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L-2300487



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

283.80± Acres, Barton County, Kansas

Wednesday, November 8, 2023 | 10:00 AM

Best Western Angus Inn Courtyard | 2920 10th Street, Great Bend, Kansas

Highlights:

- Prime irrigated and non-irrigated cropland with excellent water right
- Immediate possession
- Located on Highway 56 just southwest of Great Bend, Kansas

For additional information, please contact:

Matt Foes, AFM, Agent | (620) 255-1811

MFoes@FarmersNational.com

Bidding starts | Monday, November 6, 2023, at 10:00 AM
Bidding closes | Wednesday, November 8, 2023, at close of live event

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

Property Information

Directions to Property:

From Great Bend, Kansas, travel three miles southwest on Highway 56.

Legal Description:

The East Half (E/2) of Section 9, Township 20 South, Range 14 less tracts in the Northwest Corner and the Southwest Corner

Property Description:

This excellent, irrigated property sits right outside of Great Bend, Kansas, with highway frontage along Highway 56 just south of the Great Bend Municipal Airport. Currently, there are 122 acres being irrigated underneath the 2010 Valley 8000 center pivot irrigation system, but the water right authorizes 155 acres to be irrigated on this property. The center pivot nozzle package was updated in November, 2022, to IWOB nozzles and is nozzled at 800 Gallon Per Minute (GPM) at 35 psi. Property is currently zoned agricultural, but there may also be the possibility of future development with it's proximity to the city of Great Bend and it's industrial area, subject to zoning approval.

Improvements

- 2010 Valley 8000 Center Pivot Irrigation System
- 40 HP VHS Motor
- Fertilizer Tank
- McCrometer Water Meter

Farm Data:

Cropland	281.12 acres
Non-crop	<u>2.68 acres</u>
Total	283.80 acres

FSA Information:

	Base	Yield
Wheat	36.80 acres	40 bushels
Corn	184.60 acres	126 bushels
Grain Sorghum	30.40 acres	61 bushels
Soybeans	34.30 acres	39 bushels

Taxes:

- \$4,859.43

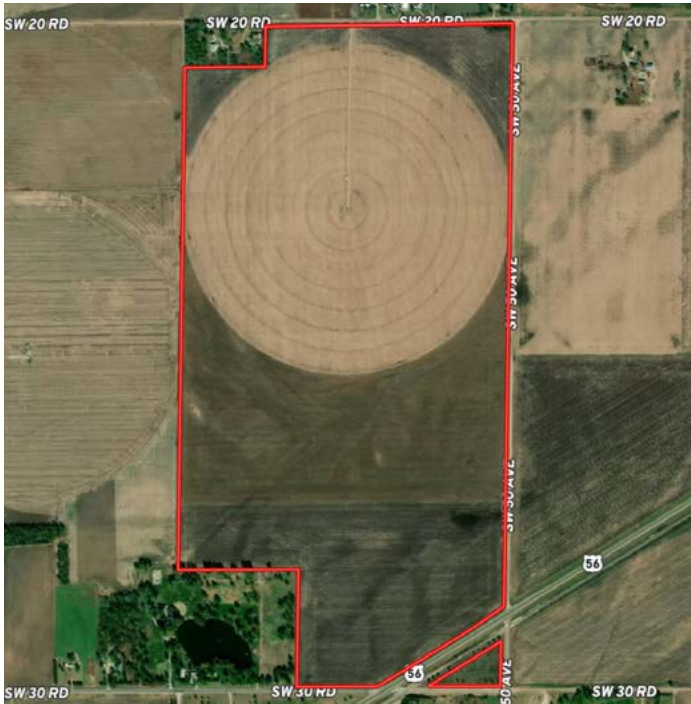
Water Right Information:

Barton County File #17300 with a priority date of June 12, 1970 authorizes 233 Acre-Feet (AF) at 1800 Gallons Per Minute (GPM) on 155 total acres.

Property Location



Aerial Map



Soils Map



Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5355	Kaski loam, rarely flooded	170.7 6	60.2	0	76	2w
6224	Canadian fine sandy loam, rarely flooded	106.8 6	37.67	0	51	2c
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	6.05	2.13	0	57	2e
TOTALS		283.6 7(*)	100%	-	66.18	2.0



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 2023, payable in 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 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 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 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.

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 survey cost will be paid equally by both the Buyer(s) and Seller. 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 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: Turner Farms LLC

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 6, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 8, 2023, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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 on-line 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.