

# FOR SALE BY BIDS

309+/- Acres • Stevens County, Kansas

BIDS DUE BY PHONE: 2:00 PM, Tuesday, November 15, 2022

*Contact Agent for Additional Details!*

## HIGHLIGHTS:

- First year CRP
- Surface and producing minerals offered separately



L-2200476

## Property Location:

From Hugoton, seven miles west on Road P, four and one-half miles north on Road 5

## Legal Description:

- Tract 1: Surface rights- Southwest 1/4 Section 19, Township 32 South, Range 38 West
- Tract 2: Surface rights- Northeast 1/4, Section 19, Township 32 South, Range 38 West
- Tract 3: Producing mineral rights: Southwest 1/4 and the Northeast 1/4, Section 19, Township 32 South, Range 38 West



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For additional information, please contact:

Cole Owens, AFM/Agent  
Garden City, Kansas  
Phone: (620) 521-1450

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



# PROPERTY INFORMATION

## Property Description:

Producing minerals and a new 10 year CRP contract offering steady income or an opportunity for crop production and grazing from the land with minimal penalties to terminate the CRP contract.

## CRP Information:

- **Tract 1:** 150.82 acres enrolled with an annual payment of \$3,118, expiring 9/30/2032
- **Tract 2:** 152.92 acres enrolled with an annual payment of \$3,162, expiring 9/30/2032

## Minimum Bids:

- **Tract 1:** Minimum opening bid: \$76,500.00
- **Tract 2:** Minimum opening bid: \$78,000.00
- **Tract 3:** Minimum opening bid: \$35,000.00

## 2021 Taxes:

- **Tract 1:** 153 tax acres - \$253.96
- **Tract 2:** 156 tax acres - \$324.66
- **Tract 3:** 320 mineral acres - \$1,345.81

## Farm Data:

- **Tract 1:**  
CRP 150.82 acres
- **Tract 2:**  
CRP 152.94 acres

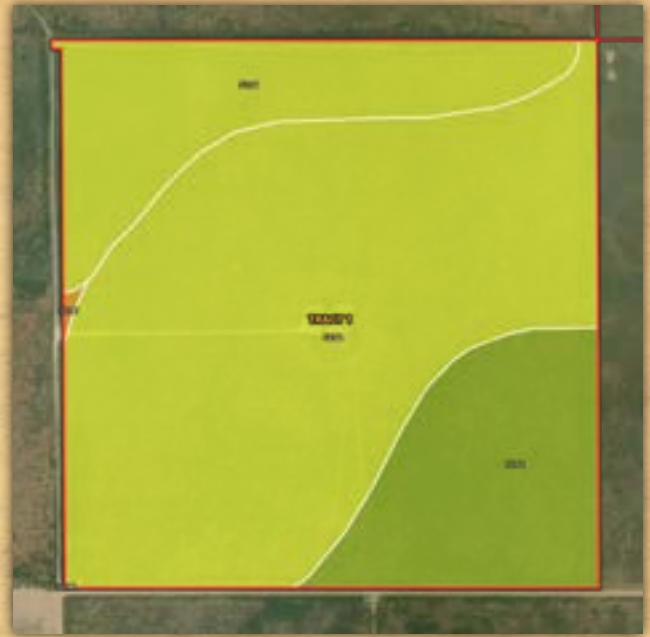
## Property Location Map



**Tract 1 Aerial Map**

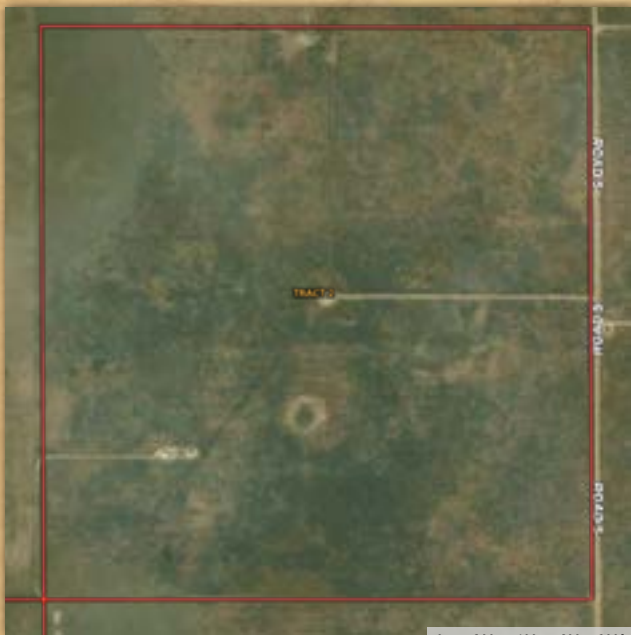


**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5232	Eva loamy fine sand, 0 to 3 percent slopes	97.12	62.86	0	29	4e
5212	Bigbow loamy fine sand, 0 to 3 percent slopes	28.56	18.49	0	45	3e
5216	Dalhart-Eva complex, 3 to 8 percent slopes	28.53	18.47	0	36	4e
5236	Eva-Optima complex, 5 to 15 percent slopes	0.29	0.19	0	23	6e
TOTALS		154.5(*)	100%	-	33.24	3.82

**Tract 2 Aerial Map**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5219	Dalhart loamy fine sand, 0 to 3 percent slopes	57.79	37.68	0	43	3e
5212	Bigbow loamy fine sand, 0 to 3 percent slopes	51.58	33.63	0	45	3e
5232	Eva loamy fine sand, 0 to 3 percent slopes	30.73	20.04	0	29	4e
5220	Dalhart loamy fine sand, 3 to 5 percent slopes	13.27	8.65	0	45	4e
TOTALS		153.36(*)	100%	-	41.04	3.29

# FOR SALE BY BID PROCEDURE

- All bidders will remain confidential during the auction process.
- To be included in the bidding pool, buyers must bid on the property prior to 2:00 PM, November 15, 2022. No new bidders will be accepted after the deadline..
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Minimum bid increment is \$20.00 per acre on the land and \$1000.00 for the minerals.
- All bids must be submitted via telephone. Call Cole Owens, Agent, at (620) 521-1450. Bids will not be accepted by voice mail or any form of electronic communication.
- If the final bids are accepted and a sales contract(s) is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.
- Minimum Opening Bids: Tract 1: \$76,500.00 • Tract 2: \$78,000.00 • Tract 3: \$35,000.00

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## TERMS

**Taxes:** Seller will pay the surface and mineral taxes, in full, due December 2022. Buyer to pay all future taxes.

**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 December 15, 2022 or such other date agreed to by the parties. Subject to CRP Contract.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Frazee Abstract and Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Frazee Abstract and Title the required earnest payment. The Seller will provide a an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of 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 December 15, 2022, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

**Sale Method:** The real estate will be offered in three individual tracts. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

**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:** Carson W Kirk Revocable Trust