

LAND AUCTION

SIMULCAST LIVE AND ONLINE

156+/- Acres • Trego County, Kansas

Tuesday, May 9, 2023 • 11:00 AM

VFW | 400 North Railroad Avenue, Wakeeney, Kansas

Highlights:

- Class II soils, 0 to 1% slopes
- Close to markets
- Good access

L-2300218

ONLINE SIMULCAST BIDDING

Starts Thursday, May 4, 2023, at 11:00 AM.

Closes Tuesday, May 9, 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:

Monty Smith, AFM/Agent
Manhattan, Kansas

Business: (785) 623-6701

MSmith@FarmersNational.com

www.FarmersNational.com/MontySmith



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Property Information

Location:

From I-70 Exit #135 at Ogallah, Kansas, go three miles north to the intersection of 330 Avenue and H Road. This is the southwest corner of the property.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	51.25 acres	55 bushels
Sorghum	50.55 acres	96 bushels

Legal Description:

SW1/4 Section 2-12S-22W, Trego County, Kansas.

2022 Taxes:

\$1,333.48

Farm Data:

Cropland	155.16 acres
Non-crop	<u>.84 acres</u>
Total	156.0 acres

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	149.66	96.01	0	71	2c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	6.19	3.97	0	78	2e
2747	Penden clay loam, 3 to 7 percent slopes	0.02	0.01	0	64	3e
TOTALS		155.87(*)	100%	-	71.27	2.0



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 June 6, 2023 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 Fowler Abstract & Title Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Fowler Abstract & Title Inc. 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 June 6, 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 Fowler Abstract & Title Inc.

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: Huffman/Miller

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Thursday, May 4, 2023, at 11:00 AM. Bidding will be simultaneous with the live auction on Tuesday, May 9, 2023, 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.

