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LAND AUCTION

SIMULCAST LIVE AND ONLINE

160.17± Acres, Graham County, Kansas | Surface Rights Only

Tuesday, April 1, 2025 | 10:00 AM

McKenna Youth and Activities Center | 311 Main Street, Palco, Kansas

Highlights:

- **Productive crop land**
- **Full possession at closing**
- **Good access**

For additional information, please contact:



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Bidding starts | Monday, March 31, 2025 at 8:00 AM
Bidding closes | Tuesday, April 1, 2025 at close of live event.

To register and bid go to: www.fncbid.com

Property Information

Directions to Property:

From the intersection of Highway 18 and V Road north of Palco, travel four miles west and one mile north to the southeast corner of the property at the intersection of 380th Avenue and K Road.

Legal Description:

S10, T09, R21, ACRES 160.01, SE4 LESS RD
R/W. Surface rights only.

Property Description:

This 160-acre parcel of farmland is located in Graham County, Kansas, south of Highway 24, southwest of Demar, and northwest of Palco, just four miles west of Highway 18. Approximately 78% of the farm is tillable, with the remainder consisting of non-tillable acres. Possession is available at closing.

Farm Data:

Cropland	129.46 acres
Non-crop	<u>29.78 acres</u>
Total	159.24 acres

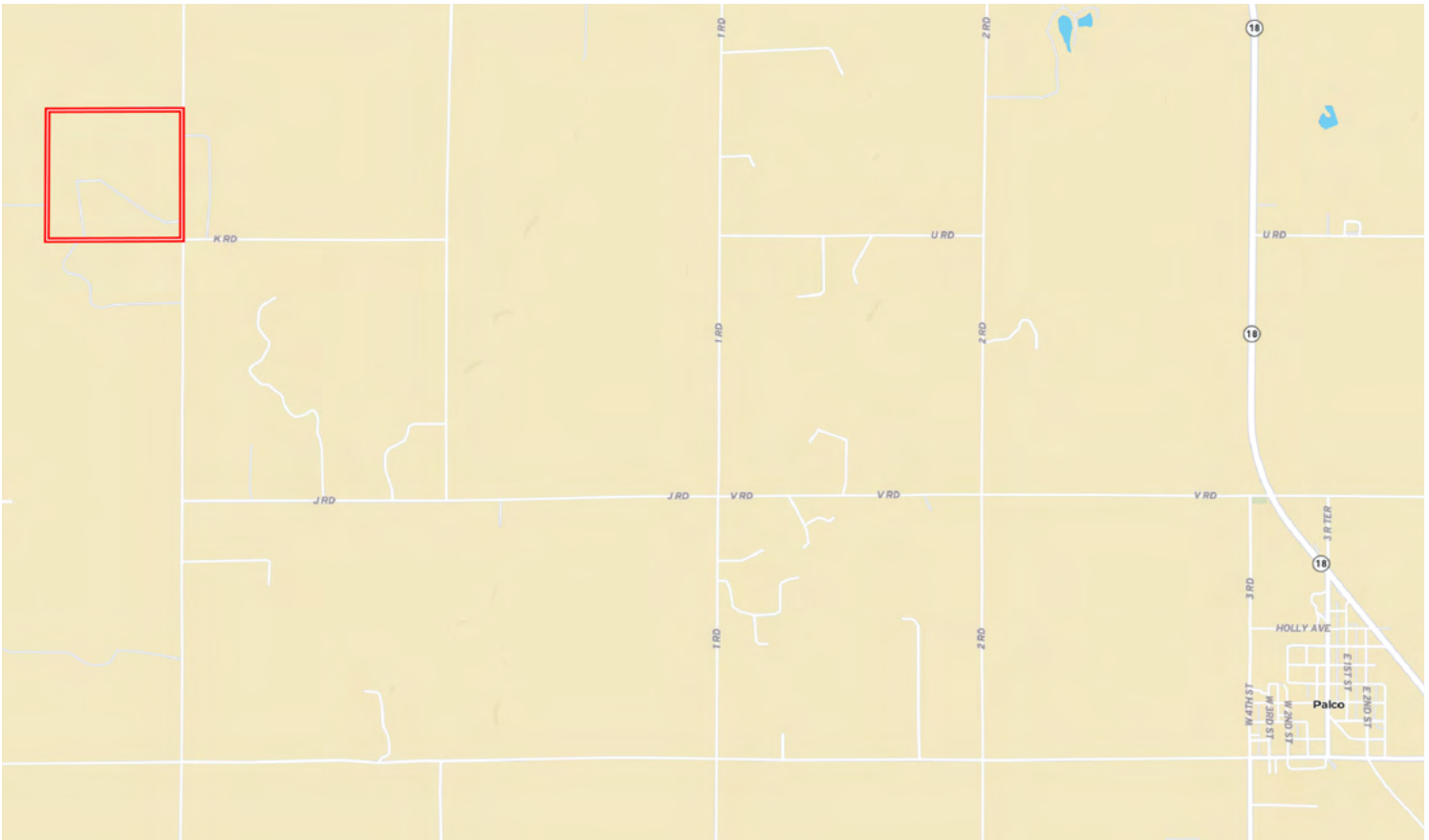
FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	44.75 acres	28 bushels
Grain Sorghum	32.35 acres	49 bushels

2024 Taxes:

\$1,126.00

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2748	Penden clay loam, 3 to 7 percent slopes, eroded	43.51	27.21	0	56	3e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	35.12	21.97	0	34	6e
2817	Uly silt loam, 3 to 6 percent slopes	32.75	20.48	0	76	3e
2960	Wakeen-Nibson silt loams, 3 to 7 percent slopes	18.54	11.6	0	41	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	12.24	7.66	0	76	2e
2519	Armo loam, 3 to 7 percent slopes	8.94	5.59	0	57	3e
2605	Eltree silt loam, 1 to 3 percent slopes	7.06	4.42	0	76	2e
2562	Campus-Canlon complex, 3 to 30 percent slopes	1.69	1.06	0	34	6e
TOTALS		159.8 5(*)	100%	-	55.75	3.69



Simulcast Auction Terms

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 May 1, 2025, or such other date agreed to by the parties. Buyer will be granted immediate access to perform necessary operations preparation for the 2025 crop year. In the event the transaction is not closed at no fault of the Seller, the Buyer will not be reimbursed for operations or inputs.

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 Eland Title LLC, Hill City, Kansas.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Eland Title LLC, Hill City, Kansas, the required earnest payment. The cost of title insurance will be equally paid 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 May 1, 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 Eland Title LLC, Hill City, Kansas.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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: Loveridge Family Revocable Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, March 31, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, April 1, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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.