

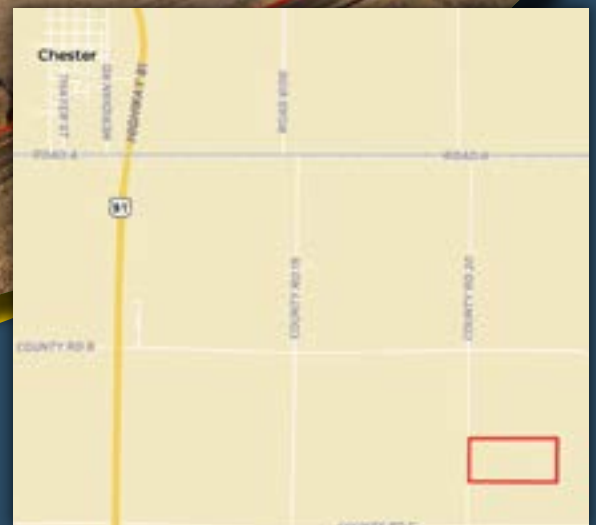
# ONLINE LAND AUCTION

78.89+/- Acres • Republic County, Kansas

L-2300150

## Highlights:

- 93% tillable
- Primarily Hastings and Crete soils



Online bidding starts Wednesday, March 8, 2023, at 8:00 AM.  
Bidding closes Thursday, March 9, 2023, at 1:00 PM.

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



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# Property Information

## Location:

From Chester, Nebraska, go two miles south on Highway 81, two miles east on Cedar Road, and .25 miles north on 200 Road.

## Legal Description:

N1/2 SW1/4 Section 8, Twp 1, Rng 2W, Republic County, Kansas.

## Property Description:

Dryland tract in competitive area consisting of 73.23 tillable acres and the balance in grass and wildlife habitat. The farm is 93% tillable and has supported a corn/bean rotation with Hastings and Crete soils. With the small tract of timber in the northeast corner and a creek meandering along the property, the farm offers a great spot to hang a tree stand this fall. Kansas property taxes for 2022 were \$22.30/ac. ***Don't miss this opportunity to add to your operation or investment portfolio!***

## Farm Data:

Cropland	73.23 acres
Hayland	3.04 acres
Other	<u>2.62 acres</u>
Total	78.89 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Sorghum	40.30 acres	56 bushels
Wheat	33.40 acres	40 bushels

## 2022 Taxes:

\$1,758.92



## Aerial Photo

## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	21.52	27.31	0	67	6e
3866	Hastings silt loam, 1 to 3 percent slopes	15.55	19.74	0	69	2e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	15.37	19.51	0	59	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	12.22	15.51	0	55	3e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	10.28	13.05	0	64	2e
3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	3.63	4.61	0	67	6e
3848	Geary silty clay loam, 3 to 7 percent slopes, severely eroded	0.22	0.28	0	57	3e
TOTALS		78.79(*)	100%	-	63.55	3.63



# 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 April 12, 2023 or such other date agreed to by the parties.

**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 or April 12, 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 Cloud Republic County Title, LLC.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement **starting Wednesday, March 8, 2023 at 8:00 AM until Thursday, March 9, 2023 at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within 10 minutes of the auction ending will automatically extend the auction for 10 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 10 minute time frame. All decisions of Farmers National Company 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.

## Online Bidding Procedure:

This online auction begins on  
**Wednesday, March 8, 2023, at 8:00 AM.**

Bidding closes  
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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.

