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# ONLINE AUCTION

**233.03± Acres, Cloud County, Kansas**

**Bidding starts | Monday, April 21, 2025 at 8:00 AM**

**Bidding closes | Wednesday, April 23, 2025 at 1:00 PM**

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

## Highlights:

- **NW1/4 less tract and N1/2 NE1/4 15-7-4W**
- **169.61 total tillable acres**
- **Solar energy development potential**



**For additional information, please contact:**

**Matt Dowell, AFM, Agent | (785) 564-1256**

**[MDowell@FarmersNational.com](mailto:MDowell@FarmersNational.com)**

Licensed in Kansas and Nebraska

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## Property Information

### Directions to Property:

From Concordia, Kansas, go eight miles south on Highway 81, then five miles west on Iron Road and one mile north on 90th Road to the northwest corner of Tract 1.

### Legal Description:

NW1/4 less tract and N1/2 NE1/4 Section 15-7-4

### Property Description:

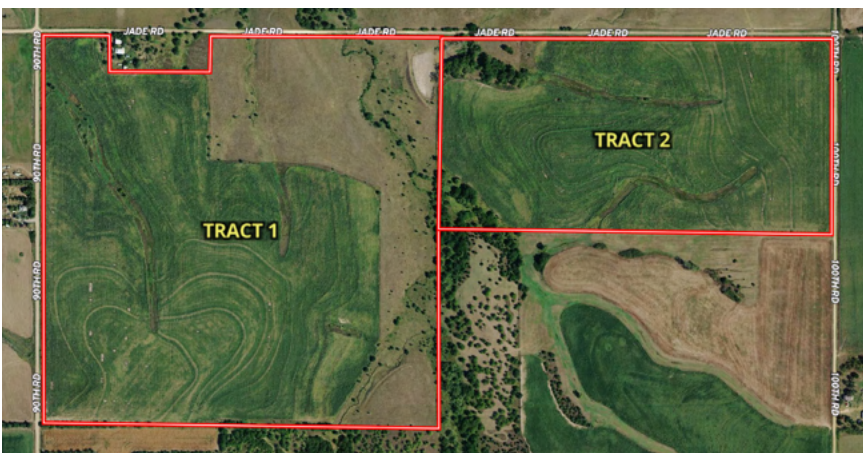
These farms offer a combined 169.61 tillable acres split between Hastings and Crete soils. The crop ground is currently open and will be available for the new owner to plant a crop this spring. The pasture has a 5-wire, mostly steel post fence and adequate pond water supply most years. A rural water line crosses the property, offering the possibility of a secondary water supply. The farm is conveniently located on the Delphos Road three miles south of Highway 9. The current owner has been offered a solar development lease contract by Bechtel, but has not signed. This development represents the potential for a substantial revenue stream for the new owner. Contact agent for details! Whether you're a local operator or an investor looking for an addition to your land portfolio, don't miss this opportunity!

### FSA Information:

Tracts 1 and 2:	Base	Yield
Grain Sorghum	87.49 acres	77 bushels
Soybeans	100.53 acres	33 bushels
Wheat	6.50 acres	44 bushels

Tracts are combined at FSA and will require reconstitution if purchased separately.

### Aerial Map



### Farm Data:

Tract 1:	
Cropland	102.76 acres
Pasture	47.84 acres
Grass	<u>3.93 acres</u>
Total	154.53 acres

Tract 2:	
Cropland	66.85 acres
Pasture	7.12 acres
Grass	<u>4.53 acres</u>
Total	78.50 acres

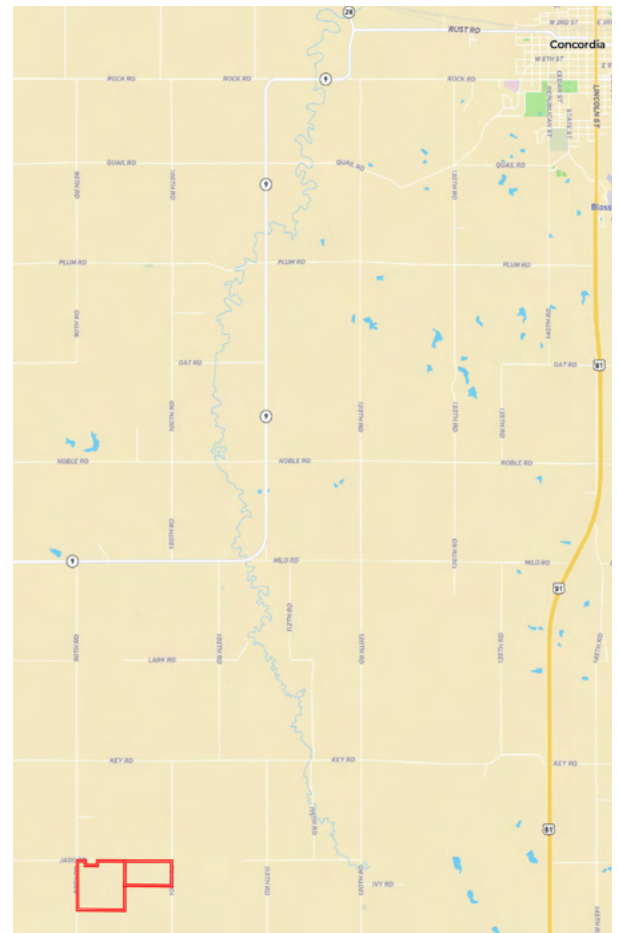
### 2024 Taxes:

**Tracts 1 and 2: \$2,975.50**

### Crop Expenses:

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

### Property Location Map

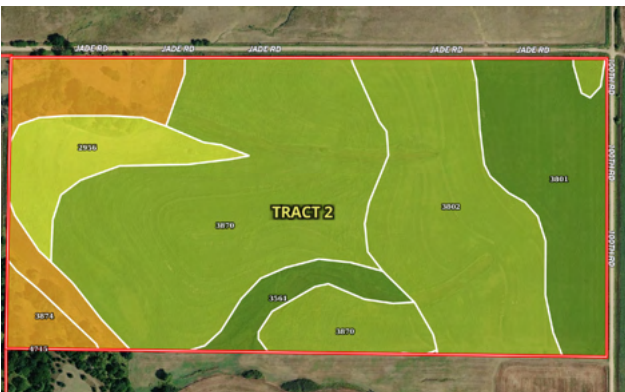


## Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	53.73	34.7	0	58	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	33.35	21.54	0	54	3e
4715	Kipson soils, 5 to 30 percent slopes	31.44	20.3	0	23	6s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	16.47	10.64	0	63	2e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	12.04	7.78	0	66	6e
3868	Hastings silt loam, 3 to 7 percent slopes	3.98	2.57	0	68	3e
3866	Hastings silt loam, 1 to 3 percent slopes	3.22	2.08	0	68	2e
2522	Armo silt loam, 3 to 7 percent slopes	0.55	0.36	0	55	3e
2956	Wakeen silty clay loam, 3 to 7 percent slopes	0.06	0.04	0	47	4e
TOTALS		154.84(*)	100%	-	51.63	3.72

## Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	31.65	40.73	0	58	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	17.54	22.57	0	54	3e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	11.49	14.79	0	63	2e
4715	Kipson soils, 5 to 30 percent slopes	6.42	8.26	0	23	6s
2956	Wakeen silty clay loam, 3 to 7 percent slopes	5.79	7.45	0	47	4e
3561	Hobbs silt loam, occasionally flooded	2.96	3.81	0	82	2w
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	1.86	2.39	0	66	6e
TOTALS		77.71(*)	100%	-	55.23	3.21

# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, 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 Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on May 23, 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 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 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 the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on May 23, 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 two individual tracts. **All bids are open for advancement starting Monday, April 21, 2025, at 8:00 AM, until Wednesday, April 23, 2025, at 1:00 PM,** subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within ten minutes of the auction ending on EITHER tract will automatically extend the auction for 10 minutes from the time the bid is placed for BOTH tracts. The auto-extend feature remains active until no further bids are placed within the ten minute time frame. All decisions of Farmers National Company 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 Sellers.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

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

**Sellers:** William & Jean Mason Family Trust

**Online Bidding Procedure:** This online auction begins on Monday, April 21, 2025, at 8:00 AM. Bidding closes on Wednesday, April 23, 2025, at 1:00 PM.

To register and bid on this auction go to: [www.FNCBid.com](http://www.FNCBid.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.

