

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**156.63+/- Acres • Kiowa County, Kansas**

**Tuesday, February 15, 2022 • 10:00 AM**

***Pratt Area 4-H Center | 81 Lake Road, Pratt, Kansas***

L-220090

## Highlights:

- Recreational property that is ready to hunt!
- Located on Kiowa/Pratt County line three miles south of Pratt Sandhills State Wildlife Management Area
- Immediate possession upon closing

## ONLINE SIMULCAST BIDDING

Starts Friday, February 11, 2022, at 9:00 AM.

Closes Tuesday, February 15, 2022, 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:

**Matt Foos, AFM/Agent**

Spearsville, Kansas

Business: (620) 385-2151 • Cell: (620) 255-1811

[MFoos@FarmersNational.com](mailto:MFoos@FarmersNational.com)

[www.FarmersNational.com/MattFoos](http://www.FarmersNational.com/MattFoos)

**Jason Buschbom, Agent**

McPherson, Kansas

Cell: (620) 241-4707

[JBuschbom@FarmersNational.com](mailto:JBuschbom@FarmersNational.com)

[www.FarmersNational.com/JasonBuschbom](http://www.FarmersNational.com/JasonBuschbom)



Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

## Property Information

**Location:** From Wellsford, Kansas, three-quarters of a mile east on Highway 54 and four miles north on SW/NW 150th Avenue.

**Legal Description:** NE/4 of Section 24-27S-16W, Kiowa County, Kansas.

**Property Description:** This property is ready to hunt!! Located in between Greensburg, Kansas and Pratt, Kansas, this tract is ready for stands to go up in prime locations and start filling tags. From walking this parcel, and from the number of old sheds found, this property has been a deer sanctuary for quite some time.

This land sits three miles to the south of Pratt Sandhills State Wildlife Management area. The north half of this tract features six foot tall native grass sprinkled with cedar trees and plum thickets. It is rolling terrain with the high spots running along both roads, which hide the interior of the property. The native grass holds pheasants and numerous coveys of quail. It also provides cover and a bedding area for the deer.

The shelter belt divides the property in half running east to west. It is a thick shelter belt made up of cedar, black locust, catalpa, and some cottonwoods. The shelter belt provides shelter and is loaded with whitetail sign. There are trails throughout, scrapes, and thigh sized rubs. A person can't walk 20 yards without coming across a scrape or a tree rubbed up. The shelter belt has two areas that extend out to the north that create a nice woodlot. These two areas are rather large and have locust trees and willow trees that have been allowed to grow and have become some substantial wood lots. Most of the sheds found were in these acreages of trees that bubble out from the shelterbelt. With the shelterbelt running east and west, there are numerous stand locations on either side for the predominant south or north winds. There are some great areas of elevation in the native grass that would provide a superb spot for a tower blind to oversee the draws running up into the shelter belt. Ground blind possibilities are endless.

The south side of the shelter belt has been grazed and is very short native grass. There are small groves of cedar trees, plum thickets, and a couple cottonwood grove areas. This area could continue

to be leased out for grazing rights and provide some income. For the hunter, this side of the property could be developed to look exactly like the north half of the property in a couple years if left ungrazed and the native grass is left to take over. There are already a couple cottonwood trees for stand sites and the cedar trees could be allowed to stand for even more cover. Once the south side of the property matched the north side, the shelter belt in the middle would be an absolute gold mine for deer activity. The possibilities are endless. There could also be a food plot strategically placed in the center of the south side. A food plot would not be needed as there are plenty of pivots that surround the property, where the deer probably feed overnight.

This property is great for the hunter that is ready to put up stands and start hunting but also has plenty of potential for the deer manager that wants to make improvements.

### Farm Data:

Cropland	78.86 acres
Pasture	68.30 acres
Non-crop	1.97 acres
Trees	<u>7.60 acres</u>
Total	155.56 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	51.9 acres	31 bushels
Grain Sorghum	28.0 acres	50 bushels

**2021 Taxes:** \$113.79



### Aerial Photo



### Soil Map



### Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5929	Pratt loamy fine sand, 5 to 12 percent slopes	68.76	43.92	0	32	4e
5971	Tivin fine sand, 10 to 30 percent slopes	36.78	23.49	0	17	6e
5907	Langdon fine sand, 0 to 15 percent slopes	33.41	21.34	0	24	6e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	15.73	10.05	0	32	3e
5961	Solvay loamy fine sand, 0 to 2 percent slopes	1.86	1.19	0	50	2e
TOTALS		156.55(*)	100%	-	26.98	4.77



# 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 March 15, 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 High Plains Title, LLC.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with High Plains Title, 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 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 March 15, 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 High Plains Title, LLC.

**Sale Method:** The real estate will be offered in one individual 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:** Barbara K. Thompson and The Butler Family Trust

**Auctioneer:** Van Schmidt

**Online Simulcast Bidding Procedure:** The online bidding begins on **Friday, February 11, 2022, at 9:00 AM. Bidding will be simultaneous with the live auction on Tuesday, February 15, 2022, 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.

