

ONLINE AUCTION

78.51+/- Acres • Jewell County, Kansas

HIGHLIGHTS:

- Very unique property not often found in Kansas, high bluffs
- Abundance of deer and wildlife cover
- Unbelievable views from the middle of the property, rural water on the property, high speed fiber available



L-2200509

Online bidding starts Thursday, September 8, 2022, at 8:00 AM.
Bidding closes Thursday, September 15, 2022 at 8:00 PM.

To Register and Bid on this Auction, go to: www.fncbid.com

For additional information, please contact:

Richard Boyles, Agent

Esbon, Kansas

Phone: (785) 639-6285

RBoyles@FarmersNational.com

www.FarmersNational.com/RichardBoyles

Jason Buschbom, Agent/ Hunting Lease Network Franchise Owner

McPherson, Kansas

Phone: (620) 241-4707

JBuschbom@FarmersNational.com

www.FarmersNational.com/JasonBuschbom



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • Hunting Lease Network • FNC Ag Stock

Property Information

Property Location: Three miles west of Burr Oak on V Road, two miles north on 80 Road, and one-half mile west on X Road.

Legal Description:

S07, T02, R09W, ACRES 78.51, LOT 1 LOT 8
LESS E 20' LESS ROW.

Property Description: You're not in Kansas anymore!! When you step onto this property, your first thought will be, am I in Kansas or the foothills of Wyoming? This is a very unique property that won't be found very often in the state of Kansas.

The property rises up to the south from the north boundary. The elevation gain gives you a birds eye view of the entire 80 acres from both the east and west side of the property. There is a great drainage that runs right down the center of the property that has a mix of oaks, elm, hedge, cottonwoods, and walnut trees. It also has water throughout the drainage and the Burr Oak creek runs the width of the ground at the north end of the property, just off of the road. There is plenty of cover in the drainage and both hillsides are littered with cedar trees. The cedars also provide great cover and range from knee high to 30 feet tall!! These cedars give the deer a feeling of security but are not so thick that you can't glass through them to find game. Cattle have been on the property and have kept the grass grazed down but not over grazed. Minus the cattle on the property, the grass will grow tall and provide even more cover. The area has an abundance of deer habitat and this property sits right in the middle of it all. There are ag fields on three sides of the property that are in soybeans and corn this year. The access to the property comes from the north. The southern half of the property could serve as a sanctuary for the deer within a couple miles. They will get comfortable bedding there, and then ambush them as they make their way to feed at night or when they come back to bed in the morning. During the rut this property will be a circus of activity. With all the habitat surrounding the property, at any point in time, a Kansas monster could show up to scent check does as they bed.

This ground has the potential to be an unbelievable building site. There would have to be some implementation of infrastructure to navigate to the best building sites. Either hill side would be a phenomenal view. It all depends on if you want your house to face the rising sun in the morning or the setting sun in the evening.

This property has all kinds of hunting potential and could be a building site of what dreams are made of. Not very often do you come by a property, in Kansas, that makes you feel like your heading through the foothills of the Rocky Mountains.

Farm Data:

Pasture 78.51 acres

2022 Taxes:

\$225.84

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2740	Nuckolls-Roxbury silt loams, 0 to 30 percent slopes	26.33	33.57	0	68	6e
2664	Holdrege and Geary silty clay loams, 6 to 11 percent slopes, eroded	12.31	15.7	0	64	4e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	11.98	15.27	0	77	3e
2234	Roxbury silt loam, channeled	10.64	13.57	0	49	5w
2953	Wakeen silt loam, 3 to 7 percent slopes	6.82	8.7	0	47	4e
3844	Geary silt loam, 3 to 7 percent slopes	5.26	6.71	0	74	3e
2518	Armo loam, 1 to 3 percent slopes	3.31	4.22	0	60	2e
3755	Hord silt loam, rarely flooded	1.6	2.04	0	79	2c
2236	Roxbury silt loam, occasionally flooded	0.18	0.23	0	78	2w
TOTALS		78.43(*)	100%	-	64.66	4.46



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 October 15, 2022 or such other date agreed to by the parties. Subject to lease that expires November 1, 2022. Buyer will have full possession November 2, 2022.

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 NCK 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 NCK 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 October 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 NCK Title, LLC.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement **starting Thursday, September 8, 2022 at 8:00 AM until Thursday, September 15, 2022 at 8:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. **Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame.** All decisions of Farmers National Company 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: Bernard Kohn

Comments: Seller reserves the right to cancel the auction at any time prior to closing.

Online Bidding Procedure:

This online auction begins on
Thursday, September 8, 2022, at 8:00 AM.

Bidding closes
Thursday, September 15, 2022 at 1:00 PM.

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

