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L-2400409



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ONLINE AUCTION

159± Acres, Dickinson County, Kansas

Bidding starts | Thursday, September 19, 2024, at 12:00 PM

Bidding closes | Thursday, September 26, 2024, at 12:00 PM

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

Highlights:

- Good quality upland farmland
- Located on good roads
- Conservation structures in place
- Timber for wildlife or hunting



For additional information, please contact:

Fred Olsen, AFM, Agent | (620) 285-9131
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Gale Longenecker, Broker | (785) 243-5598
GLongenecker@FarmersNational.com

Property Information

Directions to Property:

Indy Road/3400 Avenue. Ten miles north and one mile east of Abilene, Kansas.

Legal Description:

NE 1/4 Section 22, Twp 11 South, Rge 2 East of the 6th P.M. Dickinson County, Kansas.

Property Description:

This upland farm benefits from class 2 and 3 soils that offer good agricultural potential when managed correctly. The effective use of terraces and waterways enhances soil conservation efforts while supporting crop productivity. Additionally, maintaining a small area of timber fosters wildlife habitats, contributing positively to biodiversity and ecosystem health on the farm.

Farm Data:

Cropland	138.81 acres
Hayland	10.34 acres
Non-crop	<u>9.85 acres</u>
Total	160.00 acres

FSA Information:

	Base	Yield
Wheat	125.10 acres	41 bushels
Oats	5.9 acres	48 bushels
Grain Sorghum	13.60 acres	63 bushels

Taxes:

- \$2,110.20



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3830	Crete silty clay loam, 3 to 7 percent slopes	56.6	36.33	0	61	3e
4673	Irwin silty clay loam, 3 to 7 percent slopes	52.04	33.4	0	59	4e
3828	Crete silty clay loam, 1 to 3 percent slopes	37	23.75	0	63	2e
3561	Hobbs silt loam, occasionally flooded	10.15	6.52	0	82	2w
TOTALS		155.7 9(*)	100%	-	62.18	3.03



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 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 October 24, 2024, or such other date agreed to by the parties. Subject to the current lease.

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 First Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security First Title Company 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 the 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 October 24, 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 First Title Company.

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 Buyer(s) and Seller will each pay one-half of the survey cost. 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 starting Thursday, September 19, 2024, at 12:00 PM until Thursday, September 26, 2024, 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.

Sellers: Dale M. and Joetta B. Longenecker

Online Bidding Procedure: This online auction begins on Thursday, September 19, 2024, at 12:00 PM. Bidding closes on Thursday, September 26, 2024, at 12:00 PM.

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

All bids on the tracts 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.