

# ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

187.96+/- Acres • Cloud Co

Wednesday

10:00 AM

**AUCTION CANCELLED**

125 Broadway Street, Clyde, Kansas

## Highlights:

- Two tracts in Section 33-5-1W
- 126.15 tillable acres with 80% being Class II soils
- Nearly 62 acres of timber and wildlife habitat
- Tract 1: Open for 2022 crop year
- Tract 2: Buyer to receive 40% share of 2022 wheat



L-2200181

## ONLINE SIMULCAST BIDDING

Starts Wednesday, March 16, 2022 at 10:00 AM.

Closes Wednesday, March 23, 2022, at close of live event.

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



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For additional information, please contact:

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# Property Information

## Location:

From Highway 9 in Clyde, Kansas, travel half a mile west on Washington Street, then a quarter mile south, one mile west, and half a mile south.

## Legal Description:

- **Tract 1:** Govt Lots 2 & 6 Section 33-T05-R01
- **Tract 2:** NW1/4 NW1/4 & Govt Lot 4 Section 33-T05-R01 AND Govt Lot 1 Section 32-T05-R01

## Property Description:

**ABSOLUTE AUCTION!** Here is a tremendous opportunity to add a productive dryland farm to your operation or secure a secluded hunting property with heavy timber and nearly a mile and a half of Republican River access. The farm boasts a 48 bu/ac approved yield for soybeans and has supported a corn/soybean/wheat rotation. The 126.15 cropland acres are mostly flat and comprised of predominately Class II soils. In addition to consistent income, the sportsman will find frequent waterfowl activity and a healthy population of mature bucks tucked into this bend in the river. **The farm is selling in two tracts WITHOUT RESERVE. Don't miss this opportunity!**

## FSA Information:

Tracts 1 and 2	<u>Base</u>	<u>Yield</u>
Corn	45.44 acres	115 bushels
Wheat	60.48 acres	39 bushels
Sorghum	19.69 acres	78 bushels

## Farm Data:

### Tract 1:

Cropland	67.62 acres
Non-crop	<u>23.61 acres</u>
Total	91.23 acres

### Tract 2:

Cropland	58.53 acres
Non-crop	<u>38.20 acres</u>
Total	96.73 acres

## 2021 Taxes:

- **Tract 1:** \$978.54
- **Tract 2:** \$900.16



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3521	Cass fine sandy loam, occasionally flooded	34.67	38.04	0	41	2w
2113	Inavale loamy sand, occasionally flooded	21.6	23.7	0	24	3w
3612	Grigston silty clay loam, occasionally flooded	16.28	17.86	0	79	2w
3580	Huscher silt loam, occasionally flooded	11.18	12.27	0	62	2w
9999	Water	6.6	7.24	0	-	-
3785	Tivin loamy fine sand, 5 to 15 percent slopes	0.8	0.88	0	21	6e
TOTALS		91.14(*)	100%	-	43.19	2.29

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3580	Huscher silt loam, occasionally flooded	50.65	52.4	0	62	2w
3521	Cass fine sandy loam, occasionally flooded	20.91	21.63	0	41	2w
9999	Water	10.81	11.18	0	-	-
3785	Tivin loamy fine sand, 5 to 15 percent slopes	10.5	10.86	0	21	6e
2113	Inavale loamy sand, occasionally flooded	3.12	3.23	0	24	3w
3612	Grigston silty clay loam, occasionally flooded	0.63	0.65	0	79	2w
2117	Inavale-Munjor complex, frequently flooded	0.04	0.04	0	22	3w
TOTALS		96.66(*)	100%	-	44.94	2.53

# 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 April 22, 2022 or such other date agreed to by the parties. Subject to current lease.

**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 Cloud Republic County 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 Cloud Republic County 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 or April 22, 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 Cloud Republic County Title, 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. 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 two 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:** This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

**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:** Jolene Moore, Laura Adkins, David Seifert, Scott Seifert

**Auctioneer:** Van Schmidt

**Online Simulcast Bidding Procedure:** The online bidding begins on **Wednesday, March 16, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, March 23, 2022, 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.