

# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**305.82+/- Acres • Kiowa County, Kansas**

**Friday, November 18, 2022 • 2:00 PM**

***Kiowa County Community Center | 720 North Bay, Greensburg, Kansas***

## Highlights:

- Non-irrigated cropland
- CRP acres provide cover for wildlife and income
- Pasture with water source



L-2300011

## ONLINE SIMULCAST BIDDING

Starts Monday, November 14, 2022, at 10:00 AM.

Closes Friday, November 18, 2022, at close of live event.

To Register and Bid on this Auction, go to: [www.fnccbid.com](http://www.fnccbid.com)

For additional information, please contact:

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# Property Information

**Location:** From Greensburg, Kansas, four miles east on Highway 54 and then four miles south on 39th Avenue.

**Legal Description:** S/2 of Section 6-29S-17W  
Kiowa County, Kansas.

**Property Description:** Looking for upland game? This is your farm! With 160 acres of established native grass, there is already a healthy bird population.

This farm has crop land that sits right in the middle of the 160 acres of CRP. Not only will there be income from the CRP, but that crop land will also be a source of income while providing feed for your upland game birds.

The CRP grass is well established and is tall and thick throughout. Plenty of cover and nesting for the birds. There was also an abundance of doves flying around the pasture. The pasture could continue to hold cattle for another source of income or could be given the time to let grow up for more cover. There are some cedars and other trees starting to grow in the pasture. There is the possibility for some whitetail deer hunting on this farm as well. There is feed, cover in the CRP, and a water source with the windmill. A quail guzzler has been installed on the far west end of the pasture that sits just inside the fence line of the CRP. This guzzler provides a water source when there is rain and protection from hawks.

If hunting upland birds is a big part of your recreational time, or you are looking for a property with great potential to develop for whitetail deer hunting, this property is for you!

## Farm Data:

Cropland	100.79 acres
Pasture	42.33 acres
Non-crop	2.24 acres
CRP	<u>161.29 acres</u>
Total	306.65 acres

(FSA acres exceed taxable acres)

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	82.88 acres	26 bushels
CRP Reduction Acres -	13.0	
Oats CRP Reduction Acres -	1.9	
Grain Sorghum	17.9 acres	39 bushels
CRP Reduction Acres -	47.74	
Barley CRP Reduction Acres -	4.3	

**Improvements:** Windmill and Tank

**CRP:** 99.59 acres currently enrolled with an annual payment of \$4,706, and an expiration date of 9/30/2031. 61.7 acres currently enrolled with an annual payment of \$1,798, and an expiration date of 9/30/2030.

**2021 Taxes:** \$1,785.72

**Wheat Crop:** Buyer will receive Seller's 1/3 interest in the 2023 wheat crop. Buyer will be responsible for Seller's 1/3 share of expenses for the 2023 wheat crop. Buyer will reimburse Seller at closing for expenses already paid toward the 2023 wheat crop.



## Aerial Photo



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	193.98	63.45	0	78	2e
2677	Holdrege-Coly association, 3 to 11 percent slopes, eroded	70.15	22.95	0	67	4e
2586	Coly-Tobin silt loams, 0 to 15 percent slopes	37.01	12.11	0	57	6e
2612	Harney silt loam, 0 to 1 percent slopes	4.56	1.49	0	71	2c
TOTALS		305.7(*)	100%	-	72.83	2.94



## Property Location Map



# 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 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 tenant's interest in the 2023 wheat crop.

**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 High Plains 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 High Plains 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 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 High Plains Title, LLC.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres

**Sale Method:** The real estate will be offered in one individual 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:** The Heidrich Family Revocable Living Trust; Sharon A. Graver Revocable Living Trust

**Auctioneer:** Van Schmidt

**Online Simulcast Bidding Procedure:** The online bidding begins on **Monday, November 14, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Friday, November 18, 2022, with bidding concluding at the end of the live auction.**

**To register and bid on this auction go to:**  
**[www.fnccbid.com](http://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.