

ABSOLUTE LAND AUCTION

SIMULCAST LIVE AND ONLINE

406.5+/- Acres • Barber County, Kansas

Wednesday, March 15, 2023 • 11:00 AM

Kiowa Community Building | 119 South 5th Street, Kiowa, Kansas

Highlights:

- Three contiguous tracts of good quality farm ground, right outside of Hazelton
- Native grass acres provide both grazing and recreational opportunities
- Possession upon closing with growing wheat crop transferring to the buyer on Tract 3



L-2300170

ONLINE SIMULCAST BIDDING

Starts Wednesday, March 8, 2023 at 11:00 AM.

Closes Wednesday, March 15, 2023 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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Property Information

Property Location:

The farm is located 3/4 mile east of Hazelton, Kansas, beginning at the corner of Corwin Road and Sandplum Road.

Legal Description:

- **Tract 1:** N1/2SE1/4
- **Tract 2:** S1/2N1/2
- **Tract 3:** SW1/4, all in 14-34S-10W

Property Description:

ABSOLUTE AUCTION! This is a fantastic opportunity to own any or all of three contiguous farms right outside of Hazelton. The tillable acres on the farms have a productive mix of Class I and Class III soils that should yield above average grain crops. Additionally, the grass acres provide an ideal habit for White-tailed deer and upland birds in Kansas Deer Management Unit #16.

Farm Data:

- **Tract 1:**

Cropland	81.17 acres
Non-crop	<u>2.33 acres</u>
Total	83.5 acres
- **Tract 2:**

Cropland	156.23 acres
Non-crop	2.14 acres
Buildings	<u>1.63 acres</u>
Total	160.0 acres
- **Tract 3:**

Cropland	98.11 acres
Non-crop	2.13 acres
Native Grass	<u>62.76 acres</u>
Total	163.0 acres

FSA Information:

Combined

	Base	Yield
Wheat	355.7 acres	35 bushels

2022 Taxes:

Combined: \$2,412.88

Location Map



Aerial Map



Tract 1



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6240	Dale silt loam, rarely flooded	52.42	62.91	0	64	1
6376	Minco silt loam, 0 to 1 percent slopes	14.53	17.44	0	66	1e
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	8.54	10.25	0	34	3s
5496	Woodward-Quinlan complex, 3 to 5 percent slopes	6.69	8.03	0	31	3s
5350	Buttermilk silt loam, 0 to 1 percent slopes, rarely flooded	1.16	1.39	0	54	3s
TOTALS		83.34(1)	100%	-	58.49	1.39

Tract 2



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	67.48	42.17	0	34	3s
6376	Minco silt loam, 0 to 1 percent slopes	25.14	15.71	0	66	1e
6240	Dale silt loam, rarely flooded	19.1	11.94	0	64	1
5496	Woodward-Quinlan complex, 3 to 5 percent slopes	17.48	10.92	0	31	3s
6340	Grant silt loam, 0 to 1 percent slopes	15.1	9.44	0	57	1
5350	Buttermilk silt loam, 0 to 1 percent slopes, rarely flooded	6.95	4.34	0	54	3s
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	5.26	3.29	0	25	6e
6409	Pond Creek silt loam, 1 to 3 percent slopes	3.53	2.21	0	68	1e
TOTALS		160.04(*)	100%	-	45.78	2.31

Tract 3



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6409	Pond Creek silt loam, 1 to 3 percent slopes	73.82	45.3	0	68	1e
5350	Buttermilk silt loam, 0 to 1 percent slopes, rarely flooded	39.2	24.06	0	54	3s
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	34.29	21.04	0	34	3s
6240	Dale silt loam, rarely flooded	9.83	6.03	0	64	1
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	5.79	3.55	0	25	6e
TOTALS		162.93(*)	100%	-	55.7	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 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 April 17, 2023 or such other date agreed to by the parties. Growing wheat crop on Tract 3 will transfer to the Buyer. Buyer will reimburse seller at closing \$1,394 for wheat seed.

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.

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, 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 April 17, 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.

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 three individual tracts and will not be combined. 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: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Kent and Cheryl Swartz

Auctioneer: Tyler Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, March 8, 2023, at 11:00 AM. Bidding will be simultaneous with the live auction on Wednesday, March 15, 2023, 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 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.

