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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**356.74± Acres, Phillips County, Kansas**

**Tuesday, January 28, 2025 | 10:00 AM**

**Stockton 4-H Building | 918 S Elm, Stockton, Kansas**

## Highlights:

- Productive cropland
- Hunting potential
- Good access



**For additional information, please contact:**  
**Monty Smith, AFM, Agent | (785) 623-6701**  
[MSmith@FarmersNational.com](mailto:MSmith@FarmersNational.com)



**Richard Boyles, CGA, Agent | (785) 639-6285**  
[RBoyles@FarmersNational.com](mailto:RBoyles@FarmersNational.com)

**Bidding starts | Monday, January 27, 2025, at 8:00 AM**  
**Bidding closes | Tuesday, January 28, 2025, at 10:00 AM**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Legal Descriptions:

- **Tract 1:** N2SW4 & SE4SW4 Sec. 19-5-18
- **Tract 2:** NE4 Sec. 36-5-19
- **Tract 3:** E2SE4 Sec. 34-5-19

### Property Description:

Productive cropland with a majority of the soils being class II, hunting and pastureland.

### FSA Information:

#### • Tract 1:

	Base	Yield
Wheat	31.89 acres	38 bushels
Corn	23.79 acres	90 bushels
Sorghum	10.73 acres	71 bushels
Soybeans	10.05 acres	26 bushels

#### • Tract 2:

	Base	Yield
Wheat	50.98 acres	38 bushels
Corn	38.02 acres	90 bushels
Sorghum	17.14 acres	71 bushels
Soybeans	16.08 acres	26 bushels

#### • Tract 3:

	Base	Yield
Wheat	11.31 acres	38 bushels
Corn	8.44 acres	90 bushels
Sorghum	3.81 acres	71 bushels
Soybeans	3.57 acres	26 bushels

### Farm Data:

• <b>Tract 1:</b>	
Cropland	98.02 acres
Non-crop	<u>22.43 acres</u>
Total	120.45 acres
• <b>Tract 2:</b>	
Cropland	156.75 acres
Other	<u>2.83 acres</u>
Total	159.58 acres
• <b>Tract 3:</b>	
Cropland	34.76 acres
Other	<u>42.69 acres</u>
Total	77.45 acres

### Taxes:

- **Tract 1:** \$1,085.50
- **Tract 2:** \$1,723.52
- **Tract 3:** \$344.60



## Property Location Map





## Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	58.96	49.04	0	76	2e
2819	Uly silt loam, 6 to 11 percent slopes	25.74	21.41	0	74	4e
2828	Uly-Penden complex, 6 to 20 percent slopes	21.0	17.47	0	64	6e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	14.54	12.09	0	67	4e
TOTALS		120.24(*)	100%	-	72.39	3.37

## Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	101.83	64.32	0	76	2e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	54.99	34.73	0	67	4e
2236	Roxbury silt loam, occasionally flooded	1.3	0.82	0	79	2w
2828	Uly-Penden complex, 6 to 20 percent slopes	0.22	0.14	0	64	6e
TOTALS		158.34(*)	100%	-	72.89	2.7

## Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2234	Roxbury silt loam, channeled, frequently flooded	26.21	33.67	0	49	5w
2817	Uly silt loam, 3 to 6 percent slopes	24.45	31.41	0	76	3e
2828	Uly-Penden complex, 6 to 20 percent slopes	21.68	27.85	0	64	6e
3755	Hord silt loam, rarely flooded	2.82	3.62	0	78	2c
2819	Uly silt loam, 6 to 11 percent slopes	1.8	2.31	0	74	4e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	0.89	1.14	0	67	4e
TOTALS		77.85(*)	100%	-	63.49	4.51



# 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 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 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 February 28, 2025, subject to tenants' rights to growing wheat crop. Buyer(s) will receive the cash rent on the 2025 wheat acres. Full possession of the wheat acres will be granted at the conclusion of the wheat harvest or August 1, 2025, whichever occurs first.

**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 First American Title Insurance Company (Kansas City, Missouri 64105).

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American Title Insurance Company the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow services will be paid equally by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing. Seller's Conditions Precedent. The obligations of Seller under this Agreement to consummate the conveyance of the property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent (any one of which may be waived in whole or in part by Seller at or prior to Closing):

1. The simultaneous sale by Seller of all other real property owned by Seller and located in Phillips County, Kansas
2. The representations and warranties of Purchaser contained in this agreement shall be true, complete, and accurate in all material respects, on and as of the date hereof and the closing date as if the same were made on and as of such date
3. Purchaser shall have performed each and every obligation and covenant of Purchaser to be performed under this Agreement unless performance thereof is waived by Seller.

**Closing:** The sale closing will be on February 28, 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 First American Title Insurance Company.

**Sale Method:** The real estate will be offered in three 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:** Humphrey-Wright

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, January 27, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, January 28, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fnccbid.com](http://www.fnccbid.com)

All bids on each 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.