range 18, Brown County, Kansas.

**Property Description:** An excellent Irving Township farm to add to your land holdings. 123.31 acres of tillable including 27 acres of bottom land. Conservation improvements complete per NRCS specifications. Kansas Bankers Award in 2019. Excellent productivity with a very nice shaded pond for recreation and 27.16 acres of hay land. Creek with live water and some timber. \$3,700/yr Magellan Gas Line transferable payment, \$1,240/yr WIHA lease.

## Farm Data:

Cropland	124.86 acres
Hayland	27.16 acres
Timber	<u>7.48 acres</u>
Total	159.5 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	22.53 acres	163 bushels
Soybeans	22.27 acres	51 bushels

**2020 Taxes:** \$4,368.28



## Location Map





**Aerial Photo**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	71.01	44.56	40	3e
7050	Kennebec silt loam, occasionally flooded	34.62	21.73	94	2w
7290	Marshall silt loam, 2 to 5 percent slopes	21.93	13.76	93	2e
7293	Marshall silty clay loam, 5 to 9 percent slopes	11.46	7.19	90	3e
4725	Kipson-Sogn complex, 5 to 30 percent slopes	11.19	7.02	23	6s
7436	Morrill loam, 7 to 12 percent slopes, eroded	8.49	5.33	65	4e
7207	Aksarben silty clay loam, 6 to 11 percent slopes	0.64	0.4	67	3e
TOTALS		159.35(*)	100%	62.87	2.91





# 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 30, 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 Finley/Miller Title Services LLC.

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

**Closing:** The sale closing is on December 30, 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 Finley/Miller Title Services 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 Buyer will pay 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 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:** Edward T Revere Rev. Tr. and Dee Ann Revere Rev. Tr.

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Wednesday, November 24, 2021, at 12:00 PM. Bidding will be simultaneous with the live auction on Wednesday, December , 2021, with bidding concluding at the end of the live auction.**

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