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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**2,880± Acres, Phillips and Norton County, Kansas**

**Tuesday, February 11, 2025 | 10:00 AM**

**Hansen Museum | 110 Main Street, Logan, Kansas**

## Highlights:

- **Highly productive cropland**
- **Excellent grass with good water and fences**
- **Hunting and recreational potential**



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

**Bidding starts | Tuesday, February 4, 2025, at 10:00 AM**  
**Bidding closes | Tuesday, February 11, 2025, at 10:00 AM**

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

## Property Information

Large tracts of contiguous native grasses with ponds and other water sources combined with acres of highly productive cropland. Several tracts offer excellent hunting and recreational areas. This sale offers larger tracts and smaller tracts, attractive for all buyers.

### Tract 1

**Property Location:**

West Thunder and West 800 Road in Phillips County, Kansas

**Legal Description:**

E2SW4, SE4 & SE4NE4 Sec 5-4-19

**Possession:**

Subject to growing wheat. Possession of grass acres granted at closing.

**Farm Data:**

Cropland	197.65 acres
Pasture	49.56 acres
Non-crop	<u>24.98 acres</u>
Total	272.19 acres

**FSA Information:**

	Base	Yield
Wheat	98.18 acres	44 bushels
Corn	13.67 acres	92 bushels
Grain Sorghum	19.98 acres	62 bushels
Soybeans	40.74 acres	30 bushels

*Tracts 1 and 3 combined with FSA.*

**Deeded Acres:**

• 270.19 acres

**Taxes:**

• \$2,597.60



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	71.28	26.41	0	77	2c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	67.84	25.13	0	76	2e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	65.41	24.23	0	67	4e
2812	Uly silt loam, 10 to 20 percent slopes	30.73	11.38	0	66	6e
2817	Uly silt loam, 3 to 6 percent slopes	25.24	9.35	0	76	3e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	9.42	3.49	0	34	6e
TOTALS		269.92(*)	100%	-	71.48	3.17

# Tract 2

**Property Location:**

West Thunder Road in Phillips County, Kansas

**Legal Description:**

NWNE4 Sec. 7-4-19

**Possession:**

Possession will be granted at closing.

**Farm Data:**

Cropland	8.24 acres
Pasture	<u>30.72 acres</u>
Total	38.96 acres

**FSA Information:**

	Base	Yield
Wheat	2.84 acres	44 bushels
Corn	0.40 acres	92 bushels
Grain Sorghum	0.58 acres	62 bushels
Soybeans	1.18 acres	30 bushels

**Deeded Acres:**

- 38.91 acres

**Taxes:**

- \$156.76



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2820	Uly silt loam, 6 to 11 percent slopes, eroded	14.23	36.62	0	67	4e
2812	Uly silt loam, 10 to 20 percent slopes	12.83	33.02	0	66	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	8.36	21.51	0	76	2e
2236	Roxbury silt loam, occasionally flooded	3.45	8.88	0	79	2w
TOTALS		38.87(*)	100%	-	69.69	4.05

# Tract 3

**Property Location:**

West Thunder Road and West 900 Road in Phillips County, Kansas

**Legal Description:**

NE4, E2NW4 & SWNW Sec. 8-14-19

**Possession:**

Subject to growing wheat. Possession of grass acres granted at closing.

**Farm Data:**

Cropland 86.71 acres  
 Pasture 184.06 acres  
 Total 270.77 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Wheat	98.18 acres	44 bushels
Corn	13.67 acres	92 bushels
Grain Sorghum	19.98 acres	62 bushels
Soybeans	40.74 acres	30 bushels

*Tracts 1 and 3 combined with FSA.*

**Deeded Acres:**

- 272.34 acres

**Taxes:**

- \$1,862.56



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2820	Uly silt loam, 6 to 11 percent slopes, eroded	87.89	32.31	0	67	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	70.73	26.0	0	76	2e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	47.61	17.5	0	34	6e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	34.86	12.81	0	77	2c
2817	Uly silt loam, 3 to 6 percent slopes	13.18	4.84	0	76	3e
2812	Uly silt loam, 10 to 20 percent slopes	12.76	4.69	0	66	6e
2819	Uly silt loam, 6 to 11 percent slopes	5.04	1.85	0	74	4e
TOTALS		272.07(*)	100%	-	65.37	3.62

# Tract 4

## Property Location:

West Zenith and West 1000 Road in Phillips County, Kansas

## Legal Description:

E2 & SW4 Sec. 1-5-20

## Possession:

Possession will be granted at closing.

## Farm Data:

Cropland 208.54 acres  
 Pasture 234.28 acres  
 Total 442.82 acres

## FSA Information:

	Base	Yield
Wheat	72.03 acres	44 bushels
Corn	10.03 acres	92 bushels
Grain Sorghum	14.66 acres	62 bushels
Soybeans	29.89 acres	30 bushels

22.5 acres surveyed out.

## Deeded Acres:

- 447.3 acres

## Taxes:

- \$2,630.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2820	Uly silt loam, 6 to 11 percent slopes, eroded	113.89	25.57	0	67	4e
2828	Uly-Penden complex, 6 to 20 percent slopes	62.97	14.14	0	64	6e
2310	Bridgeport silt loam, rarely flooded	57.19	12.84	0	76	2c
2234	Roxbury silt loam, channeled, frequently flooded	52.4	11.76	0	49	5w
2202	Munjor sandy loam, occasionally flooded	38.2	8.58	0	33	3w
3755	Hord silt loam, rarely flooded	31.77	7.13	0	78	2c
2819	Uly silt loam, 6 to 11 percent slopes	28.5	6.4	0	74	4e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	23.87	5.36	0	34	6e
2236	Roxbury silt loam, occasionally flooded	21.38	4.8	0	79	2w
2817	Uly silt loam, 3 to 6 percent slopes	12.63	2.84	0	76	3e
2347	McCook silt loam, rarely flooded	2.66	0.6	0	54	1
TOTALS		445.46(*)	100%	-	62.91	3.88

# Tract 5

## Property Location:

West Zenith Road and West 1200 Lane in Phillips County, Kansas

## Legal Description:

E2NE4, NE4SE4 Sec. 10 & NW4, N2SW4 Sec. 11-5-20

## Possession:

Subject to growing wheat. Possession of grass acres granted at closing.

## Farm Data:

Cropland	248.68 acres
Pasture	104.28 acres
Non-crop	<u>1.30 acres</u>
Total	354.26 acres

## FSA Information:

	Base	Yield
Wheat	175.98 acres	44 bushels
Corn	24.49 acres	92 bushels
Grain Sorghum	35.82 acres	62 bushels
Soybeans	73.04 acres	30 bushels

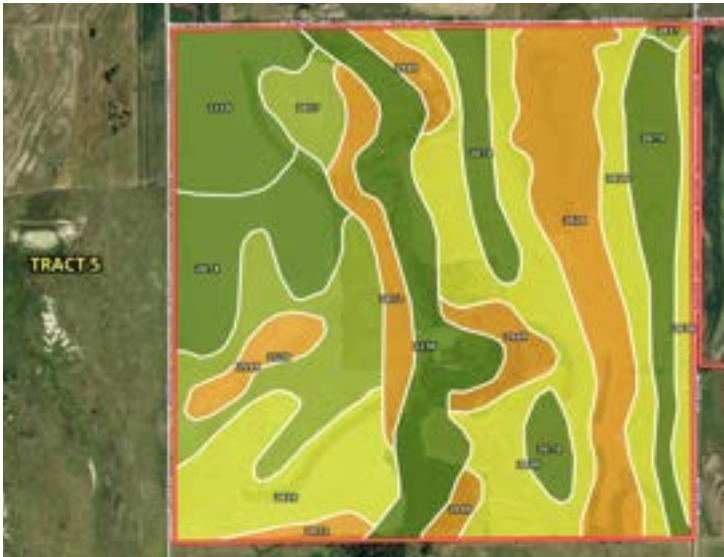
Tracts 5 and 6 combined with FSA.

## Deeded Acres:

- 351.23 acres

## Taxes:

- \$2,930.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2820	Uly silt loam, 6 to 11 percent slopes, eroded	76.09	21.69	0	67	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	65.18	18.58	0	76	2e
2828	Uly-Penden complex, 6 to 20 percent slopes	40.49	11.54	0	64	6e
2236	Roxbury silt loam, occasionally flooded	36.42	10.38	0	79	2w
2519	Armo loam, 3 to 7 percent slopes	31.34	8.93	0	57	3e
2819	Uly silt loam, 6 to 11 percent slopes	29.32	8.36	0	74	4e
2310	Bridgeport silt loam, rarely flooded	24.24	6.91	0	76	2c
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	22.15	6.31	0	34	6e
2812	Uly silt loam, 10 to 20 percent slopes	16.07	4.58	0	66	6e
2817	Uly silt loam, 3 to 6 percent slopes	9.47	2.7	0	76	3e
TOTALS		350.77(*)	100%	-	68.0	3.61

# Tract 6

## Property Location:

West Zenith Road and West 1100 Lane in Phillips County, Kansas

## Legal Description:

NE4 Sec. 11 & N2 Sec. 12-5-20

## Possession:

Subject to growing wheat.

## Farm Data:

Cropland	261.20 acres
Pasture	198.15 acres
Non-crop	4.65 acres
<b>Total</b>	<b>464.00 acres</b>

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	175.98 acres	44 bushels
Corn	24.49 acres	92 bushels
Grain Sorghum	35.82 acres	62 bushels
Soybeans	73.04 acres	30 bushels

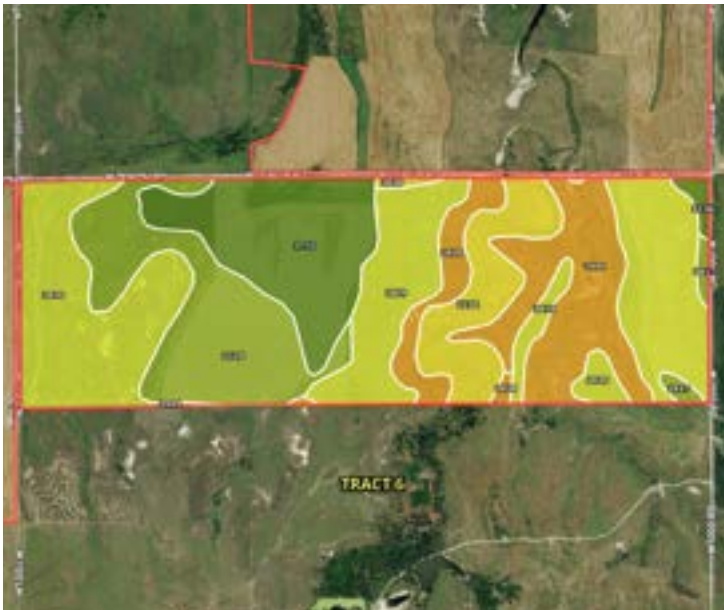
Tracts 5 and 6 combined with FSA.

## Deeded Acres:

- 468.3 acres

## Taxes:

- \$3,238.70



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2820	Uly silt loam, 6 to 11 percent slopes, eroded	131.05	28.01	0	67	4e
2519	Armo loam, 3 to 7 percent slopes	80.64	17.23	0	57	3e
3755	Hord silt loam, rarely flooded	72.47	15.49	0	78	2c
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	61.7	13.19	0	34	6e
2819	Uly silt loam, 6 to 11 percent slopes	52.78	11.28	0	74	4e
2234	Roxbury silt loam, channeled, frequently flooded	40.24	8.6	0	49	5w
2828	Uly-Penden complex, 6 to 20 percent slopes	21.07	4.5	0	64	6e
2817	Uly silt loam, 3 to 6 percent slopes	4.59	0.98	0	76	3e
2236	Roxbury silt loam, occasionally flooded	3.41	0.73	0	79	2w
<b>TOTALS</b>		<b>467.95(*)</b>	<b>100%</b>	<b>-</b>	<b>61.91</b>	<b>3.93</b>

# Tract 7

## Property Location:

East Cozy Cove and East 300 Road in Phillips County, Kansas

## Legal Description:

S2 & W2NE4 Sec. 20-5-17

## Possession:

Possession will be granted at closing.

## Farm Data:

Cropland	153.82 acres
Pasture	<u>229.86 acres</u>
Total	383.68 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	8.10 acres	34 bushels
Grain Sorghum	2.77 acres	40 bushels

## Deeded Acres:

- 388.89 acres

## Taxes:

- \$1,446.20



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2812	Uly silt loam, 10 to 20 percent slopes	162.22	41.75	0	66	6e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	148.89	38.32	0	67	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	48.21	12.41	0	76	2e
2819	Uly silt loam, 6 to 11 percent slopes	26.58	6.84	0	74	4e
2236	Roxbury silt loam, occasionally flooded	2.64	0.68	0	79	2w
TOTALS		388.54(*)	100%	-	68.26	4.57



# Tract 8

**Property Location:**

East Big Bear Road in Phillips County, Kansas

**Legal Description:**

SE4 Sec. 17-5-17

**Possession:**

Possession will be granted at closing.

**Farm Data:**

Cropland 12.32 acres  
 Pasture 147.88 acres  
 Total 160.20 acres

**FSA Information:**

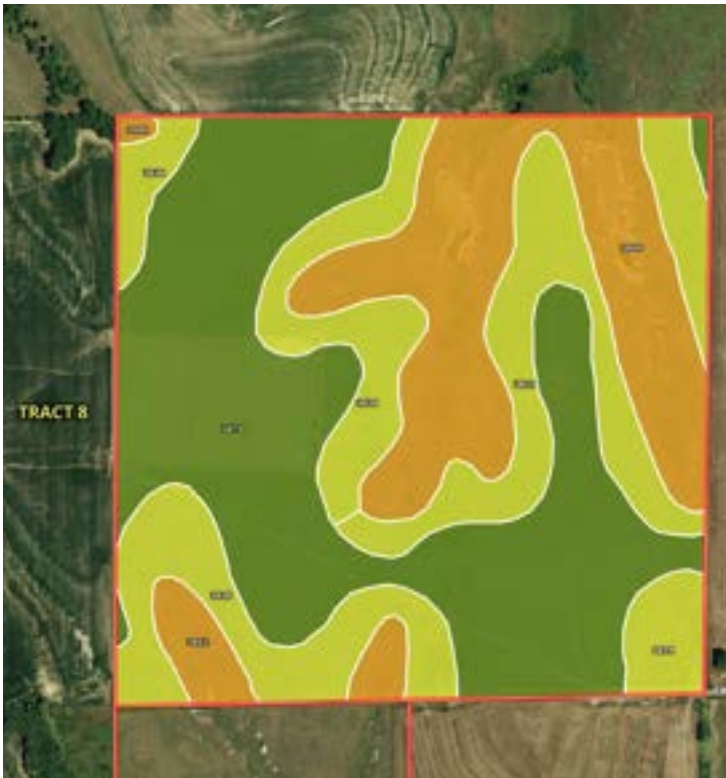
	<u>Base</u>	<u>Yield</u>
Wheat	1.67 acres	35 bushels
Corn	1.94 acres	90 bushels
Grain Sorghum	2.34 acres	59 bushels

**Deeded Acres:**

- 160.53 acres

**Taxes:**

- \$696.22



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	66.65	41.55	0	76	2e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	35.34	22.03	0	34	6e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	28.75	17.93	0	67	4e
2819	Uly silt loam, 6 to 11 percent slopes	24.34	15.18	0	74	4e
2812	Uly silt loam, 10 to 20 percent slopes	5.31	3.31	0	66	6e
TOTALS		160.39(*)	100%	-	64.5	3.68

# Tract 9

**Property Location:**

Road Bb and Road E13 in Norton County, Kansas

**Legal Description:**

E2NE4 & NW4NE4 Sec. 23-5-21

**Possession:**

Possession will be granted at closing.

**Farm Data:**

Cropland	89.34 acres
Pasture	28.61 acres
Non-crop	<u>0.26 acres</u>
Total	118.21 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Wheat	66.60 acres	44 bushels
Corn	9.27 acres	92 bushels
Grain Sorghum	13.56 acres	62 bushels
Soybeans	27.64 acres	30 bushels

*Tracts 9-12 combined with FSA.*

**Deeded Acres:**

- 117.9 acres

**Taxes:**

- \$1,000.14



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	67.26	57.08	0	76	2e
2828	Uly-Penden complex, 6 to 20 percent slopes	29.01	24.62	0	64	6e
2819	Uly silt loam, 6 to 11 percent slopes	21.56	18.3	0	74	4e
TOTALS		117.8 3(*)	100%	-	72.67	3.35

# Tract 10

## Property Location:

Road Bb and Road E13 in Norton County, Kansas

## Legal Description:

W2W2 Sec. 24-5-21

## Possession:

Possession will be granted at closing.

## Farm Data:

Cropland	72.71 acres
Pasture	80.50 acres
Non-crop	<u>1.42 acres</u>
Total	154.63 acres

## FSA Information:

	Base	Yield
Wheat	66.60 acres	44 bushels
Corn	9.27 acres	92 bushels
Grain Sorghum	13.56 acres	62 bushels
Soybeans	27.64 acres	30 bushels

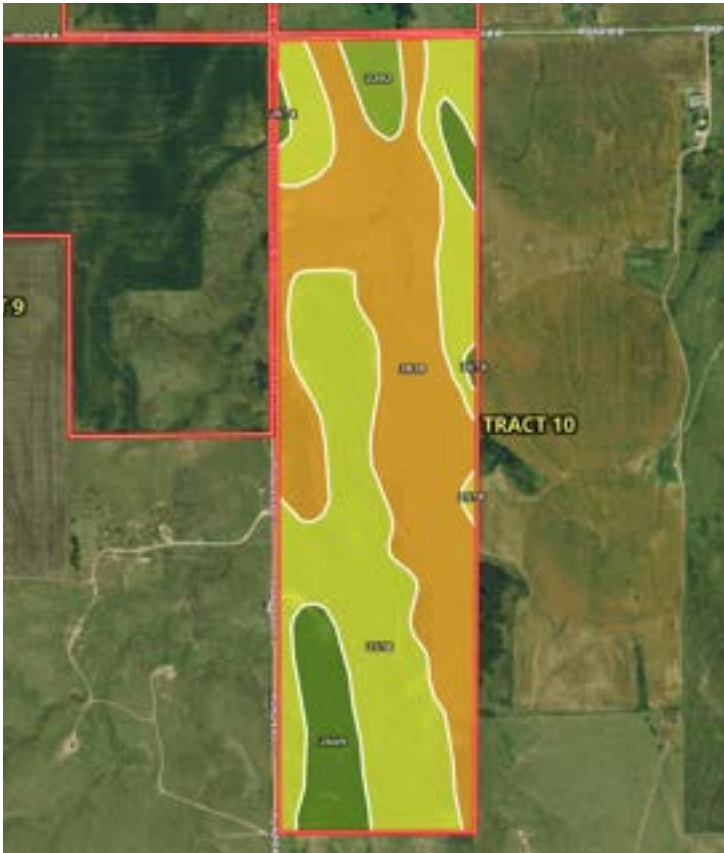
Tracts 9-12 combined with FSA.

## Deeded Acres:

- 156.7 acres

## Taxes:

- \$645.54



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2828	Uly-Penden complex, 6 to 20 percent slopes	66.82	42.67	0	64	6e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	63.6	40.61	0	63	4e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	12.23	7.81	0	69	2e
2819	Uly silt loam, 6 to 11 percent slopes	5.99	3.82	0	74	4e
2202	Munjor sandy loam, occasionally flooded	4.48	2.86	0	33	3w
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	3.5	2.23	0	76	2e
TOTALS		156.6 2(*)	100%	-	63.75	4.62

# Tract 11

## Property Location:

Road Bb and Road E13 in Norton County, Kansas

## Legal Description:

W2SW4 Sec. 13-5-21

## Possession:

Possession will be granted at closing.

## Farm Data:

Pasture 77.75 acres  
 Total 77.75 acres

## FSA Information:

	Base	Yield
Wheat	66.60 acres	44 bushels
Corn	9.27 acres	92 bushels
Grain Sorghum	13.56 acres	62 bushels
Soybeans	27.64 acres	30 bushels

*Tracts 9-12 combined with FSA.*

## Deeded Acres:

- 78.8 acres

## Taxes:

- \$202.82



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2202	Munjoy sandy loam, occasionally flooded	32.97	41.85	0	33	3w
2828	Uly-Penden complex, 6 to 20 percent slopes	23.69	30.07	0	64	6e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	13.08	16.6	0	63	4e
2819	Uly silt loam, 6 to 11 percent slopes	8.97	11.38	0	74	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	0.08	0.1	0	76	2e
TOTALS		78.79(*)	100%	-	52.01	4.18

# Tract 12

**Property Location:**

Road Bb and Road E13 in Norton County, Kansas

**Legal Description:**

E2SE4 Sec. 14-5-21

**Possession:**

Possession will be granted at closing.

**Farm Data:**

Cropland	30.79 acres
Pasture	47.42 acres
Non-crop	<u>0.16 acres</u>
Total	78.37 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Wheat	66.60 acres	44 bushels
Corn	9.27 acres	92 bushels
Grain Sorghum	13.56 acres	62 bushels
Soybeans	27.64 acres	30 bushels

*Tracts 9-12 combined with FSA.*

**Deeded Acres:**

- 79.5 acres

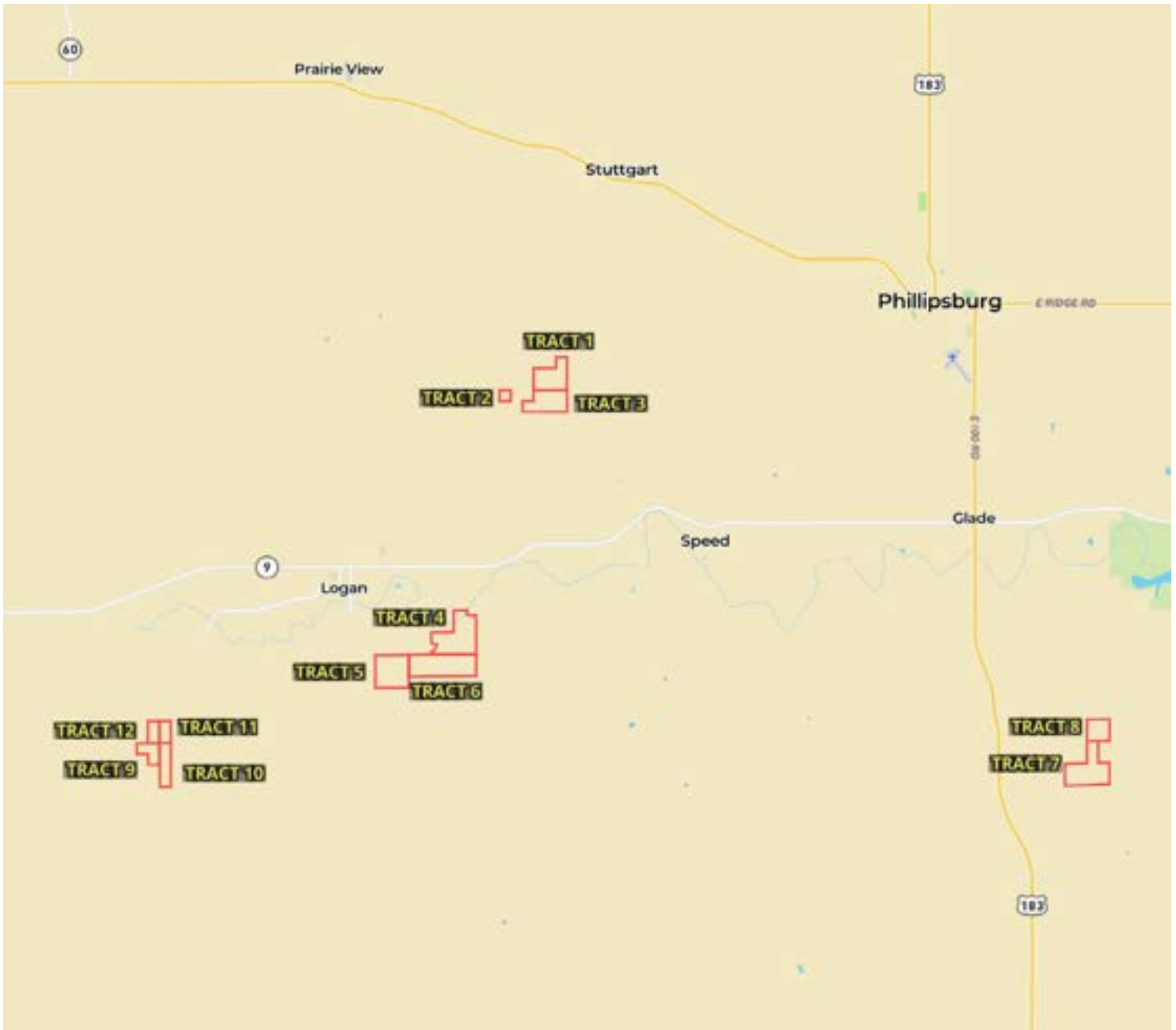
**Taxes:**

- \$452.42



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	40.24	50.63	0	76	2e
2819	Uly silt loam, 6 to 11 percent slopes	23.07	29.03	0	74	4e
2828	Uly-Penden complex, 6 to 20 percent slopes	16.18	20.36	0	64	6e
TOTALS		79.49(*)	100%	-	72.99	3.39

# Property Location Map



# Property Photos



# 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 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 Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on March 11, 2025, or such other date agreed to by the parties. Subject to the tenant's share in the 2025 growing wheat crop.

**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 Phillips County Abstract & Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Phillips County Abstract & Title 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 the Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on March 11, 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 Phillips County Abstract & Title.

**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 twelve 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:** Baird Oil Company, Inc. & Baird Properties, LLC

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, February 4, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, February 11, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.