

# ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

157.5+/- Acres • Harvey County, Kansas

Wednesday, March 30, 2022 • 11:00 AM CT

The Barn | 307 West Dean Street, Burrton, Kansas

## Highlights:

- Productive dry cropland
- Blacktop road access
- Excellent access to local grain markets

L-2200247

## ONLINE SIMULCAST BIDDING:

Starts Wednesday, March 23, 2022, at 8:00 AM and closes at end of live event.

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



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# Property Information

## Property Location:

Tract is located at the intersection of Southwest 36th and S Willow Lake Road, between Halstead and Burrton, Kansas.

## Legal Description:

SW4 or Section 36 - T23N - R3W, Harvey County, Kansas.

**Property Description:** Productive Harvey County Kansas dryland farm with nearly 100% tillable soils. This is a great opportunity to purchase a tract of quality dry cropland at auction. **Attend and be prepared to Bid and Buy!**

## Farm Data:

Cropland 158.33 FSA acres

Note: FSA cropland acres exceed assessed acres.

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	119.9 acres	44 bushels PLC
Grain Sorghum	56.4 acres	51 bushels PLC

## 2021 Taxes:

\$1,544.60

## Additional Comments:

Sellers crop insurance will transfer to Buyer at closing with Buyer paying premium.

Buyer will receive Sellers 1/3 share of growing wheat crop, Buyer will pay Sellers 1/3 share of crop expenses.

## Property Location Map





## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5961	Solvay loamy fine sand, 0 to 2 percent slopes	55.93	35.53	0	50	2e
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	50.5	32.08	0	57	2c
5886	Farnum and Funmar loams, 0 to 1 percent slopes	39.55	25.13	0	63	2c
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	11.2	7.12	0	58	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	0.23	0.15	0	66	2s
TOTALS		157.4(*)	100%	-	56.11	2.0





# 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 29, 2022, or such other date agreed to by the parties. Subject to current lease. Buyer will receive the Sellers 1/3 share of the 2022 growing wheat. Buyer will pay the Sellers 1/3 share of expenses in the growing wheat along with the crop insurance premium.

**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 First Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security First Title 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 April 29, 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 Title Security First Title.

**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 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:** 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 the 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(s):** Hutchinson Community Foundation

**Online Simulcast Bidding Procedure:** The online bidding begins on **Wednesday, March 23, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, March 30, 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.