

LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,114.08+/- Acres • Seward County, Kansas

Monday, November 21, 2022 • 10:00 AM

Seward County Event Center, 810 Stadium Avenue, Liberal, Kansas

Highlights:

- Dryland and irrigated cropland
- Offered in four tracts
- Close to multiple grain markets

L-2200611

ONLINE SIMULCAST BIDDING

Starts Tuesday, November 15, 2022 at 9:00 AM.

Closes Monday, November 21, 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

Property Location:

From the intersection of Highways 83 and 160, go three miles east to Tract 1. The remaining tracts are two miles south.

Legal Description:

- **Tract 1:** East 1/2 17-32-32
- **Tract 2:** West 1/2 29-32-32
- **Tract 3:** Northeast 1/4 29-32-32
- **Tract 4:** North 1/2 28-32-32

FSA Information:

• Tract 1:	<u>Base</u>	<u>Yield</u>
Wheat	48.33 acres	43 bushels
Corn	257.17 acres	200 bushels
305.51 Cropland Acres		

• Tract 2:	<u>Base</u>	<u>Yield</u>
Corn	313.46 acres	163 bushels
313.46 Cropland Acres		

• Tract 3:	<u>Base</u>	<u>Yield</u>
Wheat	110.12 acres	35 bushels
Corn	10.79 acres	163 bushels
131.81 Cropland Acres		

• Tract 4:	<u>Base</u>	<u>Yield</u>
Wheat	243.55 acres	36 bushels
Grain Sorghum	70.58 acres	94 bushels
314.13 Cropland Acres		

Division of the crop base acres on Tracts 2, 3 and 4 are subject to final approval of the Seward County FSA office.

Irrigation Equipment:

The center pivots and irrigation motors are owned by the operators and not included with this sale. The irrigation pumps and gear drives are included with this sale. No warranty expressed or implied. Irrigation gas by TKO.

Well Information:

- **Tract 1:** Pumps 1200 GPM
 - **Tract 2:** Pivots currently nozzled for a total of 1100 GPM. Capable of 1200 GPM.
- Contact the agent for more details about the irrigation wells and permits.

Minerals:

Minerals are not included with this sale.

2021 Taxes:

- **Tract 1:** \$6,729.70 - 312.02 tax acres
 - **Tract 2:** \$5,757.34 - 312.67 tax acres
 - **Tract 3:** \$470.60 - 158.49 tax acres
- Tracts 2 and 3 currently taxed as one unit.
- **Tract 4:** \$1,055.08 - 330.9 tax acres

2023 Wheat:

Tracts 1, 3 and 4: The Buyer will receive the Seller's 25% net share of the growing wheat. The Buyer will have full possession of the wheat acres after harvest or failure of the crop.

Tract 2: The Buyer will receive 100% of the growing wheat. At closing, the Buyer will reimburse the Seller \$5,424.00 for weed control and wheat planting expenses.

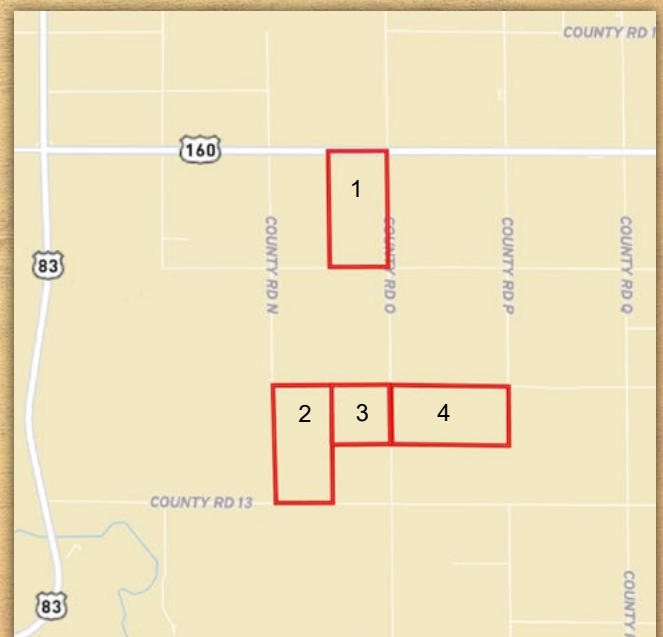
Wheat Insurance:

At the Seller's discretion, the Seller's wheat insurance will be transferred to the Buyer with the premium due the insurance company at closing. Buyer acknowledges that he will accept transfer of the current crop insurance policy and payment of all related premiums. Buyer affirms that he is eligible for the RMA premium subsidy subject to a proper AD-1026 on file with the Farm Service Agency office in which the land is located.

Manure:

Tract 1: At closing, the Buyer will reimburse the operator \$17,833.00 for manure at the rate of 25 tons per acre the spring of 2022.

Location Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2801	Spearville silty clay loam, 0 to 1 percent slopes	161.77	51.86	0	66	2s
1761	Richfield silt loam, 0 to 1 percent slopes	103.08	33.05	0	66	3c
1754	Richfield and Ulysses complexes, bench leveled	36.77	11.79	0	63	2c
1856	Ulysses silt loam, 0 to 1 percent slopes	10.31	3.31	0	65	2c
TOTALS		311.93(*)	100%	-	65.61	2.33

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1856	Ulysses silt loam, 0 to 1 percent slopes	247.41	79.01	0	65	2c
1761	Richfield silt loam, 0 to 1 percent slopes	43.33	13.84	0	66	3c
1572	Colby loam, 5 to 12 percent slopes	15.37	4.91	0	45	6e
2714	Ness clay, frequently ponded	7.02	2.24	0	8	6w
TOTALS		313.13(*)	100%	-	62.88	2.42

Tract 3 Soil Map

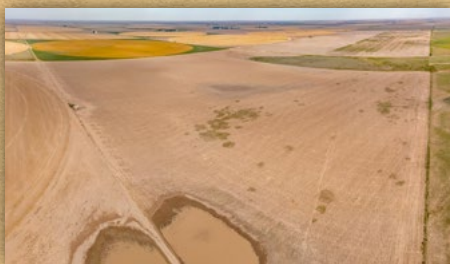


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	95.36	60.4	0	66	3c
2714	Ness clay, frequently ponded	33.57	21.26	0	8	6w
1856	Ulysses silt loam, 0 to 1 percent slopes	28.96	18.34	0	65	2c
TOTALS		157.88(*)	100%	-	53.49	3.45

Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5218	Dalhart fine sandy loam, 1 to 3 percent slopes	189.33	59.47	0	49	3c
1761	Richfield silt loam, 0 to 1 percent slopes	80.98	25.44	0	66	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	30.96	9.73	0	65	2c
2714	Ness clay, frequently ponded	6.5	2.04	0	8	6w
5231	Eva-Optima-Dalhart complex, 0 to 5 percent slopes	6.38	2.0	0	33	4e
5246	Manter-Dalhart complex, 1 to 3 percent slopes	3.42	1.07	0	47	3e
1857	Ulysses silt loam, 1 to 3 percent slopes	0.77	0.24	0	65	3e
TOTALS		318.35(*)	100%	-	53.74	2.98



AUCTION TERMS

Minerals: Seller reserves all mineral interests.

Taxes: Real estate taxes for 2022 payable in 2022 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 January 5, 2023 or such other date agreed to by the parties. Subject to current lease on the growing wheat on Tracts 3 and 4.

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 American Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with American Title, 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 January 5, 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 American Title.

Sale Method: The real estate will be offered in four 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: Reta Jane Kane LLC

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Tuesday, November 15, 2022, at 9:00 AM. Bidding will be simultaneous with the live auction on Monday, November 21, 2022, with bidding concluding at the end of the live auction.**

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

