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L-2300378



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ONLINE AUCTION

21.18± Acres, Sedgwick County, Kansas

Bidding starts | Wednesday, November 1, 2023, at 8:00 AM

Bidding closes | Wednesday, November 8, 2023, at 12:00 PM

To register and bid go to: www.fncbid.com

Highlights:

- All the hard work has been done; come build your dream home!
- Rural water at the front of the property
- Valley Center School District; one mile off of black top
- Hillside between 109th Street N and E 101st Street N

For additional information, please contact:

Richard Boyles, Agent, CGA | (785) 639-6285
RBoyles@FarmersNational.com

For additional information, please contact:

Gavin Seiler, Agent | (316) 250-4460
GSeiler@FarmersNational.com

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Property Information

Directions to Property:

10656 N Hillside, Valley Center, Kansas

Legal Description:

S 1/2 NW 1/4 EXC BEG SW COR NW1/4 TH N 407.09 FT
E 304 FT N 259 FT E 2348.07 FT TO E LI NW 1/4 S 667

Farm Data:

Cropland	11.10 acres
Non-crop	<u>10.08 acres</u>
Total	21.18 acres

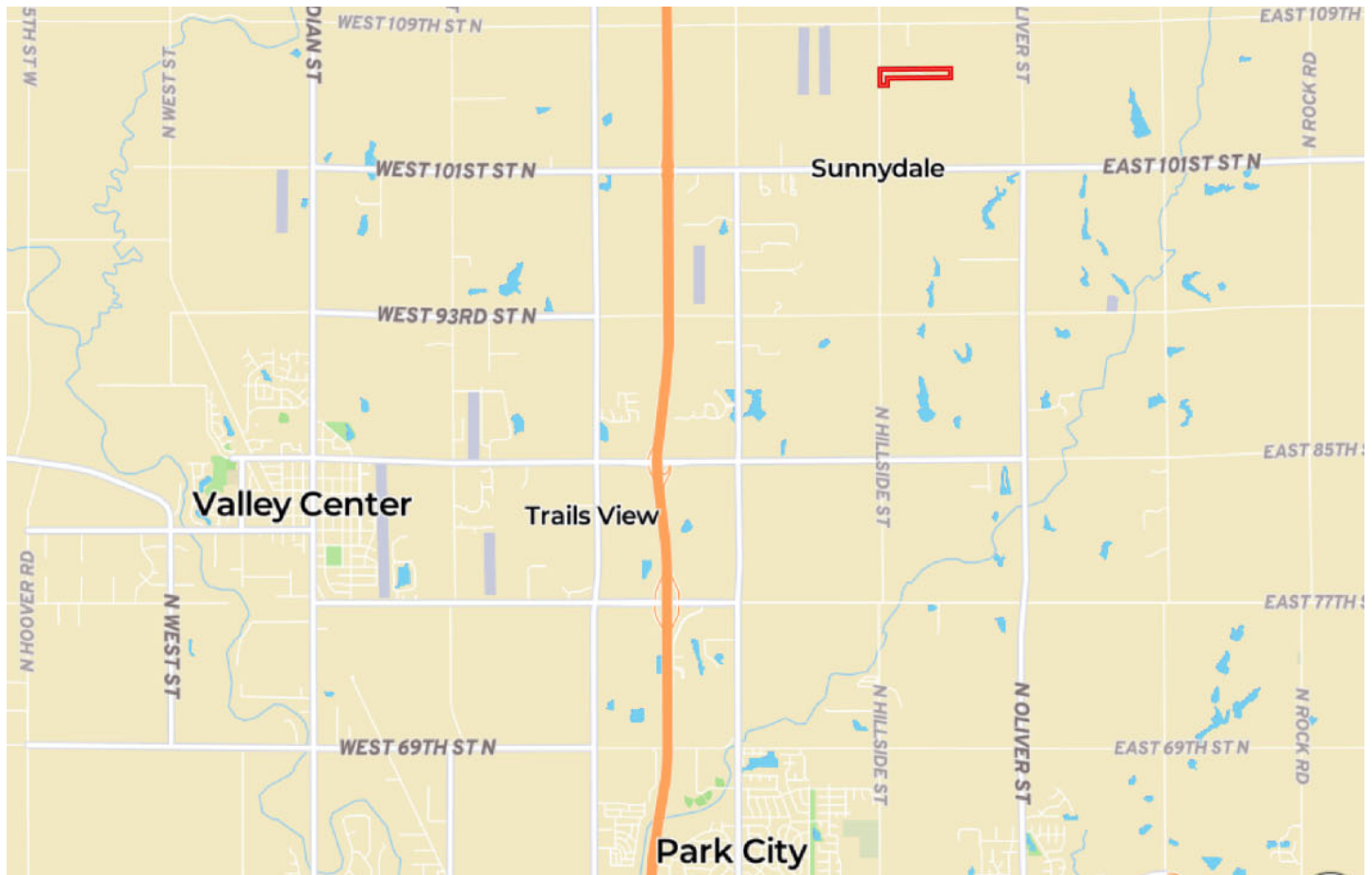
Taxes:

- \$1,663.66

Property Description:

This small acreage is perfect for building your dream home! It is located in the Valley Center School District, has a small pond and treed site at the back of the property to provide wildlife cover, and a building location. Utilities are at the site with a private water well. Rural water is at the front of the property.

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6322	Blanket silt loam, 0 to 1 percent slopes	8.25	38.97	0	64	2c
5893	Farnum loam, 1 to 3 percent slopes	6.68	31.55	0	64	2c
5956	Shellabarger sandy loam, 1 to 3 percent slopes	3.85	18.19	0	53	2e
6052	Elandco silt loam, occasionally flooded	2.4	11.34	0	75	2w
TOTALS		21.18(*)	100%	-	63.28	2.0



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 8, 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 Security 1st Title.

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 Title the required earnest payment. 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 is on December 8, 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 Title.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Wednesday, November 1, 2023, at 8:00 AM until Wednesday, November 8, 2023, at 12:00 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 five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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, November 1, 2023, at 8:00 AM. Bidding closes on Wednesday, November 8, 2023, at 12:00 PM.

To register and bid on this auction go to: www.FNCBid.com

Bidders can also bid in person at the Farmers National Company office located at 11516 Nicholas Street, Suite 100, Omaha, NE 68154. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.