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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**357.37± Acres, Sedgwick County, Kansas**

**Friday, April 11, 2025 | 10:00 AM**

**American AgCredit Building | 4105 North Ridge Road, Wichita, Kansas**

## Highlights:

- Blacktop road frontage
- Excellent cropland
- Near Cheney Lake
- Home site opportunities
- Pasture



**For additional information, please contact:**

**Chris Ostmeyer, AFM, Agent**  
**(785) 672-8672 or (316) 788-4240**  
**[COstmeyer@FarmersNational.com](mailto:COstmeyer@FarmersNational.com)**



**Richard Boyles, CGA, Agent**  
**(785) 639-6285 or (316) 867-0340**  
**[RBoyles@FarmersNational.com](mailto:RBoyles@FarmersNational.com)**

**Bidding starts | Friday, April 4, 2025, at 10:00 AM**  
**Bidding closes | Friday, April 11, 2025, at close of live event.**

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

## Property Information

**Property Description:** Here's a great opportunity for any buyer: productive farmland with all class II soils, 0-3% slopes available in small parcels, an ideal spot for building your dream home, and rare pasture acreage. Located along W 21st Street N, south of Saint Joe, southeast of Cheney Lake in Western Sedgwick County, and 15 minutes west of Via Christi St. Teresa Hospital where the Northwest Branch of the Greater YMCA is located. The seller will provide a property survey sufficient for a clear title where no existing legal description exists or where new boundaries are created. For 2024, the taxes for parcels 1, 2, and 3 are combined at \$6.82 per acre, while the taxes for parcels 5, 6, and 7 are combined at \$1.26 per acre. For the FSA acres, tracts 1, 2, 3, 4, and 5, 6, 7 are combined. Tracts 5, 6, and 7 include FSA crop base acres with most of the base acres located on tract 6. Additionally, the FSA acres for tracts 5, 6, and 7 exceed the taxable acres. Solar pump on tract 7 is not owned by the seller and can be purchased from the tenant. Contact agents for details.

**Property Locations:** 14.5 miles west of Maize and 21st Street to Tracts 1-4. Tracts 5-7 are 1.5 miles west of Tracts 1-4.

## Tract 1

### Legal Description:

25.1 +/- Acres in the S/2 SW/4 Section 2-27-4W. Exact Legal to be determined by Survey.

### Farm Data:

Cropland 204.7 acres  
 Total 204.7 acres

### FSA Information (Tracts 1, 2, 3, & 4 Combined):

	<u>Base</u>	<u>Yield</u>
Wheat	74.77 acres	35 bushels
Grain Sorghum	68.60 acres	63 bushels
Soybeans	46.99 acres	24 bushels

### Taxes (Tracts 1, 2, & 3 Combined):

• \$895.02



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	17.75	71.11	0	57	2e
5926	Penalosa silt loam, 1 to 3 percent slopes	6.16	24.68	0	61	2s
5956	Shellabarger sandy loam, 1 to 3 percent slopes	1.04	4.17	0	53	2e
TOTALS		24.95(*)	100%	-	57.8	2.0

## Tract 2

### Legal Description:

30.63+/- Acres in the SE/4 SW/4 Section 2-27-4W Exact Legal to be determined by Survey

### Farm Data:

Cropland 204.7 acres  
Total 204.7 acres

### FSA Information (Tracts 1, 2, 3, & 4 Combined):

	Base	Yield
Wheat	74.77 acres	35 bushels
Grain Sorghum	68.60 acres	63 bushels
Soybeans	46.99 acres	24 bushels

### Taxes (Tracts 1, 2, & 3 Combined):

• \$895.02



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	21.37	66.68	0	57	2e
5926	Penalosa silt loam, 1 to 3 percent slopes	9.33	29.11	0	61	2s
5924	Ost-Clark loams, 1 to 3 percent slopes	1.36	4.24	0	69	2e
TOTALS		32.06(*)	100%	-	58.69	2.0

## Tract 3

### Legal Description:

75.44 +/- acres N/2 SW/4 Section 2-27-4W Exact legal to be determined by Survey.

### Farm Data:

Cropland 204.7 acres  
Total 204.7 acres

### FSA Information (Tracts 1, 2, 3, & 4 Combined):

	Base	Yield
Wheat	74.77 acres	35 bushels
Grain Sorghum	68.60 acres	63 bushels
Soybeans	46.99 acres	24 bushels

### Taxes (Tracts 1, 2, & 3 Combined):

• \$895.02



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5926	Penalosa silt loam, 1 to 3 percent slopes	64.75	87.37	0	61	2s
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	7.13	9.62	0	57	2e
6322	Blanket silt loam, 0 to 1 percent slopes	2.23	3.01	0	64	2c
TOTALS		74.11(*)	100%	-	60.71	2.0

# Tract 4

**Legal Description:**

74.36+/- Acres. S/2 NW/4 Section 2-27-4W No survey needed.

**Farm Data:**

Cropland 204.7 acres  
 Total 204.7 acres

**FSA Information (Tracts 1, 2, 3, & 4 Combined):**

	Base	Yield
Wheat	74.77 acres	35 bushels
Grain Sorghum	68.60 acres	63 bushels
Soybeans	46.99 acres	24 bushels

**Taxes:**

• \$522.53



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5926	Penalosa silt loam, 1 to 3 percent slopes	60.43	81.3	0	61	2s
6322	Blanket silt loam, 0 to 1 percent slopes	8.12	10.92	0	64	2c
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	5.79	7.79	0	57	2e
TOTALS		74.34(*)	100%	-	61.02	2.0

# Tract 5

**Legal Description:**

65.85+/- Acres in the W/2 NE/4 Section 9-27-4W Exact legal to be determined by Survey

**Farm Data:**

Cropland 72.65 acres  
 Pasture 84.97 acres  
 Total 157.62 acres

**FSA Information (Tracts 5, 6, & 7 Combined):**

	Base	Yield
Wheat	26.55 acres	35 bushels
Grain Sorghum	24.36 acres	63 bushels
Soybeans	16.68 acres	24 bushels

FSA acres exceed taxable acres.

**Taxes (Tracts 5, 6, & 7 Combined):**

• \$191.36



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6419	Renfrow silty clay loam, 1 to 3 percent slopes	45.1	67.65	0	54	3e
6051	Elandco silt loam, frequently flooded	10.89	16.33	0	50	5w
6423	Renfrow-Wellsford clay loams, 1 to 4 percent slopes	5.18	7.77	0	46	3e
5850	Albion and Shellabarger sandy loams, 6 to 15 percent slopes	4.08	6.12	0	45	6e
5464	Wellsford-Rock outcrop complex, 3 to 10 percent slopes	1.43	2.14	0	12	4e
TOTALS		66.68(*)	100%	-	51.28	3.53

# Tract 6

**Legal Description:**

69.08+/- acres in the SE side of the NE/4 Section 9-27-4W Exact legal to be determined by Survey

**Farm Data:**

Cropland 72.65 acres  
 Pasture 84.97 acres  
 Total 157.62 acres

**FSA Information (Tracts 5, 6, & 7 Combined):**

	Base	Yield
Wheat	26.55 acres	35 bushels
Grain Sorghum	24.36 acres	63 bushels
Soybeans	16.68 acres	24 bushels

**Taxes (Tracts 5, 6, & 7 Combined):**

• \$191.36



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5850	Albion and Shellabarger sandy loams, 6 to 15 percent slopes	27.24	40.17	0	45	6e
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	27.03	39.86	0	45	3e
6419	Renfrow silty clay loam, 1 to 3 percent slopes	13.56	19.99	0	54	3e
TOTALS		67.83(*)	100%	-	46.81	4.2

# Tract 7

**Legal Description:**

16.91+/- acres in the N side of NE/4 Section 9-27-4W. Exact legal to be determined by Survey.

**Farm Data:**

Cropland 72.65 acres  
 Pasture 84.97 acres  
 Total 157.62 acres

**FSA Information (Tracts 5, 6, & 7 Combined):**

	Base	Yield
Wheat	26.55 acres	35 bushels
Grain Sorghum	24.36 acres	63 bushels
Soybeans	16.68 acres	24 bushels

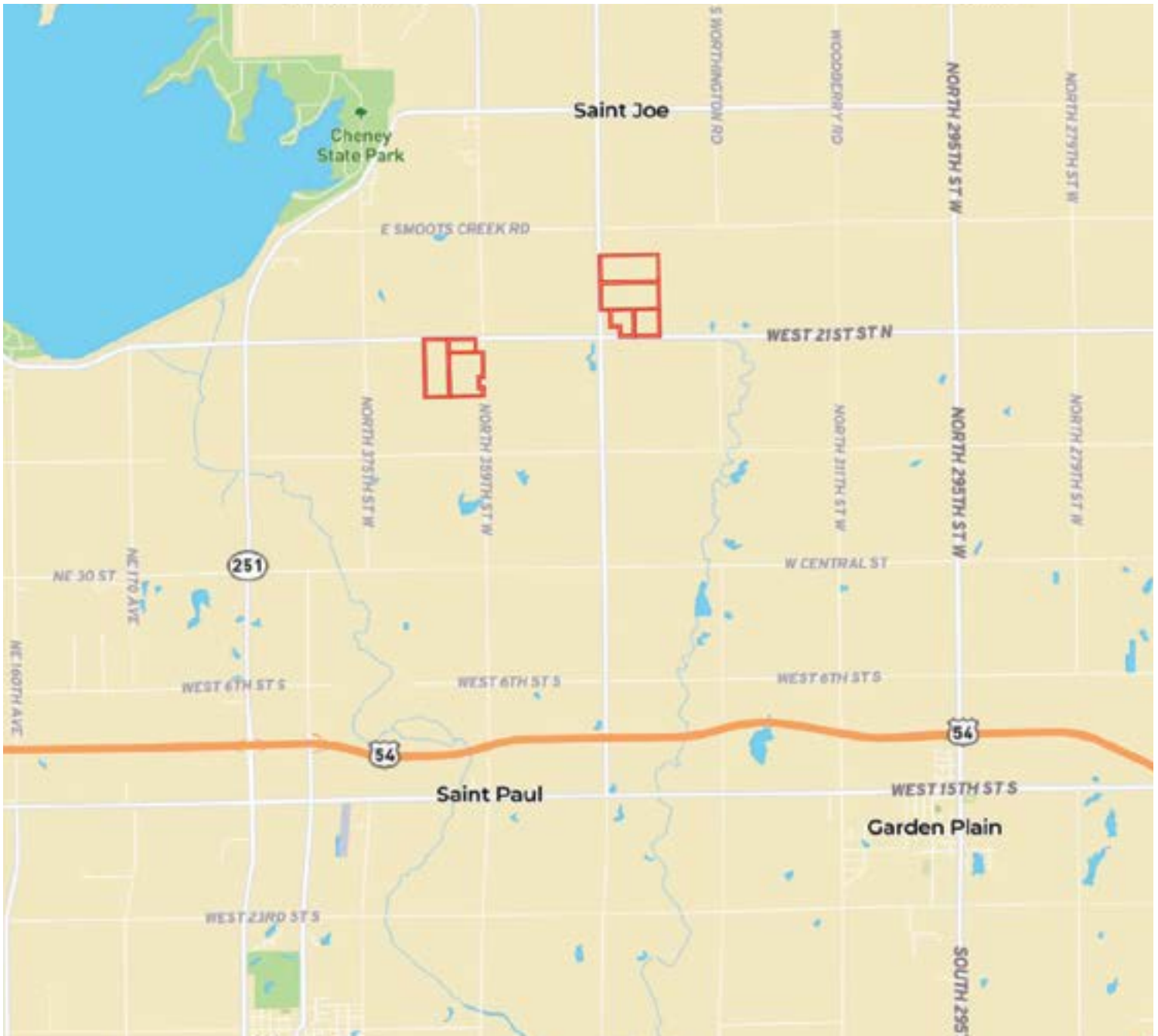
**Taxes (Tracts 5, 6, & 7 Combined):**

• \$191.36

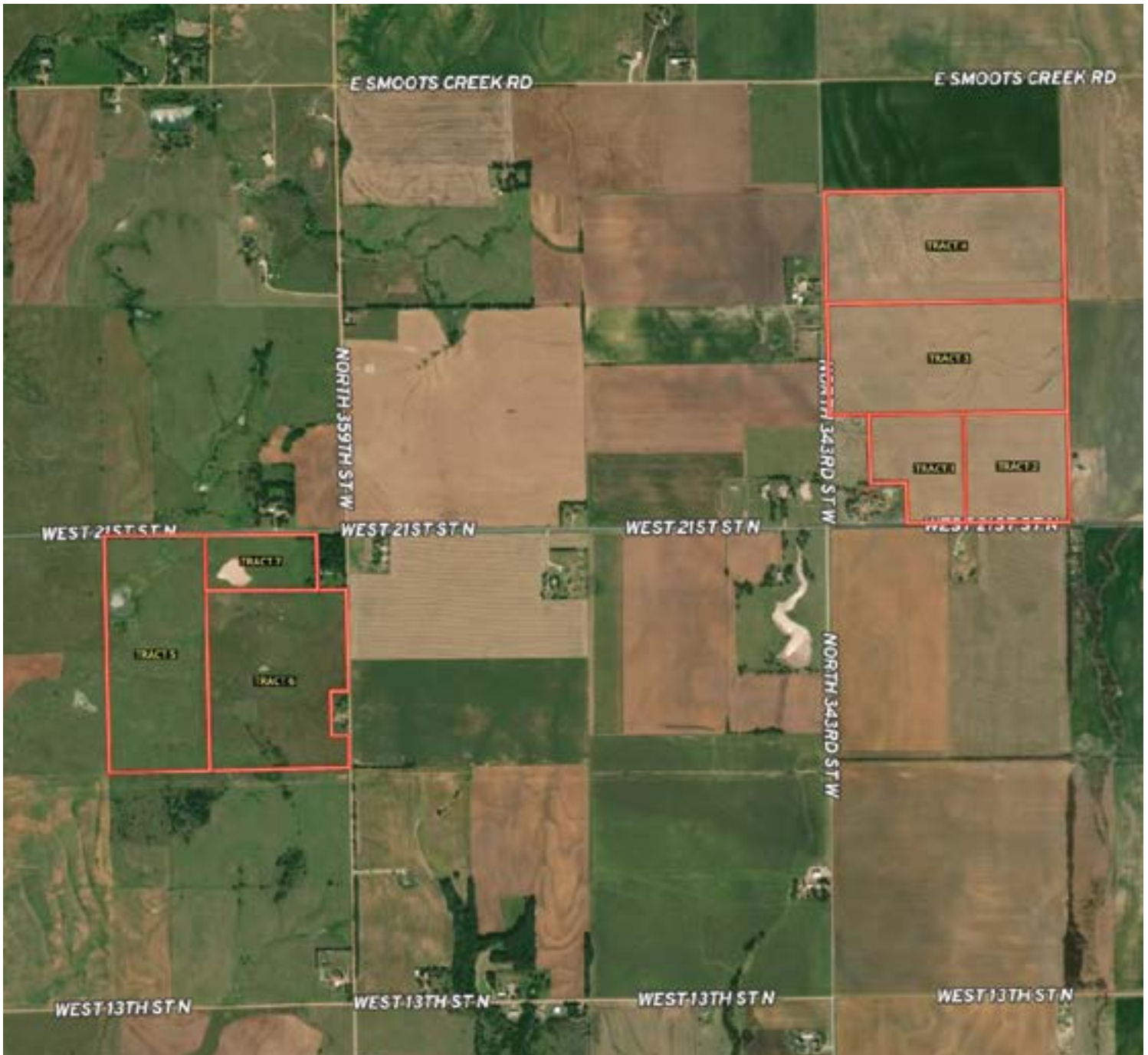


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5858	Albion-Shellabarger sandy loams, 1 to 3 percent slopes	9.04	52.28	0	45	3e
6051	Elandco silt loam, frequently flooded	4.11	23.77	0	50	5w
5464	Wellsford-Rock outcrop complex, 3 to 10 percent slopes	2.18	12.61	0	12	4e
6419	Renfrow silty clay loam, 1 to 3 percent slopes	1.23	7.11	0	54	3e
5850	Albion and Shellabarger sandy loams, 6 to 15 percent slopes	0.73	4.22	0	45	6e
TOTALS		17.29(*)	100%	-	42.67	3.73

# Property Location Map



# 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 will be prorated to closing.

**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 June 11, 2025, or such other date agreed to by the parties. Subject to tenant's rights to planted wheat. Buyer(s) will have full possession once the wheat crop is harvested on tracts 1-4. Buyer(s) will have full possession of tracts 5-7 at closing.

**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 Security 1st Title .

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title 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 will be on June 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 Security 1st 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 Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Sale Method:** The real estate will be offered in seven 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:** Thelma M. Ast and Walter Bergkamp Family

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, April 4, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, April 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.