

LAND AUCTION

SIMULCAST LIVE AND ONLINE

477.3+/- Acres Offered in Five Tracts

Reno and Harvey Counties, Kansas

Wednesday, January 25, 2023 • 10:00 AM

Inman Community Building | 406 East Center, Inman, Kansas

Highlights:

- Irrigated farm including a Valley 7 tower pivot with swing arm, John Deere power unit, pump and gearhead with an excellent water permit
- All tracts would make a great addition to your operation
- Great farming area
- Tracts 3 and 5 offer good cover for wildlife
- Possession at closing

L-2300109

ONLINE SIMULCAST BIDDING

Starts Wednesday, January 18, 2023, at 8:00 AM.

Closes Wednesday, January 25, 2023, at close of live event.

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

For additional information, please contact:

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There is something for everyone at this auction. Tract 1 is a highly productive Reno County irrigated farm, irrigated by water rights 5789 and 36943, for 240 irrigated acres with 314 AF at a rate of 1410 gpm, including a Valley 7 tower pivot with a swing arm, John Deere power unit, irrigation pump, gearhead and tail water pit pump. The dryland parcels are some of the most productive soils in the area. Tract 5 has an existing CRP contract with a rental rate of \$72.00 per acre, expiring 9-30-2023. These properties would make a great addition to your farm operations.

Property Location Map



Property Information

Legal Description:

- **Tract 1:** 1. S13, T22, R04W, ACRES 19.5, TR BEG 165FT W OF SE COR OF NW /4 FOR POB TH W 1000FT TH N 850FT TH E 1000FT STO POB and 2. S13, T22, R04W, ACRES 40.4, 165'W OF NW COR SW/4 FOR POB W 1485' S 1171.5' E 1485' N 1171 .5' TO POB and 3. S13, T22, R04W, ACRES 49.8, BEGINNING 165 FT W OF THE S1/4 COR TH N 1466.66 FT TH W 1485 FT TH S 1466.66 FT TH E1485 FT TO POB LESS ROAD R/W and 4. S13, T22, R04W, ACRES 39.02, E165' SW/4 AND W 495' OF SE/4 LESS R/W and 5. S13, T22, R04W, ACRES 52, BEG 1254' W OF SE COR SE/4 W 825' N TO 1/4 LI E 825' S TO POB and 6. S13, T22, R04W, ACRES 38.1, SE/4 SE/4 LESS RD R/W, Reno County, Kansas. Totaling 238.82+/- Acres
- **Tract 2:** 1. S12, T22, R04W, ACRES 59.5, N1980 FT OF THE W1/2 SW1/4 and 2. S12, T22, R04W, ACRES 18.7, THE S660 FT OF THE W1/2 SW1/4 LESS ROAD R/W, Reno County, KS. Totaling 78.2+/- Acres
- **Tract 3:** 1. S24, T22, R04W, N1/2 SE1/4 LESS ROAD R/W, Reno County, Kansas. Totaling 79.8+/- Acres
- **Tract 4:** 1. S12, T22, R04W, THE N1628 FT OF THE NE1/4 LYING E OF THE CENTER LINE OF BLAZE CREEK LESS ROAD R/W, Reno County, Kansas. Totaling 43.2+/- Acres.
- **Tract 5:** S18, T22, R03W, BEG NW COR NW1/4, E710, S875 TO CEN BLAZE FORK, SELY ALG CEN BLAZE FORK CRK TO A PT 1791S & 1370W NW COR NW1/4, W1370 & N TO POB, Harvey County, Kansas. Totaling 37.1+/- Acres.

Farm Data:

• **Tract 1:**
Cropland 237.06 acres
Non-crop 1.76 acres
Total 238.82 acres

• **Tract 2:**
Cropland 79.36 acres
(FSA crop acres exceed taxable acres.)

• **Tract 3:**
Cropland 69.28 acres
Recreational 10.52 acres
Total 79.80 acres

• **Tract 4:**
Cropland 40.26 acres
Non-crop 2.94 acres
Total 43.2 acres

• **Tract 5:**
Cropland 26.6 acres
CRP 4.66 acres
Recreational 5.84 acres

Total 37.1 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 1:		
Corn	124.28 acres	148 bushels
Grain Sorghum	4.33 acres	76 bushels
Soybeans	103.06 acres	46 bushels
• Tract 2:	<u>Base</u>	<u>Yield</u>
Corn	41.62 acres	148 bushels
Grain Sorghum	1.44 acres	76 bushels
Soybeans	34.51 acres	46 bushels
• Tract 3:	<u>Base</u>	<u>Yield</u>
Corn	36.29 acres	148 bushels
Grain Sorghum	1.26 acres	76 bushels
Soybeans	30.09 acres	46 bushels
• Tract 4:	<u>Base</u>	<u>Yield</u>
Corn	21.09 acres	148 bushels
Grain Sorghum	0.73 acres	76 bushels
Soybeans	17.49 acres	46 bushels
• Tract 5:	<u>Base</u>	<u>Yield</u>
Corn	13.27 acres	148 bushels
Grain Sorghum	0.46 acres	76 bushels
Soybeans	11 acres	46 bushels

Improvements:

- **Tract 1:** Farm shed built in 1982. 60 x 40 with 14 foot sidewalls, partial concrete floor

CRP:

- **Tract 5:** 4.66 acres enrolled with an expiration date of 9-23-2023. \$337 annual payment. Buyer will receive Sellers 90% share of the 2023 CRP payment.

Irrigation Equipment:

- **Tract 1:** John Deere 6068T Power Unit, Gear Head, Pump, Tail Water Pit Equipment and gated aluminum pipe. Irrigation well, Pump and Column pipe all new in 2013. Swing arm on pivot rebuilt in 2013, Pivot was repiped in 2015.

Well Information:

- **Tract 1:** Water Rights 5789 and 36943 cover 240 acres with 314 AF total at 1410 GPM

2022 Taxes:

- **Tract 1:** \$6,645.76
- **Tract 2:** \$1,110.59
- **Tract 3:** \$1,173.57
- **Tract 4:** \$657.96
- **Tract 5:** \$569.22

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	179.47	75.1	0	66	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	59.01	24.69	0	64	2e
9999	Water	0.51	0.21	0	-	-
TOTALS		238.99(*)	100%	-	65.37	2.0



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	34.17	43.65	0	64	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	32.3	41.26	0	66	2s
3921	Smolan silty clay loam, 1 to 3 percent slopes	11.82	15.1	0	66	2e
TOTALS		78.28(*)	100%	-	65.14	2.0

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	73.31	91.83	0	53	2s
9999	Water	5.8	7.27	0	-	-
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	0.65	0.81	0	64	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	0.07	0.09	0	66	2s
TOTALS		79.83(*)	100%	-	49.25	2.0



Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5720	Blazefork silty clay loam, rarely flooded	43.21	100.0	0	57	2s
TOTALS		43.21(*)	100%	-	57.0	2.0

Tract 5 Aerial Photo



Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5720	Blazefork silty clay loam, rarely flooded	19.4	52.26	0	57	2s
5728	Buhler-Blazefork silty clay loams, rarely flooded	11.3	30.44	0	43	2w
9982	Fluvents, frequently flooded	4.12	11.1	0	61	6w
3921	Smolan silty clay loam, 1 to 3 percent slopes	1.26	3.39	0	66	2e
3725	Detroit silty clay loam, rarely flooded	1.03	2.77	0	65	1
TOTALS		37.12(*)	100%	-	53.69	2.42



AUCTION TERMS

Minerals: All mineral 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 February 28, 2023, or such other date agreed to by the parties. All leases have been terminated, Buyer(s) will have full possession at closing.

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, Hutchinson, Kansas.

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, Hutchinson, Kansas, 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 February 28, 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 Security 1st Title, Hutchinson, Kansas.

Sale Method: The real estate will be offered in five 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: Art Dick Family

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Wednesday, January 18, 2023, at 8:00 AM.** Bidding will be simultaneous with the live auction on **Wednesday, January 25, 2023, 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 tracts 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.



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Tract 1: \$ _____

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Tract 3: \$ _____

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Tract 5: \$ _____

