

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**1,023.45+/- Acres • Prowers County, Colorado**

**Wednesday, November 30, 2022 • 10:00 AM MT**

*Elks Lodge 1319 | 28157 South US Highway 287, Lamar, Colorado*

## Highlights:

- Very nice dryland farmland
- Offered in three tracts
- Buyer receives Seller's 1/3 share of the 2023 wheat crop
- Diversified agricultural area

L-2200584-00

## ONLINE SIMULCAST BIDDING

Starts Monday, November 21, 2022, at 8:00 AM MT.

Closes Wednesday, November 30, 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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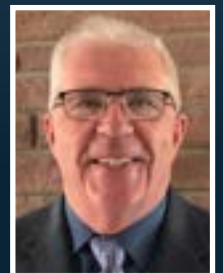
For additional information, please contact:

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# Property Information

## Location:

- **Tract 1:** From Granada, Colorado, 12 1/2 miles north then 3 1/2 miles west
- **Tract 2:** From Granada, Colorado, 11 1/2 miles north then 1 mile west.
- **Tract 3:** From Granada, Colorado, 9 1/2 miles north, then 5 1/2 miles west, then 1 1/2 miles south

## Legal Description:

- **Tract 1:** Lots 7 and 10 and the SE 1/4 (E 1/2) Sec. 5, T21S, R44W,
- **Tract 2:** S 1/2 of NW 1/4 and SW 1/4 Sec. 11, T21S, R44W and NW 1/4 of Sec. 14, T21S, R44W
- **Tract 3:** Lots 3-4 and E 1/2 of SE 1/4 (SW 1/4) Sec. 31, T21, R44W and Lots 3 to 5 and SE 1/4 of NW 1/4 (NW 1/4) Sec. 6, T22S, R44W

## Property Description:

Dry land farm land located in northeast Prowers County. Primarily a wheat or milo producing farm.

## Farm Data:

• <b>Tract 1:</b>	
Cropland	311.53 acres
Roads/Waste	<u>8.47 acres</u>
Total	320 acres
• <b>Tract 2:</b>	
Cropland	400 acres
• <b>Tract 3:</b>	
Cropland	301.09 acres
Pasture	<u>2.36 acres</u>
Total	303.45 acres

## FSA Information:

• <b>Tract 1</b>	<b>Base</b>	<b>PLC Yield</b>
Wheat	202.0.6 acres	26 bushels
• <b>Tract 2</b>	<b>Base</b>	<b>PLC Yield</b>
Wheat	261.2 acres	26 bushels
• <b>Tract 3</b>	<b>Base</b>	<b>PLC Yield</b>
Wheat	195.34 acres	26 bushels

## 2021 Taxes:

- **Tract 1:** \$436.04
- **Tract 2:** \$563.72
- **Tract 3:** \$423.84

## Property Location Map



### Tract 1 Aerial Photo



### Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WbB	Wiley silt loam, 0 to 3 percent slopes	145.94	45.51	0	36	4c
BaB	Baca silt loam, 0 to 3 percent slopes	79.65	24.84	0	38	4c
HaAB	Kandrix loam, sand and gravel substratum, 0 to 3 percent slopes	59.23	18.47	0	36	4c
CaA	Campo clay loam, 0 to 3 percent slopes	12.89	4.02	0	39	4c
CbB	Colby silt loam, 0 to 3 percent slopes	11.07	3.45	0	45	4c
PuC	Pultney loam, 1 to 5 percent slopes	9.89	3.08	0	14	6e
WbB2	Wiley and Baca soils, 0 to 3 percent slopes, eroded	2.0	0.62	0	35	4c
TOTALS		320.68(*)	100%	-	36.24	4.06



### Tract 2 Aerial Photo



### Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BaB	Baca silt loam, 0 to 3 percent slopes	157.78	40.06	0	38	4c
WbB	Wiley silt loam, 0 to 3 percent slopes	135.8	34.48	0	36	4c
CbB	Colby silt loam, 0 to 3 percent slopes	59.85	15.2	0	45	4c
CaA	Campo clay loam, 0 to 3 percent slopes	23.43	5.95	0	39	4c
HaAB	Kandrix loam, sand and gravel substratum, 0 to 3 percent slopes	14.23	3.61	0	36	4c
WbB2	Wiley and Baca soils, 0 to 3 percent slopes, eroded	2.76	0.7	0	35	4c
TOTALS		393.85(*)	100%	-	38.34	4.0



### Tract 3 Aerial Photo



### Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WbB	Wiley silt loam, 0 to 3 percent slopes	190.58	62.84	0	36	4c
BaB	Baca silt loam, 0 to 3 percent slopes	98.93	32.62	0	38	4c
Bk	Breaks-alluvial land complex	8.41	2.77	0	-	6e
WaC	Wiley silt loam, 3 to 5 percent slopes	4.48	1.48	0	36	4c
Pk	Penrose-Rock outcrop complex	0.91	0.3	0	4	6s
TOTALS		303.29(*)	100%	-	35.56	4.06



# AUCTION TERMS

**Minerals:** All minerals 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 or about January 3, 2023 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 Bison Title Company.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Bison Title Company, 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 paid by the Seller. 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 about January 3, 2023 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 Bison Title Company.

**Sale Method:** The real estate will be offered in three 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. Absentee or telephone bids will be accepted with 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:** Tract 1: Charlene A Gernon Revocable Trust Dated August 6, 2009, Charlene A Gernon Trustee, Tracts 2 and 3: John F. Gernon Trust, Charlene A Gernon Trustee

**Auctioneer:** Tyler Ambrose

**Comments:** Buyer shall receive Seller's share of any 2023 wheat crop. Buyer will reimburse Seller for Seller's share of production expenses related to the establishment of the 2023 wheat crop. Seller's wheat crop insurance shall be transferred to Buyer, Buyer will pay Seller's crop insurance premium. Buyer shall reimburse tenant at closing for tillage or sprayings of wheat stubble/summer fallow acres.

**Online Simulcast Bidding Procedure:** The online bidding begins on **Monday, November 21, 2022, at 8:00 AM MT. Bidding will be simultaneous with the live auction on Wednesday, November 30, 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 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.