



**Farmers
National
Company™**

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FOR MORE INFO!



ONLINE AUCTION

L-2500031

35.50± Acres, Republic County, Kansas

Bidding starts | Monday, March 10, 2025 at 8:00 AM

Bidding closes | Wednesday, March 12, 2025 at 1:00 PM

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

Highlights:

- NW1/4 NW1/4 36-1-3W
- Highway 81 and Fir Road
- 100% tillable



For additional information, please contact:

Matt Dowell, AFM, Agent | (785) 564-1256

MDowell@FarmersNational.com

Licensed in Kansas and Nebraska

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Property Information

Directions to Property:

Six miles north of Belleville, Kansas, on Highway 81.

Legal Description:

NW1/4 NW1/4 36-1-3W

Property Description:

This gently rolling tract has 36.24 certified crop acres split between Crete and Hastings-Hobbs soils. The farm is conveniently located at the intersection of Highway 81 and Fir Road six miles north of Belleville for easy access to markets. The farm is currently open and will be available for the new owner to plant this spring. Whether you're a local operator ready to grow or an investor looking for an easy addition to your land portfolio, don't miss this opportunity!

Farm Data:

Cropland 36.24 acres
Total 35.50 taxable

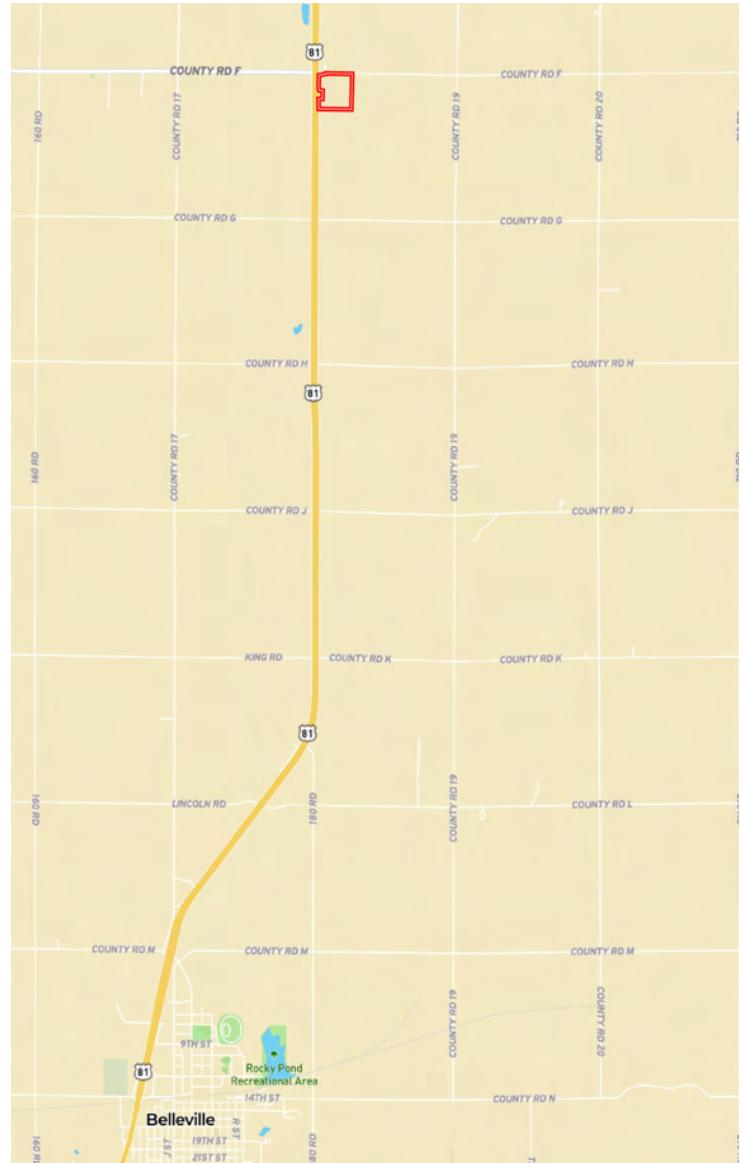
FSA Information:

	<u>Base</u>	<u>Yield</u>
Grain Sorghum	18.20 acres	59 bushels
Wheat	11.60 acres	35 bushels
Soybeans	1.00 acres	16 bushels

2024 Taxes:

\$725.50

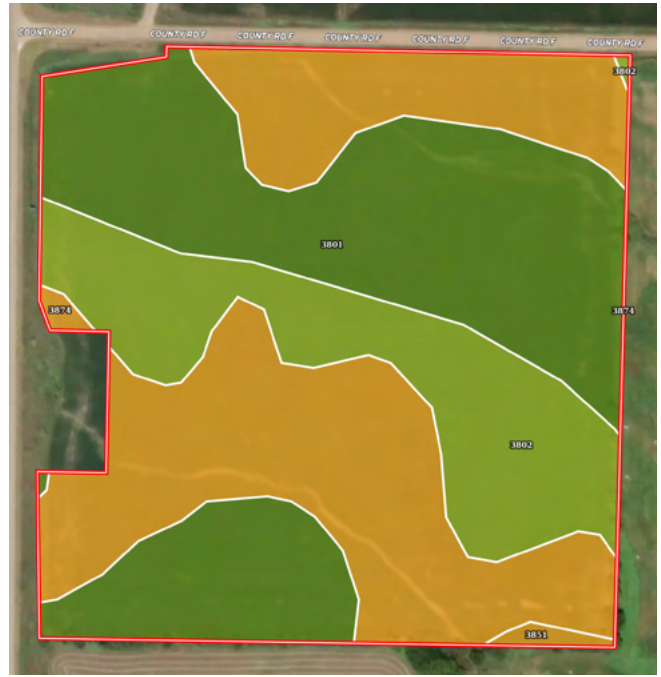
Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	14.35	40.42	0	63	2e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	13.7	38.59	0	66	6e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	7.22	20.34	0	54	3e
3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	0.21	0.59	0	66	6e
TOTALS		35.48(*)	100%	-	62.31	3.77



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 2024/2025 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on April 16, 2025, 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 Cloud Republic County Title, LLC.

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

Closing: The sale closing is on April 16, 2025, 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 Cloud Republic County Title, LLC.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Monday, March 10, 2025, at 8:00 AM, until Wednesday, March 12, 2025, at 1:00 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 ten minutes of the auction ending will automatically extend the auction for 10 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within ten 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: Kelvin & Marcia Blecha

Online Bidding Procedure: This online auction begins on Monday, March 10, 2025, at 8:00 AM. Bidding closes on Wednesday, March 12, 2025, at 1:00 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

