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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

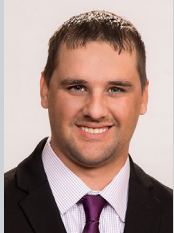
**157.43± Acres, Finney County, Kansas**

**Wednesday, August 28, 2024 | 10:30 AM**

**Clarion Inn | 1911 East Kansas Avenue, Garden City, Kansas**

## Highlights:

- Productive, irrigated quarter
- Class I and II irrigated soils
- New irrigation pump installed spring of 2023



**For additional information, please contact:**

**Dustin Unruh, Agent | (620) 482-0898  
DUnruh@FarmersNational.com**



**Mark Callender, AFM, Agent | (620) 397-3691  
MCallender@FarmersNational.com**

**Bidding starts | Monday, August 26, 2024, at 8:00 AM**  
**Bidding closes | Wednesday, August 28, 2024, at close of live event**

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

## Property Information

### Directions to Property:

North of Garden City. Travel seven miles north of Highway 50 on Highway 83 to West Nine Mile Road. Then, travel west four and one-half miles.

### Legal Description:

SW 1/4 of Section 29, Township 22 South, Range 33 West

### Property Description:

Very nice, level quarter section with primarily Ulysses and Richfield soils. Approximately 114 acres irrigated with the balance in dry land. Water meter in late June indicated 700 GPM. In late July of 2023, it showed 675 GPM. Located in a diversified agricultural area and close to grain markets.

### Taxes:

• \$2,812.88

### Farm Data:

Cropland	155.77 acres
Non-crop	<u>1.66 acres</u>
Total	157.43 acres

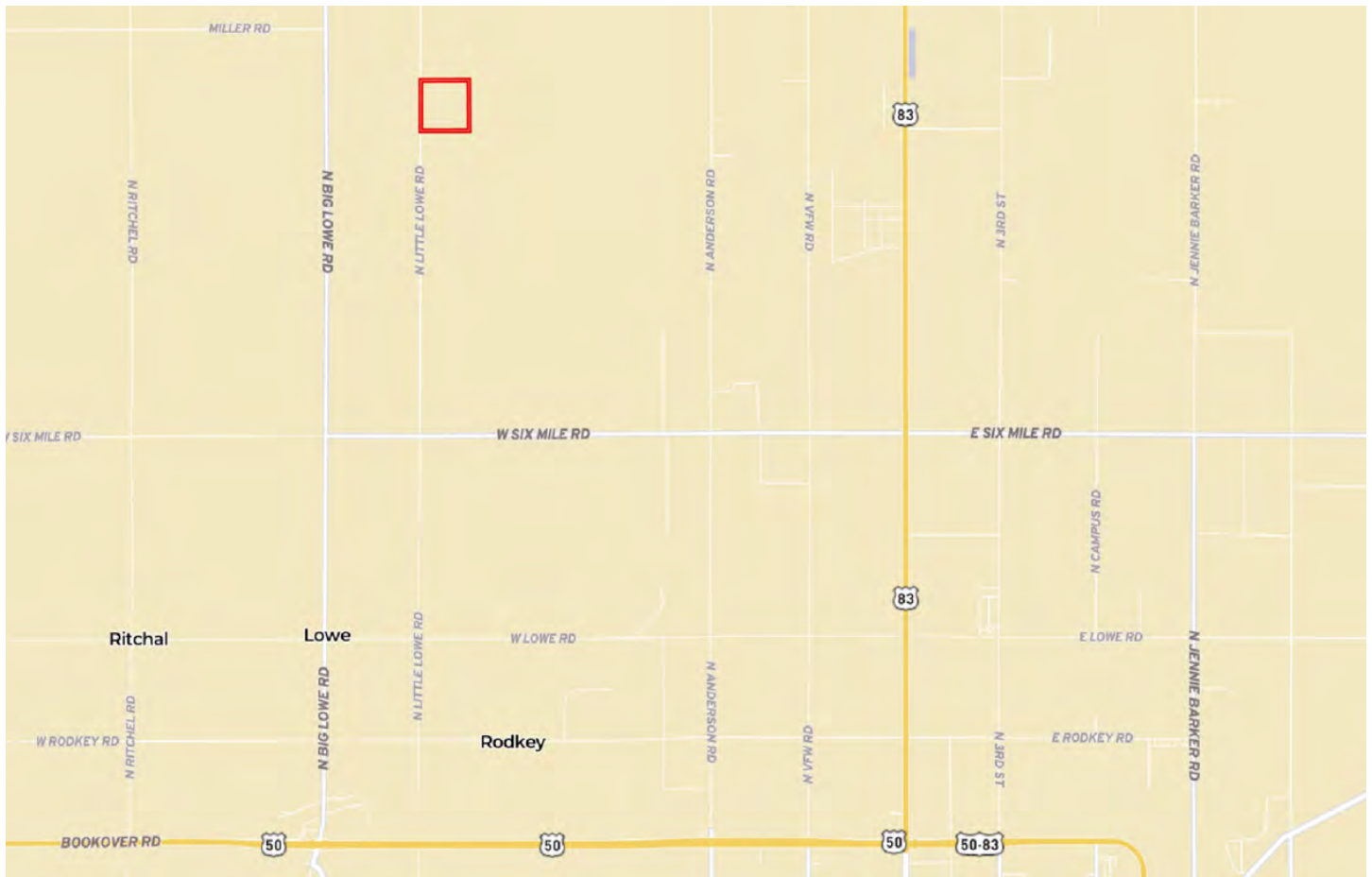
### FSA Information:

	Base	Yield
Corn	41.47 acres	177 bushels
Soybeans	69.93 acres	48 bushels

### Additional Comments:

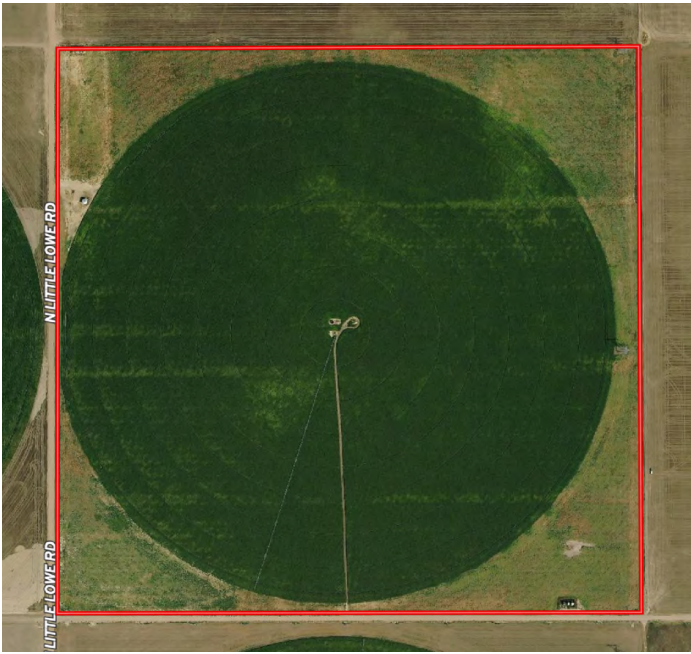
Possession is subject to the current lease, which expires on December 31, 2024. Sprinkler and irrigation motor are owned by the tenant and are not included. Any owned water, oil, gas, wind and other minerals are included.

## Property Location

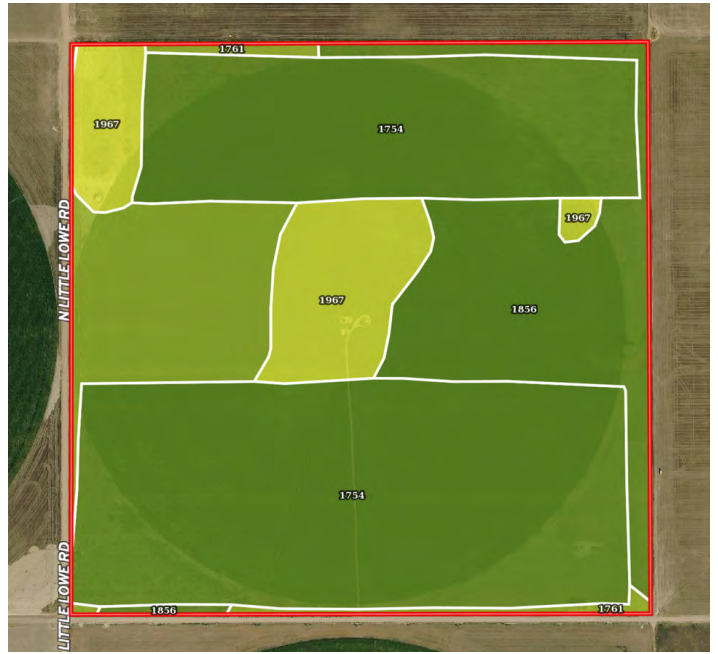




**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1754	Richfield and Ulysses complexes, bench leveled	93.06	59.14	0	63	2c
1856	Ulysses silt loam, 0 to 1 percent slopes	26.44	16.8	0	65	2c
1761	Richfield silt loam, 0 to 1 percent slopes	20.41	12.97	0	66	3c
1967	Buffalo Park-Ulysses silt loams, 1 to 3 percent slopes, eroded	17.44	11.08	0	54	4e
TOTALS		157.35(*)	100%	-	62.72	2.35



# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2024, payable in 2024, 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 or about October 1, 2024, or such other date agreed to by the parties. Subject to current lease that expires on December 31, 2024.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by First American Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American Title 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 paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on or about October 1, 2024, 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 First American Title.

**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. 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:** Jefco Investments LLC

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, August 26, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, August 28, 2024, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://www.fncbid.com)

All bids on the tract will be visible online, 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.