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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**215.15 ± Acres, Riley County, Kansas**

**Wednesday, February 12, 2025 | 3:00 PM**

**DoubleTree by Hilton | 530 Richards Drive Manhattan, Kansas 66502**

## Highlights:

- **Good Quality Class II non highly erodible farmland.**
- **67 acres of good recreational land**
- **Only minutes from Manhattan**
- **Easy access, close to paved roads**



**For additional information, please contact:**

**Fred Olsen, Agent | (620) 285-9131**

**F Olsen@FarmersNational.com**

**Bidding starts | Wednesday, February 5, 2025 at 12:00 PM**  
**Bidding closes | Wednesday, February 12, 2025 at end of live event.**

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

## Property Information

### Directions to Property:

From Manhattan, KS: Take Scenic Drive or Highway 18 to Skyway Drive, turn onto Eureka Drive and head westbound to Airport Road, turn north until dead end for tract 1, Eureka road westbound to West 54th Ave, turn north for approximately .5 miles for tract 2.

### Legal Description:

**Tract 1:** S/2SW/4 S21

**Tract 2:** E/2E2 S20 all in T10, R 7E

### Property Description:

This is a rare opportunity to purchase high quality farmland within 5 minutes of Manhattan. Tract 1 is nearly level, class II soils, highly productive. Tract 2 is mainly class II soils with 67 acres of timber for recreation. This is a great property for recreation with income producing cropland. Take advantage of an opportunity to expand your farming operation, or add to your landholdings portfolio!

### Farm Data:

#### Tract 1:

Cropland	62.04 acres
Timber	8.24 acres
Total	70.28 acres

#### Tract 2:

Cropland	69.32 acres
Non-crop	8.67 acres
Timber	66.88 acres
Total	144.87 acres

### FSA Information:

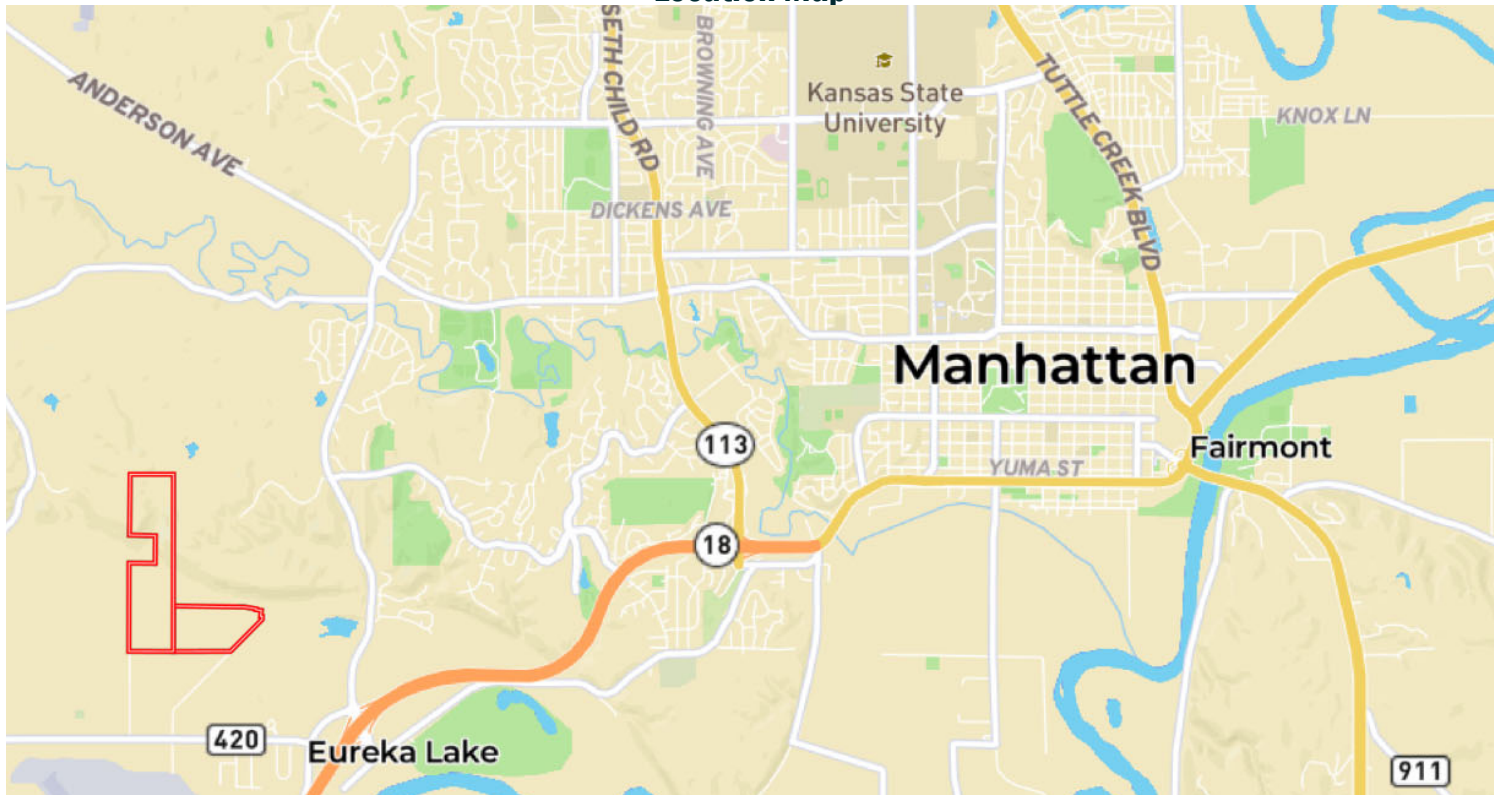
Tract 1 & 2	Base	Yield
Wheat	4.5 acres	35 bushels
Corn	17.25 acres	120 bushels
Grain Sorghum	25.19 acres	74 bushels
Soybeans	58.16 acres	31 bushels

### Taxes:

**Tract 1:** \$1,453.16

**Tract 2:** \$1,797.14

## Location Map





## Tract 1 Aerial Map



## Tract 1 Soil Map



| Boundary 70.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4018	Chase silty clay loam, very rarely flooded	49.69	70.76	0	71	2w
7174	Reading silt loam, 1 to 3 percent slopes	20.52	29.22	0	85	2e
TOTALS		70.21(*)	100%	-	75.08	2.0





## Tract 2 Aerial Map

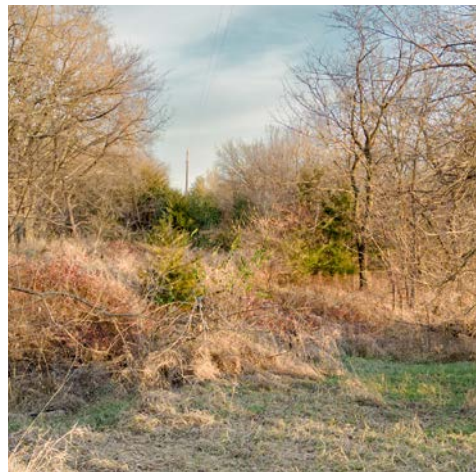
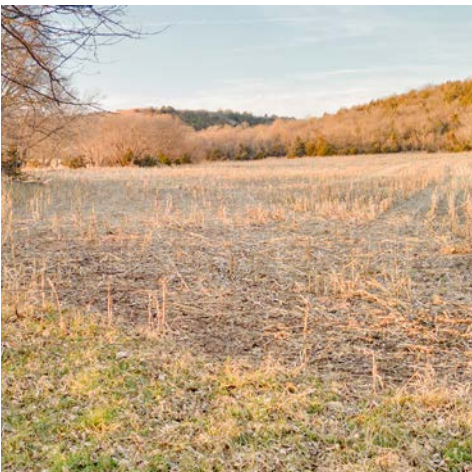


## Tract 2 Soil Map



| Boundary 70.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4018	Chase silty clay loam, very rarely flooded	49.69	70.76	0	71	2w
7174	Reading silt loam, 1 to 3 percent slopes	20.52	29.22	0	85	2e
TOTALS		70.21(*)	100%	-	75.08	2.0



# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Crop Expenses:** Buyer will reimburse seller for all 2025 crop expenses paid for prior to auction.

**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 12, 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 Charlson & Wilson Bonded Abstractors.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Charlson & Wilson Bonded Abstractors the required earnest payment. 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 is 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 Charlson & Wilson Bonded Abstractors.

**Auction Sales:** The real estate will be offered in two 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

**Simulcast Public and Online:** Bidding will be simultaneous with the live auction 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 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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