

LAND AUCTION

SIMULCAST LIVE AND ONLINE

446.74+/- Acres • Cloud County, Kansas

Monday, November 28, 2022 • 10:00 AM

Clyde VFW | 401 Washington Street, Clyde, Kansas

Highlights:

- Offered in four tracts
- Tract 1: Wheat to buyer, no expenses
- 97% tillable across all tracts
- Easy access via blacktop and gravel



L-2300032

ONLINE SIMULCAST BIDDING

Starts Monday, November 21, 2022, at 10:00 AM.

Closes Monday, November 28, 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:

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Belleville, Kansas

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www.FarmersNational.com/MattDowell



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Property Information

Directions to Property:

- **Tract 1:** One-half mile southwest of Clyde, Kansas, on Highway 9
- **Tract 2:** One-half mile southwest of Clyde, Kansas, on Highway 9, then one-half mile south on 280th Road
- **Tract 3:** Two and one-half miles southwest of Clyde, Kansas, on Highway 9, then two and one-half miles south on 260th Road
- **Tract 4:** Five and one-half miles southwest of Clyde, Kansas, on Highway 9, then one and one-half miles north on 230th Road.

Legal Description:

- **Tract 1:** NE1/4 lying south of MOP RR ROW EXC RD ROW Section 34-5-1 and 2.04 acres in GOVT LOT 8 S OF MOP RR ROW EXC RD ROW Section 27-5-1
- **Tract 2:** E1/2 SW1/4 EXC N 8' OF W 660' Section 35-5-1 and S 16.5' of NW1/4 & N 8' of W1/2 SW1/4 EXC RD ROW Section 35-5-1
- **Tract 3:** N1/2 SW1/4 & S1/2 NW1/4 EXC TR BEG 132' S & 50' E OF NW COR OF SW1/4 NW1/4; TH E 420.25', S 470.25', W 420.25', N TO POB Section 16-6-1
- **Tract 4:** S1/2 SE1/4 Section 23-5-2

Property Description:

Mark your calendars! This is a once-in-a-generation offering of PRIME Cloud County cropland. The farms will be offered in four individual tracts totaling 433.67 tillable acres of flat to gently sloping land. The land is 97% tillable and comprised of 82% Class II soils. Tracts 1, 2, and 4 are primarily Huscher silt loam soils with the majority of Tract 3 being Crete silt loam. Wheat planted on Tract 1 will transfer to the buyer at closing with no input expenses to be reimbursed. Three of the four tracts have blacktop frontage for easy access to terminal grain market. **These are investment-grade farms. Don't miss this opportunity!**

2022 Taxes:

- **Tract 1:** \$2,592.20
- **Tract 2:** \$1,357.62
- **Tract 3:** \$2,903.94
- **Tract 4:** \$1,311.72

Farm Data:

• Tract 1		
Cropland	134.57 acres	
Non-crop	<u>1.65 acres</u>	
Total	132.46 acres	
• Tract 2		
Cropland	76.48 acres	
Non-crop	1.27 acres	
Grass	<u>3.22 acres</u>	
Total	80.97 acres	
• Tract 3		
Cropland	145.14 acres	
Non-crop	2.42 acres	
Grass	<u>6.0 acres</u>	
Total	153.56 acres	
• Tract 4		
Cropland	77.48 acres	
Non-crop	<u>2.27 acres</u>	
Total	79.75 acres	

FSA Information:

• Tract 1	Base	Yield
Wheat	57.10 acres	46 bushels
Sorghum	23.43 acres	101 bushels
Sunflowers	7.67 acres	1,461 pounds
Soybeans	34.66 acres	44 bushels
• Tract 2	Base	Yield
Wheat	33.84 acres	46 bushels
Sorghum	13.88 acres	101 bushels
Sunflowers	4.54 acres	1,461 pounds
Soybeans	20.54 acres	44 bushels
• Tract 3	Base	Yield
Wheat	64.16 acres	46 bushels
Sorghum	26.32 acres	101 bushels
Sunflowers	8.61 acres	1,461 pounds
Soybeans	38.94 acres	44 bushels
• Tract 4	Base	Yield
Wheat	32.86 acres	46 bushels
Sorghum	13.48 acres	101 bushels
Sunflowers	4.41 acres	1,461 pounds
Soybeans	19.95 acres	44 bushels

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3580	Huscher silt loam, occasionally flooded	85.99	64.69	0	62	2w
3521	Cass fine sandy loam, occasionally flooded	46.73	35.16	0	41	2w
2113	Inavale loamy sand, occasionally flooded	0.21	0.16	0	24	3w
TOTALS		132.9 2(*)	100%	-	54.56	2.0



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3580	Huscher silt loam, occasionally flooded	61.69	77.76	0	62	2w
2113	Inavale loamy sand, occasionally flooded	7.4	9.33	0	24	3w
3521	Cass fine sandy loam, occasionally flooded	6.23	7.85	0	41	2w
3581	Huscher silty clay loam, occasionally flooded	4.01	5.05	0	69	2w
TOTALS		79.33(*)	100%	-	57.16	2.09



Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	90.12	58.74	0	64	2e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	54.01	35.2	0	55	3e
3826	Crete silt loam, 3 to 7 percent slopes	9.3	6.06	0	63	3e
TOTALS		153.4 3(*)	100%	-	60.77	2.41



Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3580	Huscher silt loam, occasionally flooded	73.69	92.48	0	62	2w
2113	Inavale loamy sand, occasionally flooded	5.98	7.51	0	24	3w
TOTALS		79.68(*)	100%	-	59.14	2.08



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 2022/2023 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 December 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 Cloud Republic County 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 Cloud Republic County 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 December 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 Cloud Republic County Title, LLC.

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: Clinton W Detrixhe Trust

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, November 21, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Monday, November 28, 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.



LAND AUCTION

446.74+/- Acres • Cloud County, Kansas

Monday, November 28, 2022 • 10:00 AM

Clyde VFW | 401 Washington Street, Clyde, Kansas

Offered in Four Tracts!

Tract 1: 132.46± acres • Tract 2: 80.97± acres

Tract 3: 153.56± acres • Tract 4: 79.75± acres

Tract 1: \$ _____

Tract 2: \$ _____

Tract 3: \$ _____

Tract 4: \$ _____

