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L-2400132 & L-2400132-01

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

614.73± Acres, Cherokee and Labette County, Kansas

Tuesday, February 13, 2024 | 10:00 AM

New Community Center | 1101 East Avenue, Baxter Spring, Kansas

Highlights:

- 296 acres crop ground, 260 acres pasture/hay ground
- Turn-key cattle operation with two large barns and three grain bins
- Homestead with several outbuildings and new barn in Labette County



For additional information, please contact:
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Keith Tucker, AFM/Agent | (913) 294-2584
KTucker@FarmersNational.com

Bidding starts | Thursday, February 8, 2024 at 8:00 AM

Bidding closes | Tuesday, February 13, 2024 at end of the live event

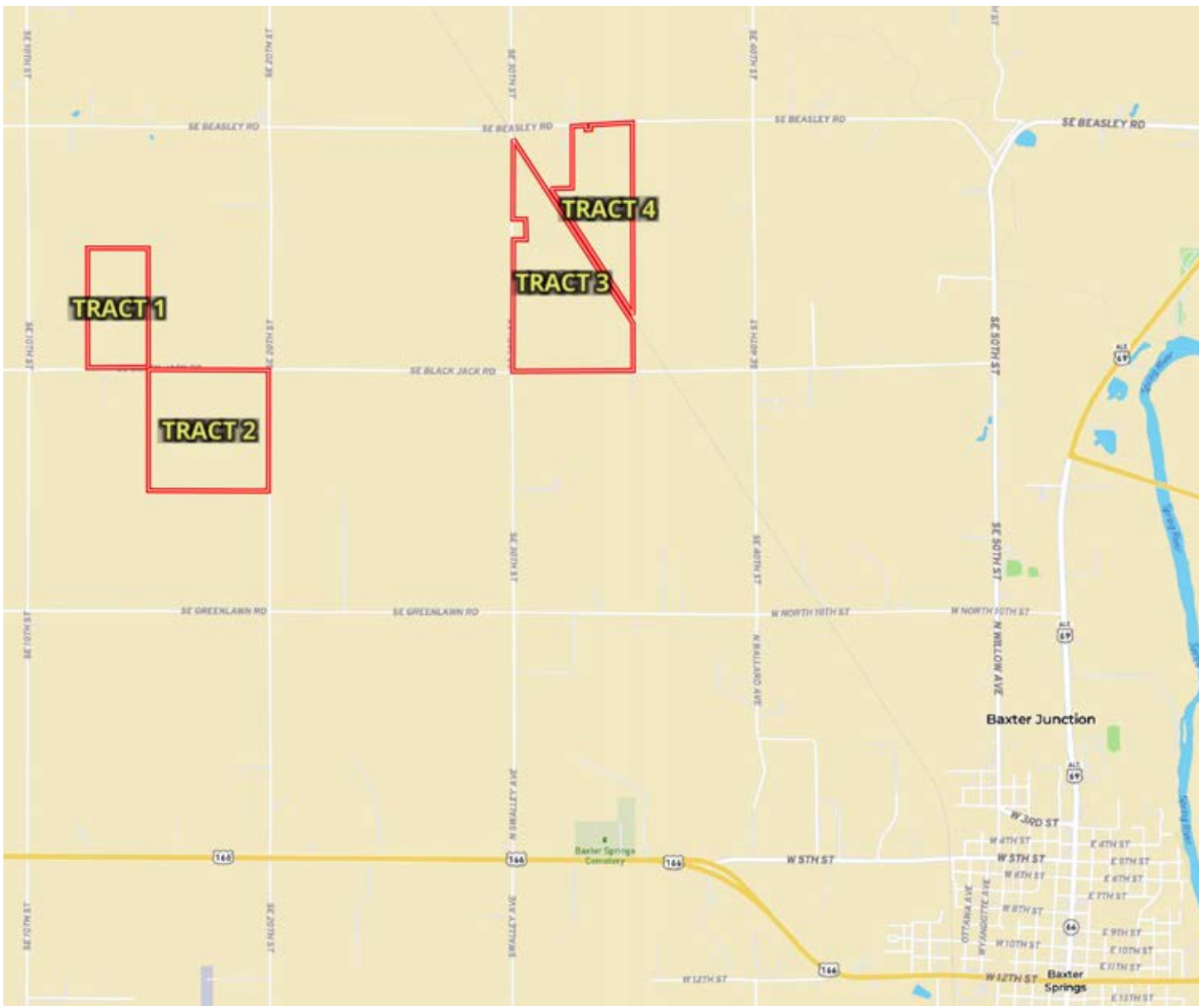
To register and bid go to: www.fnccbid.com

Property Information

Directions to Property: From Baxter Springs, Kansas, 2 miles west, 2 miles north to Southwest corner of Tract 3 and 4, then west 1 mile to Northeast corner of Tract 2, then 1/2 mile west to Southeast corner of Tract 1. From Chetopa, Kansas - South 1 mile on X-Ray Road to Northeast corner of Tract 6, then 2.5 miles west to the Northeast corner of Tract 5.

Property Description: Offered in 6 diverse tracts, this 617+/- acre land auction offers something for everyone. This turn-key cattle operation is surrounded by highly productive crop, pasture and hay ground with ample recreational opportunities. Just outside of Baxter Springs, Kansas, Tract 3 features two large barns for machinery and hay, along with living quarters. Freshly completed working facilities, pipe pens, alleys, and waterer's make cattle easy to sort, handle, work and keep. Three grain bins and a feed bin are also on site. On tract 5, you'll find a beautiful homestead with another large barn, attached 2-car garage, and a small greenhouse - all on 30 +/- acres, just five minutes from Chetopa, Kansas.

Location Map



Tract 1

Legal Description: 79.67+/- acres E2 SW4 20-34S-24E

Farm Data: *Tract 1 and Tract 2 are combined

Cropland 178.2 acres
 Pasture 51.91 acres
 Total 230.11 acres

FSA Information: *Tract 1 and Tract 2 are combined

	Base	Yield
Wheat	10.64 acres	47 bushels
Grain Sorghum	54.06 acres	54 bushels
Soybeans	92.59 acres	31 bushels
Barley	4.67 acres	38 bushels

2023 Taxes: \$797.84

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8927	Taloka silt loam, 0 to 1 percent slopes	45.4	57.01	0	60	3s
8679	Dennis silt loam, 1 to 3 percent slopes	24.52	30.79	0	81	2e
8100	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	9.72	12.2	0	74	5w
TOTALS		79.64(*)	100%	-	68.17	2.94



Tract 2

Legal Description: 159.67 acres NE4 29-34S-24E

Farm Data: *Tract 1 and Tract 2 are combined

Cropland 178.2 acres
 Pasture 51.91 acres
 Total 230.11 acres

FSA Information: *Tract 1 and Tract 2 are combined

	Base	Yield
Wheat	10.64 acres	47 bushels
Grain Sorghum	54.06 acres	54 bushels
Soybeans	92.59 acres	31 bushels
Barley	4.67 acres	38 bushels

2023 Taxes: \$1,302.14

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8679	Dennis silt loam, 1 to 3 percent slopes	68,08	42,65	0	81	2e
8927	Taloka silt loam, 0 to 1 percent slopes	54,56	34,18	0	60	3s
8100	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	28,57	17,9	0	74	5w
8621	Bates loam, 1 to 3 percent slopes	6,3	3,95	0	66	2e
8623	Bates loam, 3 to 7 percent slopes	2,12	1,33	0	63	3e
TOTALS		159,6	100%	-	71,75	2,89



Tract 3

Legal Description: 180.17 +/- acres SW of RR tracks
22-34S-24E

Farm Data: *Tract 3 and Tract 4 are combined

Cropland	168.29 acres
Pasture	109.47 acres
Total	277.76 acres

FSA Information: *Tract 3 and Tract 4 are combined

	Base	Yield
Wheat	10.20 acres	47 bushels
Grain Sorghum	51.82 acres	54 bushels
Soybeans	88.75 acres	31 bushels
Barley	4.67 acres	38 bushels

2023 Taxes: * Tract 3 and Tract 4 are combined

\$2,840.92

Improvements: two barns, three grain bins, one feed bin and cattle pens

Buildings:

- 100' x 50' Hay barn in excellent condition, built it 2016
- 100' x 50' Machine shed with living quarters (small bunk room, wifi, kitchenette) in good condition, built in 1960.
- **Tract 3 and Tract 4:** New catch pens and drinker in excellent condition, built in 2022



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8679	Dennis silt loam, 1 to 3 percent slopes	94.49	52.01	0	81	2e
8927	Taloka silt loam, 0 to 1 percent slopes	78.05	42.96	0	60	3s
8621	Bates loam, 1 to 3 percent slopes	9.15	5.04	0	66	2e
TOTALS		181.69(*)	100%	-	71.23	2.43

Tract 4

Legal Description: 99.04+/- acres NE of RR tracks in 22-34S-24E

Farm Data: *Tract 3 and Tract 4 are combined

Cropland	168.29 acres
Pasture	109.47 acres
Total	277.76 acres

FSA Information: *Tract 3 and Tract 4 are combined

	Base	Yield
Wheat	10.20 acres	47 bushels
Grain Sorghum	51.82 acres	54 bushels
Soybeans	88.75 acres	31 bushels
Barley	4.67 acres	38 bushels

2023 Taxes: * Tract 3 and Tract 4 are combined

\$2,840.92

Improvements: New catch pens and waterer

Buildings:

- **Tract 3 and Tract 4:** New catch pens and drinker in excellent condition, built in 2022

Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8927	Takka silt loam, 0 to 1 percent slopes	60,1	60,69	0	60	3s
8679	Dennis silt loam, 1 to 3 percent slopes	23,57	23,8	0	81	2e
8621	Bates loam, 1 to 3 percent slopes	8,11	8,19	0	66	2e
8100	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	7,25	7,32	0	74	5w
TOTALS		99,03(*)	100%	-	66,52	2,83

Tract 5

Legal Description: 30+/- acres with house/barns in E2 NW4 E2NE4 NE4 & NE4 SE4 NE4 7-35S-21E

Farm Data:

Pasture 28.59 acres
 Total 28.59 acres

FSA Information: All crops, no base

2023 Taxes: 1,763.42

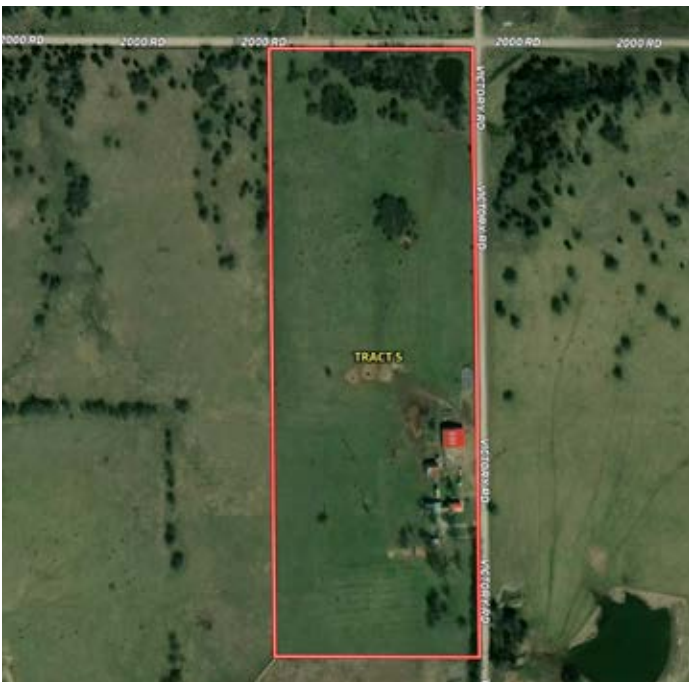
Improvements: House and outbuildings

Buildings: Home in good condition, built in 1920.
 50' x 60' barn with 20' lean-to in excellent condition, built in 2016

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	20,86	69,98	0	37	3e
8610	Apperson silty clay loam, 1 to 3 percent slopes	8,95	30,02	0	49	3e
TOTALS		29,81(*)	100%	-	40,6	3,0

Tract 5



Tract 6

Legal Description: 66.02+/- acres E2 NW4 10-35S-21E

Farm Data:

Cropland 61.79 acres
 Total 61.79 acres

FSA Information:

	Base	Yield
Wheat	44.20 acres	60 bushels
Grain Sorghum	1.10 acres	50 bushels
Soybeans	16.00 acres	21 bushels

2023 Taxes: \$344.22

Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8679	Dennis silt loam, 1 to 3 percent slopes	50.93	77.18	0	81	2e
8863	Parsons silt loam, 0 to 1 percent slopes	13.11	19.87	0	82	3w
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	1.95	2.95	0	65	5w
TOTALS		65.99(1)	100%	-	80.73	2.29

Tract 6



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, 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 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 March 19, 2024, or such other date agreed to by the parties. Subject to Tract 1 and 2 have a growing wheat crop. Possession of crop ground to be retained until wheat harvest immediate possession of grass on Tract 1 upon closing.

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, Columbus, Kansas

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, Columbus, Kansas 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 the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on March 19, 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 Security 1st Title, Columbus, Kansas.

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 by the Buyer(s). 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 six individual tracts. 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: Billie Lee McKee II Estate

Auctioneer: Van Schmidt

Additional Comments: If Tracts 3 and 4 sell to different buyers, Survey cost will be the responsibility of the buyers. Auction prices will not be altered to reflect surveyed acres.

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, February 8, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, February 13, 2024, with bidding concluding at the end of the live auction.

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



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