

LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,983+/- Acres Offered in Eight Tracts

Greeley County, Kansas

Monday, February 28, 2022 • 1:00 PM MST

Greeley County Fairgrounds 4-H Building | 950 Ingalls Avenue, Tribune, Kansas

Stock Photo

L-2200179

Highlights:

- Productive dry cropland
- Close to local grain and feed markets

ONLINE SIMULCAST BIDDING

Starts Wednesday, February 23, 2022 at 8:00 AM.

Closes Monday, February 28, 2022 at close of live event.

To Register and Bid on this Auction, go to:

www.FNCBid.com



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For additional information, please contact:

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Newton, Kansas

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Property Information

Property Location: Tracts are located in an area 10 miles southwest of Tribune, Kansas.

Legal Description:

- **Tract 1:** All of Section 17-T20S-R42W
- **Tract 2:** NW4 of Section 20-T20S-R42W
- **Tract 3:** SE4 of Section 20-T20S-R42W
- **Tract 4:** NW4 of Section 21-T20S-R42W
- **Tract 5:** N2 of Section 10-T20S-R41W
- **Tract 6:** E2 of Section 11-T20S-R41W
- **Tract 7:** E4 of Section 12-T20S-R41W
- **Tract 8:** S2 of SW4 Section 12-T20S-R41W

Property Description: Productive Greeley County, Kansas dryland farms with nearly 100% tillable soils. This is a great opportunity to purchase individual tracts of quality dry cropland at auction. **Attend and be prepared to bid and buy!**

Farm Data:

• Tract 1:	
FSA Cropland	628.86 acres
Non-crop	<u>2.14 acres</u>
Total	631.00 acres
• Tract 2:	
FSA Cropland	<u>160.16 acres</u>
Total	158.00 acres
• Tract 3:	
FSA Cropland	155.98 acres
Non-crop	<u>2.02 acres</u>
Total	158.00 acres
• Tract 4:	
FSA Cropland	144.88 acres
Non-crop	<u>14.12 acres</u>
Total	159.00 acres
• Tract 5:	
FSA Cropland	315.50 acres
Non-crop	<u>4.05 acres</u>
Total	322.00 acres
• Tract 6:	
FSA Cropland	<u>318.08 acres</u>
Total	316.00 acres
• Tract 7:	
FSA Cropland	<u>169.81 acres</u>
Total	160.00 acres
• Tract 8:	
FSA Cropland	<u>87.77 acres</u>
Total	79.00 acres

Note: FSA acreage exceeds taxable acreage on tracts 2, 6, 7, and 8. Final FSA acreages and yields will be determined by FSA reconstitution following completed sale.

FSA Information:

• Tract 1	Base	Yield PLC
Wheat	371.8 acres	26 bushels
• Tract 2	Base	Yield PLC
Wheat	100.8 acres	33 bushels
• Tract 3	Base	Yield PLC
Wheat	21.6 acres	26 bushels
Sorghum	41.8 acres	39 bushels
Barley	33.0 acres	37 bushels
• Tract 4	Base	Yield PLC
Wheat	83.3 acres	30 bushels
• Tract 5	Base	Yield PLC
Wheat	187.68 acres	26 bushels
• Tract 6	Base	Yield PLC
Wheat	171.9 acres	31 bushels
Barley	9.8 acres	37 bushels
• Tract 7	Base	Yield PLC
Wheat	96.3 acres	31 bushels
• Tract 8	Base	Yield PLC
Wheat	48.32 acres	26 bushels

2021 Taxes:

- **Tract 1:** \$4,007.23
- **Tract 2:** \$998.46
- **Tract 3:** \$504.01
- **Tract 4:** \$550.52
- **Tract 5:** \$2,248.39
- **Tract 6:** \$1,994.37
- **Tract 7:** \$1,067.91
- **Tract 8:** \$446.66



Stock Photo

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	369.41	59.14	0	66	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	117.89	18.87	0	65	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	111.55	17.86	0	65	3e
1422	Goshen silt loam, rarely flooded	18.25	2.92	0	56	3c
1578	Colby silt loam, 1 to 3 percent slopes	7.58	1.21	0	55	4c
TOTALS		624.68(*)	100%	-	65.21	2.82

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1856	Ulysses silt loam, 0 to 1 percent slopes	51.53	32.1	0	65	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	47.86	29.82	0	65	3e
1422	Goshen silt loam, rarely flooded	47.84	29.8	0	56	3c
1578	Colby silt loam, 1 to 3 percent slopes	7.15	4.45	0	55	4c
1761	Richfield silt loam, 0 to 1 percent slopes	6.14	3.83	0	66	3c
TOTALS		160.52(*)	100%	-	61.91	2.72

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1578	Colby silt loam, 1 to 3 percent slopes	79.0	51.19	0	55	4c
1739	Pleasant clay loam, 0 to 1 percent slopes	45.52	29.5	0	10	4w
1579	Colby silt loam, 3 to 6 percent slopes	23.46	15.2	0	54	4e
1422	Goshen silt loam, rarely flooded	4.75	3.08	0	56	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	1.18	0.76	0	65	3e
1856	Ulysses silt loam, 0 to 1 percent slopes	0.42	0.27	0	65	2c
TOTALS		154.32(*)	100%	-	41.71	3.96

Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1857	Ulysses silt loam, 1 to 3 percent slopes	48.81	29.5	0	65	3e
1739	Pleasant clay loam, 0 to 1 percent slopes	47.66	28.8	0	10	4w
1578	Colby silt loam, 1 to 3 percent slopes	34.8	21.03	0	55	4c
1856	Ulysses silt loam, 0 to 1 percent slopes	18.4	11.12	0	65	2c
1579	Colby silt loam, 3 to 6 percent slopes	15.8	9.55	0	54	4e
TOTALS		165.47(*)	100%	-	46.01	3.48

Tract 5 Aerial Photo



Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	290.7 2	89.77	0	66	3c
1422	Goshen silt loam, rarely flooded	21.78	6.73	0	56	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	9.73	3.0	0	65	3e
1739	Pleasant clay loam, 0 to 1 percent slopes	1.6	0.49	0	10	4w
TOTALS		323.8 4(*)	100%	-	65.02	3.0

Tract 6 Aerial Photo



Tract 6 Soil Map

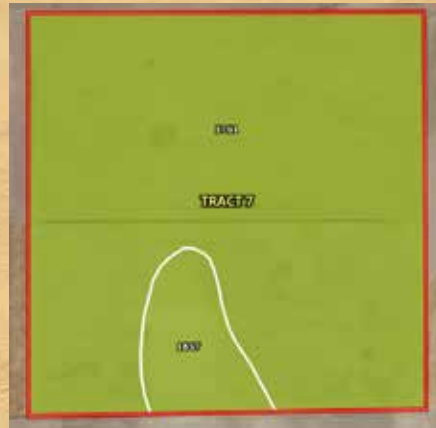


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1857	Ulysses silt loam, 1 to 3 percent slopes	136.3 7	43.59	0	65	3e
1761	Richfield silt loam, 0 to 1 percent slopes	80.46	25.72	0	66	3c
1422	Goshen silt loam, rarely flooded	75.78	24.22	0	56	3c
1578	Colby silt loam, 1 to 3 percent slopes	15.88	5.08	0	55	4c
1739	Pleasant clay loam, 0 to 1 percent slopes	4.39	1.4	0	10	4w
TOTALS		312.8 8(*)	100%	-	61.8	3.06

Tract 7 Aerial Photo



Tract 7 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	150.3 1	90.95	0	66	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	14.95	9.05	0	65	3e
TOTALS		165.2 6(*)	100%	-	65.91	3.0

Tract 8 Aerial Photo



Tract 8 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	23.49	30.88	0	66	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	20.0	26.29	0	65	3e
1422	Goshen silt loam, rarely flooded	14.62	19.22	0	56	3c
1578	Colby silt loam, 1 to 3 percent slopes	12.13	15.94	0	55	4c
1739	Pleasant clay loam, 0 to 1 percent slopes	5.83	7.66	0	10	4w
TOTALS		76.08(*)	100%	-	57.76	3.24

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 28, 2022 or such other date agreed to by the parties. Subject to current lease. Buyer will receive the Sellers one third share of the 2022 growing wheat. Buyer will pay the Sellers one third share of expenses in the growing wheat along with stubble burndown expenses on Tracts 1 and 6.

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 Greeley County Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Greeley County Abstract, 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 28, 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 Greeley County Abstract.

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 Seller and Buyer(s) will each pay one-half of 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 eight 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: Goering Family Farms

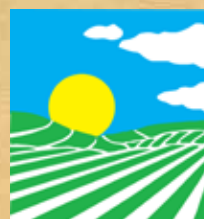
Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, February 23, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Monday, February 28, 2022, with bidding concluding at the end of the live auction.**

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

All bids on the tracts 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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