

LAND AUCTION

SIMULCAST LIVE AND ONLINE

236.30+/- Acres • Dickinson County, Kansas

Tuesday, October 25, 2022 • 10:00 AM

Sterl Hall | 1619 Rogers Street, Abilene, Kansas

Highlights:

- 113.66 acres of good quality upland farmland with large pond stocked with catfish
- All-season cabin with heat, sewer, and water for recreational use
- Excellent hunting (deer, upland game birds, waterfowl) and fishing



L-2200593

ONLINE SIMULCAST BIDDING

Starts Monday, October 17, 2022, at 10:00 AM.

Closes Tuesday, October 25, 2022, at close of live event.

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



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For additional information, please contact:

Fred Olsen, AFM/Agent

Manhattan, Kansas

Mobile: (620) 285-9131

Business: (785) 320-2033

FOlsen@FarmersNational.com

www.FarmersNational.com/FredOlsen



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Property Information

Property Location: Five miles north of K-18 Highway on Jeep Road and 3500 Avenue. 1.25 miles south of Industry Kansas, on Jeep Road and 3500 Avenue.

Legal Description: The SW1/4 and the South 1/2 of the NW1/4 minus a triangular piece of land in the NE corner of the S1/2 of the NW1/4, of Section 12, Twp 11 S, Rng 2 E of the 6th PM, Dickinson County, Kansas.

Property Description: Well maintained farm in northern Dickinson County. This farm has something for every potential buyer. Crop land, pasture, CRP, hay meadows, wildlife plantings, and excellent hunting and fishing opportunities. Deer, quail, turkeys, geese, and ducks with the addition of a large pond stocked with catfish. Property includes an all-weather cabin, furnished with the amenities of home.

Farm Data:

Cropland	113.66 acres
Hayland	26.94 acres
Pasture	71.99 acres
CRP	10.4 acres
Timber	8.55 acres
Buildings	<u>4.76 acres</u>
Total	236.30 acres

FSA Information:

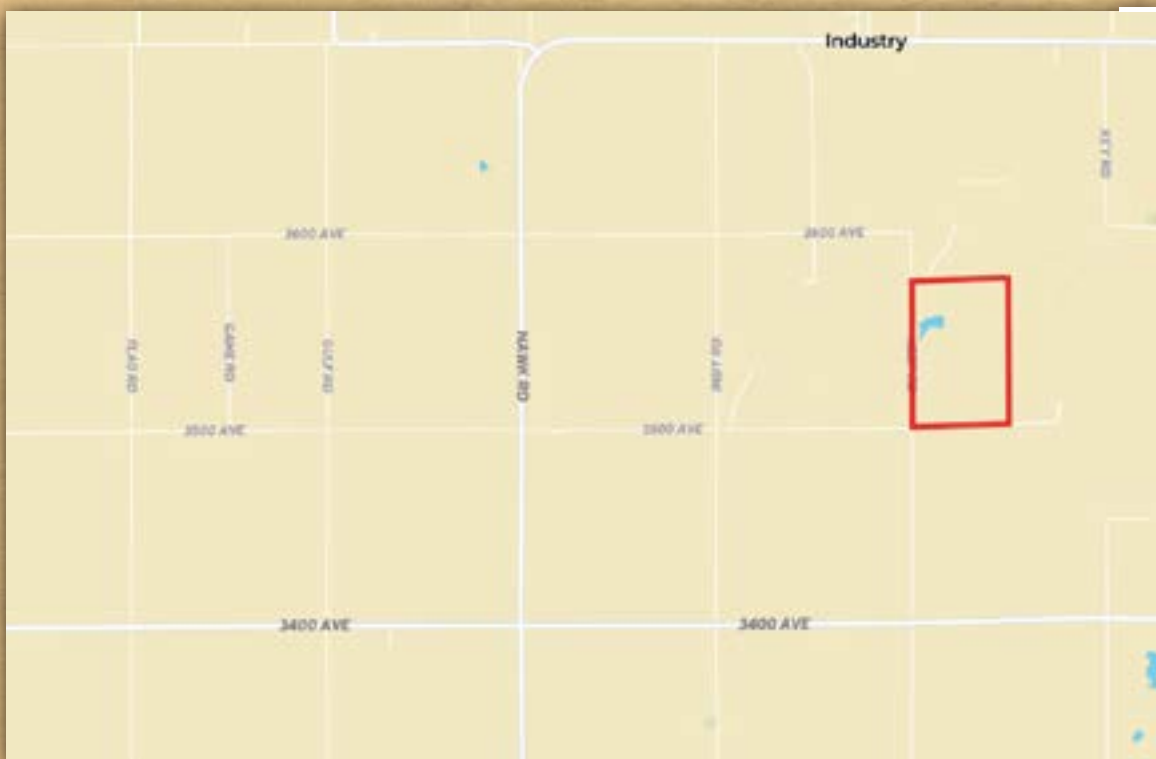
	<u>Base</u>	<u>Yield</u>
Wheat	88.33 acres	40 bushels
Grain Sorghum	15.3 acres	48 bushels
Soybeans	8.2 acres	32 bushels

Improvements: Cabin, storage shed, barn, and machinery shed.

CRP: 5.5 acres with an annual payment of \$330, expiring September 30, 2026. 4.9 acres with an annual payment of \$626, expiring September 30, 2026.

2021 Taxes: \$2,754.90

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4673	Irwin silty clay loam, 3 to 7 percent slopes	175.3 2	74.03	0	59	4e
4671	Irwin silty clay loam, 1 to 3 percent slopes	19.65	8.3	0	58	3s
3828	Crete silty clay loam, 1 to 3 percent slopes	17.22	7.27	0	64	2e
4560	Clime silty clay loam, 7 to 15 percent slopes	16.49	6.96	0	38	6e
3775	Muir silt loam, rarely flooded	8.16	3.45	0	84	1
TOTALS		236.8 1(*)	100%	-	58.69	3.81



All-Weather Cabin



Inside Cabin



Barn and Silo



Pond Stocked with Catfish



Milo

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2022 payable in 2023 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 November 28, 2022, 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 Security 1st Title, Abilene.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title, Abilene, 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 November 28, 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 Security 1st Title, Abilene.

Sale Method: The real estate will be offered in one 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. 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: Elsasser Properties LLC

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, October 17, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, October 25, 2022, with bidding concluding at the end of the live auction.**

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.

