

LAND AUCTION

SIMULCAST LIVE AND ONLINE

682+/- Acres • Kit Carson County, Colorado

Tuesday, November 29, 2022 • 1:30 PM MT

Burlington Community Center | 340 South 14th Street, Burlington, Colorado

Highlights:

- Very nice farmland
- Offered in three tracts
- Good-producing dry land farmland in a diversified farming area
- Near the proposed Colorado Power Pathway

L-2200584-02

ONLINE SIMULCAST BIDDING

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

Closes Tuesday, November 29, 2022, at close of live event.

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



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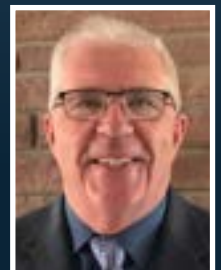
For additional information, please contact:

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Property Information

Location:

- **Tract 1:** From Stratton, Colorado, four miles west on Highway 24 to County Road 26, then one mile north, then one-half mile east on County Road W.
- **Tract 2:** From the west side of Stratton, one mile south over I 70 on County Road 30, then west three-quarters of a mile on County Road U.
- **Tract 3:** From Bethune, three miles west on Highway 24 to County Road 37, then two and one-quarter miles south.

Legal Description:

- **Tract 1:** NE 1/4 & N 1/2 of SE 1/4 of Section 32, T8S, R47W
- **Tract 2:** Parcels in the SW of Section 2 and the SE of Section 3, T9S, R47W
- **Tract 3:** SW 1/4 of Section 18 and the NW 1/4 of Section 19, T9S, R45W

Property Description:

Dry land farm land located in central Kit Carson County. Very good producing soils with wheat, corn and milo the primary crops grown. Buyer shall receive Sellers 1/3 share of the 2023 wheat crop.

Farm Data:

• Tract 1:		
Cropland	212.09 acres	
Non-crop	<u>2.91 acres</u>	
Total	215.0 acres	
• Tract 2:		
Cropland	139.36 acres	
Non-crop	<u>7.64 acres</u>	
Total	147 acres	
• Tract 3:		
Cropland	307.76 acres	
Pasture	<u>12.24 acres</u>	
Total	320 acres	

FSA Information:

• Tract 1	Base	ARC County Yield
Wheat	107.6 acres	33 bushels
• Tract 2	Base	ARC County Yield
Wheat	69.7 acres	33 bushels
• Tract 3	Base	ARC County Yield
Wheat	151.4 acres	33 bushels

2021 Taxes:

- **Tract 1:** \$743.76
- **Tract 2:** \$441.16
- **Tract 3:** \$1,322.48

Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
55	Norka-Colby silt loams, 3 to 5 percent slopes	42.96	20.44	0	51	4e
91	Wages loam, 2 to 6 percent slopes	41.46	19.72	0	36	6e
56	Norka-Colby silt loams, 5 to 15 percent slopes	24.45	11.63	0	44	6e
92	Wages loam, 6 to 15 percent slopes	18.41	8.76	0	33	6e
16	Colby silt loam, 3 to 5 percent slopes	18.16	8.64	0	30	4e
53	Norka silt loam, 1 to 3 percent slopes, eroded	16.2	7.71	0	44	3e
78	Satanta-Sampson, loams, 0 to 3 percent slopes, rarely flooded	13.55	6.45	0	44	3e
1422	Goshen silt loam, rarely flooded	13.25	6.3	0	56	3c
76	Satanta loam, 1 to 3 percent slopes	9.15	4.35	0	60	2e
5	Ascalon loam, 1 to 3 percent slopes	7.03	3.34	0	30	3e
17	Colby silt loam, 6 to 15 percent slopes	3.65	1.74	0	48	6e
36	Kimst loam, 1 to 5 percent slopes	1.59	0.76	0	28	4e
96	Weld-Norka silt loams, 0 to 3 percent slopes	0.35	0.17	0	32	3e
75	Sampson loam, 0 to 2 percent slopes, rarely flooded	0.02	0.01	0	32	3c
TOTALS		210.2 1(*)	100%	-	42.6	4.51



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
82	Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes	60.21	41.42	0	27	6e
36	Kimst loam, 1 to 5 percent slopes	32.01	22.02	0	28	4e
1422	Goshen silt loam, rarely flooded	25.45	17.51	0	56	3c
74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	18.67	12.84	0	26	3e
78	Satanta-Sampson, loams, 0 to 3 percent slopes, rarely flooded	6.18	4.25	0	44	3e
95	Weld silt loam, 0 to 3 percent slopes	2.61	1.8	0	48	3c
57	Norka-Colby-Weld silt loams, 3 to 5 percent slopes	0.13	0.09	0	51	4e
22	Eckley-Wages complex, 4 to 20 percent slopes	0.09	0.06	0	23	6e
TOTALS		145.3 6(*)	100%	-	33.29	4.47



Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
43	Kuma-Keith silt loams, 0 to 2 percent slopes	167.2 3	50.71	0	50	2c
52	Norka silt loam, 0 to 3 percent slopes	81.89	24.83	0	49	3e
91	Wages loam, 2 to 6 percent slopes	30.33	9.2	0	36	6e
25	Glenberg, rarely flooded-Bankard, occasionally flooded, complex, 0 to 3 percent slopes	18.5	5.61	0	22	3e
39	Kimst-Richfield, eroded complex, 1 to 5 percent slopes	9.86	2.99	0	22	4e
74	Richfield silty clay loam, dry, 0 to 2 percent slopes, eroded	8.4	2.55	0	26	3e
69	Pleasant silty clay loam, 0 to 1 percent slopes, occasionally ponded	6.27	1.9	0	17	6w
36	Kimst loam, 1 to 5 percent slopes	6.02	1.83	0	28	4e
78	Satanta-Sampson, loams, 0 to 3 percent slopes, rarely flooded	0.67	0.2	0	44	3e
14	Canyon-Rock outcrop complex, 5 to 60 percent slopes	0.54	0.16	0	1	7s
82	Stoneham-Kimst-Fort Collins loams, 5 to 15 percent slopes	0.07	0.02	0	27	6e
TOTALS		329.7 8(*)	100%	-	44.32	2.88



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 Kit Carson County Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Kit Carson County Abstract, 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 Kit Carson County Abstract.

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: Charlene A Gernon Revocable Trust Dated August 6, 2009, 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 Tuesday, November 29, 2022, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
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.