

# SIMULCAST AUCTION

213.14+/- Acres Offered in Two Tracts • Reno County, Kansas  
Tuesday, March 15, 2022 • 2:00 PM  
*Haven Community Building | 215 South Reno, Haven, Kansas*

Tract 1

## Highlights:

- Quality farms
- Nearly all tillable acres
- Immediate possession for 2022

L-2200190

## ONLINE SIMULCAST BIDDING

Starts Tuesday, March 8, 2022 at 8:00 AM.

Closes Tuesday, March 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:

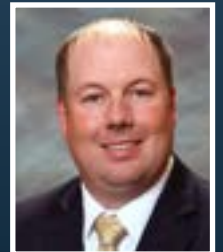
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# Property Information

## Location:

- **Tract 1:** Five miles south and one and one-half miles west of Haven, near the intersection of E Parallel Road and S Willison Road.
- **Tract 2:** Three miles south and two miles west of Haven at the intersection of E Pleasant Valley Road and S Kent Road.

## Legal Description:

- **Tract 1:** SE1/4 EXC S1/2 SE1/4 SE1/4 & TR COM SW COR SE1/4 SE1/4 FOR POB TH W453 FT N330 FT E453 FT S330 FT TO POB LESS RDWY R/W Section 31-25-04W, Reno County, Kansas, consisting of 135.3+/- acres.
- **Tract 2:** E1/2 NE1/4 EXC RD R/W Section 25-25-05W, Reno County, Kansas, consisting of 77.77+/- acres.

**Property Description:** The property is currently two separate tracts, Class II soils and below. Both farms would make a nice addition to current cropland operation.

## Farm Data:

- **Tract 1:** (FSA acres exceed taxable acres)  
 Cropland 129.10 acres  
 Waterways 7.09 acres  
 Total; 136.19 acres
- **Tract 2:** (FSA acres exceed taxable acres)  
 Cropland 78.14 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
• <b>Tract 1:</b>		
Wheat	118.9 acres	33 bushels
Corn	13.7 acres	120 bushels
Grain Sorghum	2.3 acres	82 bushels
• <b>Tract 2:</b>		
Wheat	78.1 acres	33 bushels

## 2021 Taxes:

- **Tract 1:** \$78.89
- **Tract 2:** \$886.95



Tract 1

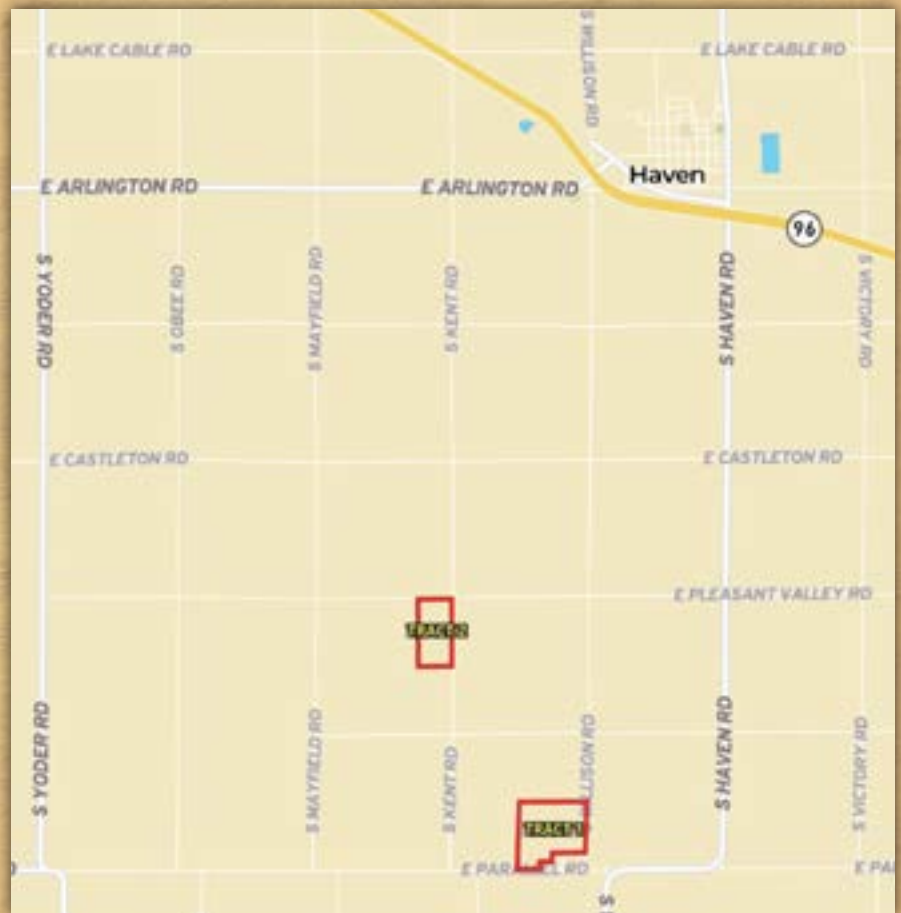


Tract 2

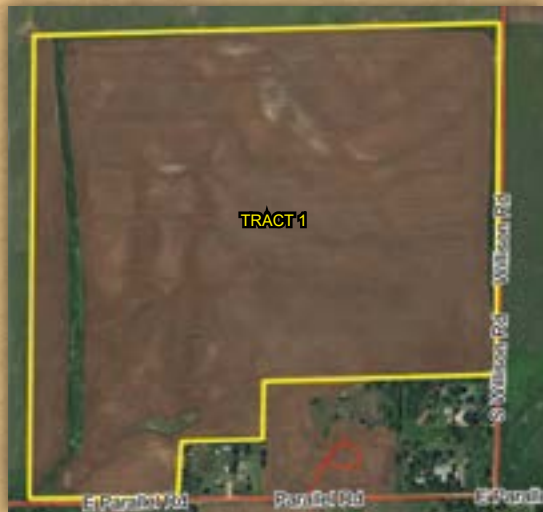


Tract 2

## Property Location Map



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6348	Jamash-Piedmont clay loams, 1 to 3 percent slopes	85.69	63.32	0	27	4s
6346	Jamash clay loam, 0 to 8 percent slopes	34.62	25.58	0	22	6s
6347	Jamash-Piedmont clay loams, 0 to 1 percent slopes	14.99	11.08	0	28	4s
TOTALS		135.32(*)	100%	-	25.83	4.51

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5925	Penalosa silt loam, 0 to 1 percent slopes	39.56	50.87	0	59	2s
5924	Ost-Clark loams, 1 to 3 percent slopes	31.02	39.89	0	69	2e
5560	Kanza-Ninnescah sandy loams, frequently flooded	7.18	9.23	0	31	5w
TOTALS		77.76(*)	100%	-	60.4	2.28

# 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 April 15, 2022 or such other date agreed to by the parties. Buyer will be granted immediate possession to perform necessary operations in preparation for 2022 crops. In the event the transaction is not closed at no fault of the Seller, the Buyer(s) will not be reimbursed for the operations or inputs.

**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 Security 1st Title, Hutchinson.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title, Hutchinson, 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 April 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 Security 1st Title, Hutchinson.

**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:** 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:** Mark L and Gwendolyn A Betzen

**Auctioneer:** Van Schmidt

**Online Simulcast Bidding Procedure:** The online bidding begins on **Tuesday, March 8, 2022, at 8:00 AM.** Bidding will be simultaneous with the live auction on **Tuesday, March 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 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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