

LAND AUCTION

SIMULCAST LIVE AND ONLINE

79.28+/- Acres • Phillips County, Kansas

Tuesday, May 9, 2023 • 3:00 PM

Dane G. Hansen Museum | 110 Main Street, Logan, Kansas

Highlights:

- N1/2 SE1/4 26-4-20
- 64.45 tillable acres
- Open for the 2023 crop year
- Early possession available

L-2300258

ONLINE SIMULCAST BIDDING

Starts Friday, May 5, 2023 at 8:00 AM.

Closes Tuesday, May 9, 2023, at close of live event.

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

For additional information, please contact:

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Property Information

Location:

Two miles east of Logan, Kansas, on Highway 9, then .25 miles north on West 1100 Road.

Legal Description:

N1/2 SE1/4 Section 26-4-20, Phillips County, Kansas.

Property Description:

Productive, well-maintained farm consisting of 64.45 tillable acres with the balance in grass. The tillable acres are split evenly between Holdrege silt loam and Uly silt loam. There is not a farm lease in place for 2023. Seller will offer buyer early possession prior to closing to complete farming operations. Property has a water disposal lease paying \$300 annually. ***Don't miss this opportunity to add to your farming operation or investment portfolio!***

Farm Data:

Cropland	64.45 acres
Non-crop	.05 acres
Grass	<u>14.78 acres</u>
Total	79.28 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	32.97 acres	90 bushels
Wheat	28.89 acres	35 bushels

2022 Taxes:

\$900.50

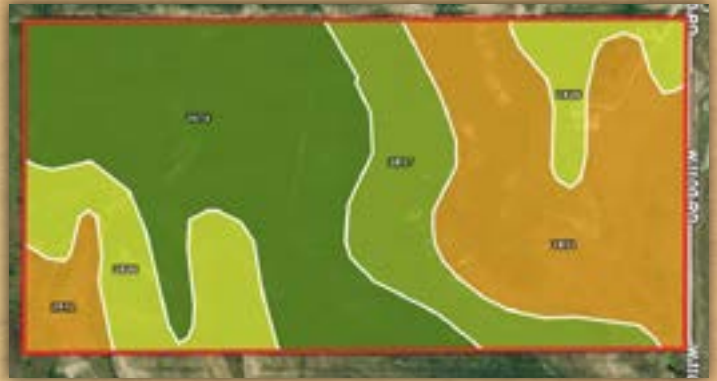
Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	30.13	37.51	0	78	2e
2812	Uly silt loam, 10 to 20 percent slopes	25.9	32.25	0	68	6e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	13.12	16.33	0	68	4e
2817	Uly silt loam, 3 to 6 percent slopes	11.18	13.92	0	77	3e
TOTALS		80.33(*)	100%	-	73.01	3.76



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 June 9, 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 Phillips County Abstract and Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Phillips County Abstract and Title Company 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 9, 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 Phillips County Abstract and Title Company

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: DK Farm & Ranch, LLC.

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Friday, May 5, 2023, at 8:00 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.

