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FOR MORE INFO!



# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**292.79± Acres, Cloud County, Kansas**

**Wednesday, February 12, 2025 | 10:00 AM**

**Clyde Community Hall | 401 Washington Street, Clyde, Kansas**

## Highlights:

- Offered in three tracts
- Prime cropland; 98% tillable across all tracts
- Easy access via blacktop and gravel



**For additional information, please contact:**  
**Matt Dowell, AFM, Agent | (785) 564-1256**  
**[MDowell@FarmersNational.com](mailto:MDowell@FarmersNational.com)**

**Bidding starts | Wednesday, February 5, 2025, at 12:00 PM**  
**Bidding closes | Wednesday, February 12, 2025, at 10:00 AM**

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

## Property Information

### Directions to Property:

- **Tract 1:** One-half of a mile southwest of Clyde, Kansas, on Highway 9.
- **Tract 2:** One-half of a mile southwest of Clyde, Kansas, on Highway 9, then one-half of a mile south on 280th Road.
- **Tract 3:** Five and one-half of a mile southwest of Clyde, Kansas, on Highway 9, then one and one-half of a mile north on 230th Road.

### Legal Description:

- **Tract 1:** NE1/4 lying south of MOP RR ROW EXC RD ROW Section 34-5-1 and 2.04 acres in GOVT LOT 8 S OF MOP RR ROW EXC RD ROW Section 27-5-1
- **Tract 2:** E1/2 SW1/4 EXC N 8' OF W 660' Section 35-5-1 and S 16.5' of NW1/4 & N 8' of W1/2 SW1/4 EXC RD ROW Section 35-5-1
- **Tract 3:** S1/2 SE1/4 Section 23-5-2

### Property Description:

Mark your calendars! This PRIME Cloud County cropland is back on the market. The farms will be offered in three individual tracts with a total of 288.53 tillable acres of nearly flat land. The farms are 98% tillable and comprised of 96% Class II soils. The primarily soil type is Huscher silt loam. Tracts one and two have blacktop access and tract 3 sits on a well-maintained gravel road for easy access to terminal grain market. These are investment-grade farms. Don't miss this opportunity!

### Farm Data:

• <b>Tract 1:</b>	
Cropland	134.57 acres
Non-crop	<u>1.65 acres</u>
Total	132.46 acres
• <b>Tract 2:</b>	
Cropland	76.48 acres
Non-crop	0.88 acres
Grass	<u>3.22 acres</u>
Total	80.58 acres
• <b>Tract 3:</b>	
Cropland	77.48 acres
Non-crop	<u>2.27 acres</u>
Total	79.75 acres

### FSA Information:

• <b>Tract 1:</b>		
	<u>Base</u>	<u>Yield</u>
Wheat	57.10 acres	46 bushels
Grain Sorghum	23.43 acres	101 bushels
Sunflowers	7.67 acres	1,461 pounds
Soybeans	34.66 acres	44 bushels
• <b>Tract 2:</b>		
	<u>Base</u>	<u>Yield</u>
Wheat	33.84 acres	46 bushels
Grain Sorghum	13.88 acres	101 bushels
Sunflowers	4.54 acres	1,461 pounds
Soybeans	20.54 acres	44 bushels
• <b>Tract 3:</b>		
	<u>Base</u>	<u>Yield</u>
Wheat	32.86 acres	46 bushels
Grain Sorghum	13.48 acres	101 bushels
Sunflowers	4.41 acres	1,461 pounds
Soybeans	19.95 acres	44 bushels

### Taxes:

- **Tract 1:** \$2,069.72
- **Tract 2:** \$1,041.28
- **Tract 3:** \$972.20



**Tract 1 Aerial Map**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3580	Huscher silt loam, occasionally flooded	85.94	66.35	0	61	2w
3521	Cass fine sandy loam, occasionally flooded	43.39	33.5	0	38	2w
2113	Inavale loamy sand, occasionally flooded	0.21	0.16	0	27	3w
TOTALS		129.54(*)	100%	-	53.25	2.0



**Tract 2 Aerial Map**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3580	Huscher silt loam, occasionally flooded	62.64	77.79	0	61	2w
2113	Inavale loamy sand, occasionally flooded	7.47	9.28	0	27	3w
3521	Cass fine sandy loam, occasionally flooded	6.31	7.84	0	38	2w
3581	Huscher silty clay loam, occasionally flooded	4.09	5.08	0	67	2w
TOTALS		80.51(*)	100%	-	56.34	2.09



**Tract 3 Aerial Map**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3580	Huscher silt loam, occasionally flooded	73.69	92.48	0	61	2w
2113	Inavale loamy sand, occasionally flooded	5.98	7.51	0	27	3w
TOTALS		79.67(*)	100%	-	58.44	2.08



# Property Aerial Map



# 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 2024/2025, 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 12, 2025, 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 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 any escrow closing services will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

**Crop Expenses:** Buyer(s) will reimburse Seller for all 2025 crop expenses incurred prior to auction at closing.

**Closing:** The sale closing will be on March 12, 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 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:** Baird Properties, LLC

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Wednesday, February 5, 2025, at 12:00 PM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, February 12, 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 tract(s) 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.

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**Clyde Community Hall | 401 Washington Street, Clyde, Kansas**

## Offered in Three Tracts!

**Tract 1: 132.46± acres | Tract 2: 80.58± acres**

**Tract 3: 79.75± acres**

**Tract 1: \$ \_\_\_\_\_**

**Tract 2: \$ \_\_\_\_\_**

**Tract 3: \$ \_\_\_\_\_**

