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L-2400026

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ONLINE AUCTION

316.8± Acres, Stanton County, Kansas

Online bidding starts Wednesday, November 29, 2023 at 10:00 AM

Bidding closes Wednesday, December 6, 2023 at 2:00 PM

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

Highlights:

- **Productive dry cropland offered in two tracts**
- **Close to multiple grain markets**



For additional information, please contact:

**Cole Owens, Agent | (620) 521-1450
COwens@FarmersNational.com**



**Garet Walker, Agent | (620) 855-0889
GWalker@FarmersNational.com**

Property Information

Directions to Property: From Johnson Kansas, this property is six miles east on Highway 160 and four miles north on County Road F

Legal Description:

Tract 1: SW 1/4 Section 1 Township 28S, Range 40W:
160.8 +-Tax Acres

Tract 2: SE 1/4 Section 1, Township 28S, Range 40W:
156 +-Tax Acres

Property Description: Contiguous dryland farms located in northeast Stanton County. A progressive area offering multiple crop opportunities supported by nearby dairies, feed lots and elevators.

2022 Taxes: December 2022 and May 2023

Tract 1: \$575.18 - 160.8 Tax Acres

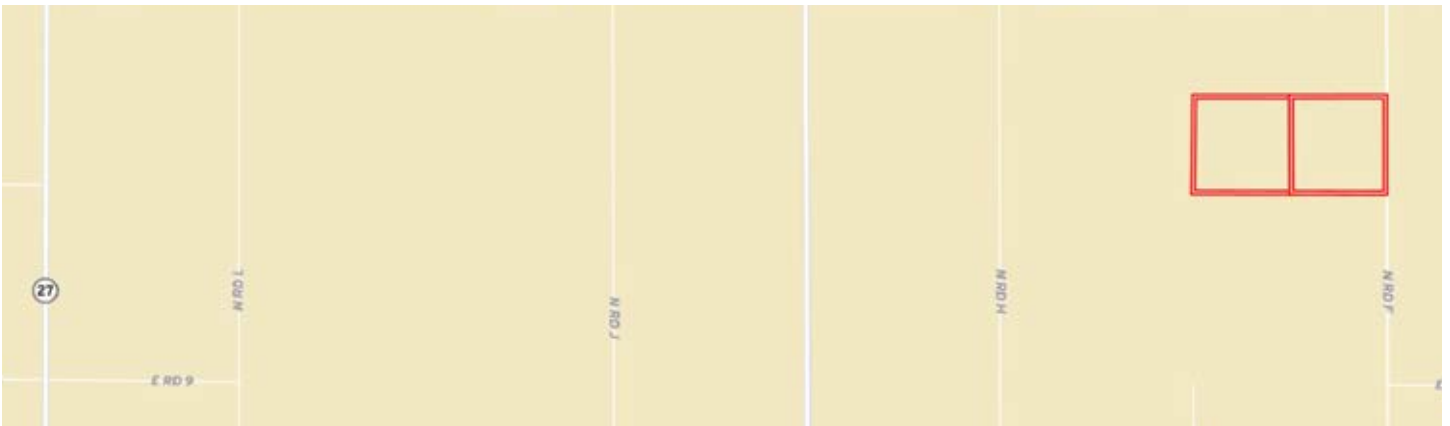
Tract 2: \$461.88 - 156 Tax Acres

FSA Information: If sold separately, the Stanton County FSA office will determine division of the crop base acres between tracts 1 and 2. The current combined crop base acres and yields are as follows:

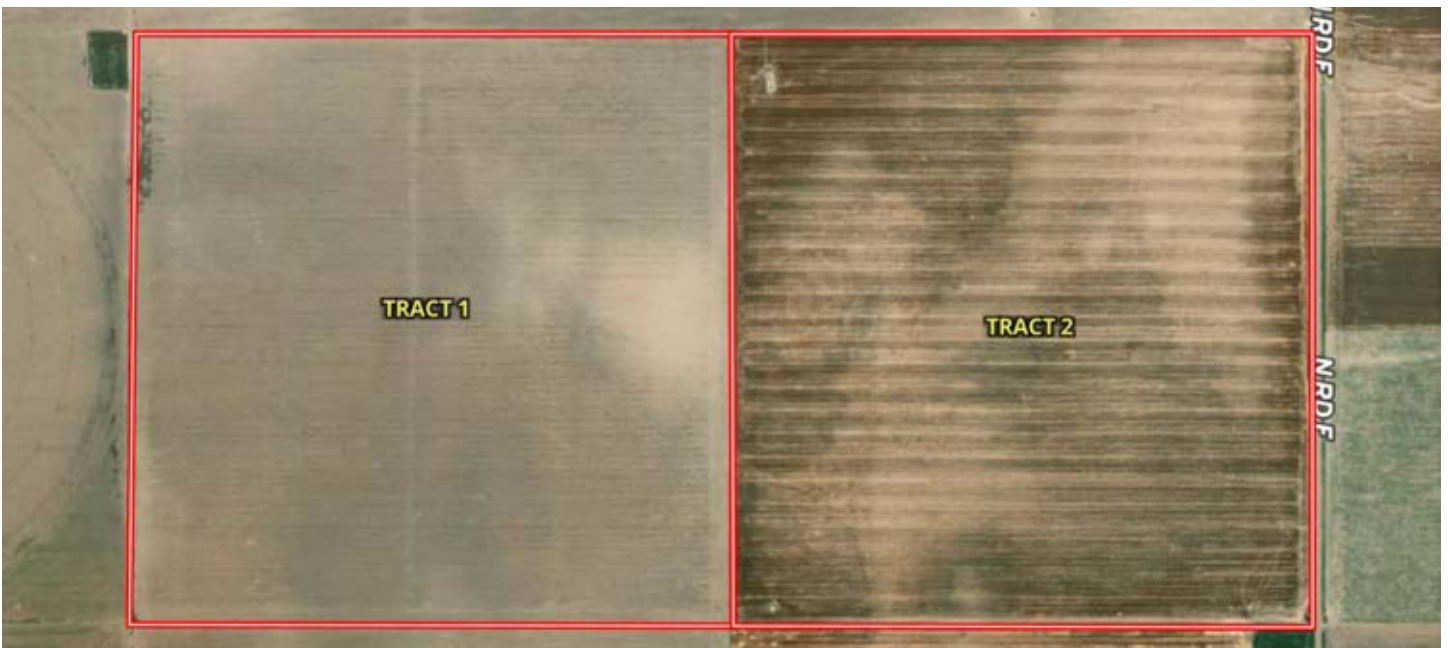
	Base	Yield
Wheat	134.5 acres	38 bushels
Corn	16.1 acres	120 bushels
Milo	120.08 acres	76 bushels
Cropland	314.62 acres	

Tract 1 - Weed Control: At closing, the buyer of tract 1 will reimburse the farm operator \$4,266.52 for weed control herbicides and application.

Location Map



Aerial Map



Tract 1: Soil Map



Tract 1: Soil Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	160.81	100	0	66	3c
TOTALS		160.81(*)	100%	-	66.0	3



Tract 2: Soils Map



Tract 2: Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	73.59	47.19	0	66	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	68.27	43.78	0	64	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	14.07	9.02	0	64	3e
TOTALS		155.93(*)	100%	-	64.94	2.56



Online Auction Terms

Minerals: No mineral interests will be conveyed with this sale.

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 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 or about January 10, 2024 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 Frazee Abstract, the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Frazee Abstract the required earnest payment. The cost of title insurance will be equally paid by the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 10, 2024. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Frazee Abstract, the closing agent.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting Wednesday 29, 2023, at 10:00 AM until Wednesday, December 6, 2023, at 2:00 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 the five minute time frame. All decisions of Farmers National Company are final. The minimum bid increment is \$20.00 per acre. The tracts will remain stand alone and not combined for bidding purposes.

Approval of Bids: Final sale is subject to the Seller's approval or rejections

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.

Sellers: Jon K and Sylvia A Cronin Trust

Online Bidding Procedure: This online auction begins on Wednesday, November 29, 2023, at 10:00 AM. Bidding closes on Wednesday, December 6, 2023, at 2:00 PM.

To register and bid on this auction go to: 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.

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