

**SCAN THE QR CODE
FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

196.3± Acres, Trego County, Kansas

Monday, June 2, 2025 | 11:00 AM

WaKeeney VFW Post 3449 | 409 N Railroad Avenue, WaKeeney, Kansas 67672

Highlights:

- All cropland ready for spring planting
- Immediate possession
- Good access and close to markets
- Surface rights only to sell

For additional information, please contact:



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Derek Freel, Agent | (785) 407-0453
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Vaughn Stull, Agent | (785) 614-1266
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Online bidding starts | Wednesday, May 28, 2025 at 10:00 AM
Bidding closes | Monday, June 2, 2025 at end of live event

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

Property Information

Directions to Property:

Tract 1: From Highway 283 and H road in Wakeeney, travel 8 miles east

Tract 2: From the intersection of Hwy 283 and H road in WaKeeney, travel 5 miles east and 2 miles north

Legal Description:

Tract 1: (156.8 acres) SW 1/4 Sec 1-T12S-22W

Tract 2: (39.5 acres) NE 1/4 of NE 1/4 SEC 32-T11S-R22W

Property Description:

Shriners Hospital for Children is offering for sale high quality Trego County properties ready for spring planting with 100% possession to buyer. Both tracts offer good access with competitive markets available to sell crops. Ideal to grow your investments or increase your crop land portfolio.

Taxes:

Tract 1: \$912.34

Tract 2: \$170.42

Farm Data:

Tract 1:	
Cropland	157.84 acres
Total	157.84 acres

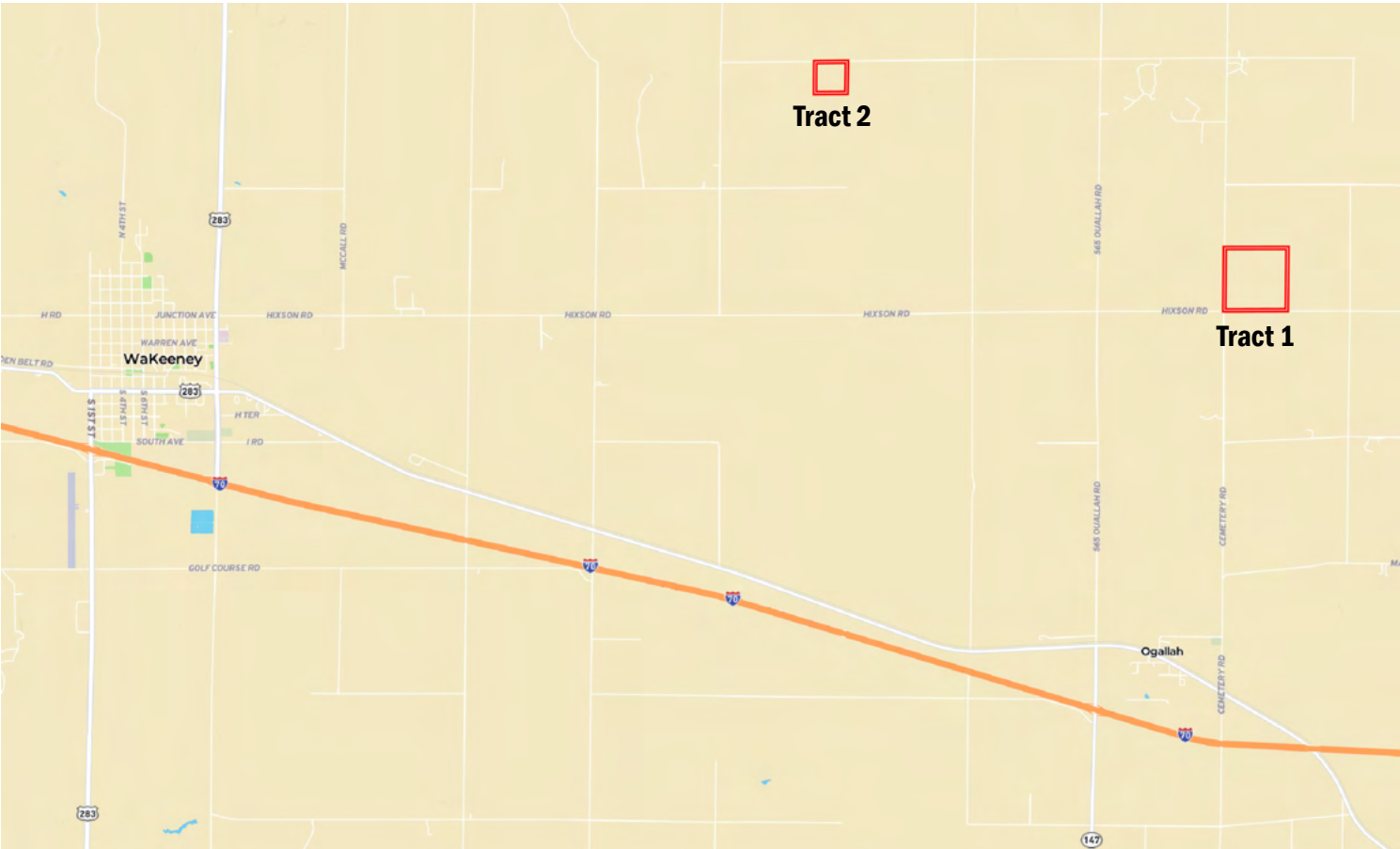
Tract 2:	
Cropland	38.51 acres
Total	38.93 acres

FSA Information:

Tract 1:	Base	Yield
Wheat	40.36 acres	44 bushels
Grain Sorghum	52.33 acres	71 bushels

Tract 2:	Base	Yield
Wheat	9.85 acres	44 bushels
Grain Sorghum	12.76 acres	71 bushels

Location Map



Tract 1:

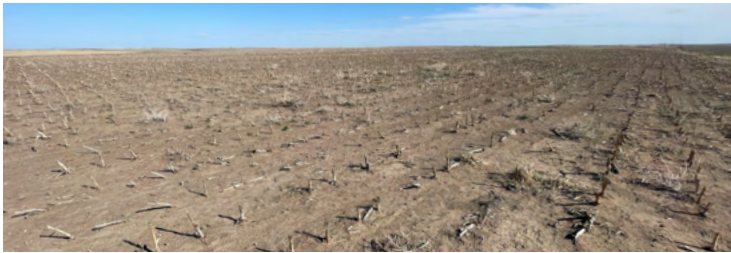
Aerial Map



Soil Map

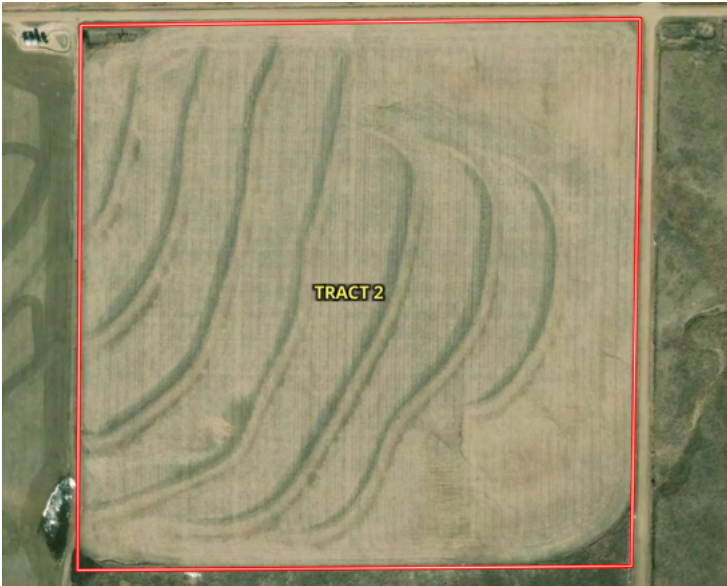


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	70.33	44.88	0	76	2e
2580	Coly silt loam, 3 to 6 percent slopes	50.55	32.26	0	71	3e
2612	Harney silt loam, 0 to 1 percent slopes	35.72	22.79	0	70	2c
3765	Humbarger loam, channeled	0.12	0.08	0	41	5w
TOTALS		156.72(*)	100%	-	73.0	2.32



Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	24.66	62.49	0	76	2e
2747	Penden clay loam, 3 to 7 percent slopes	12.64	32.03	0	63	3e
2754	Penden loam, 7 to 15 percent slopes	2.16	5.47	0	58	6e
TOTALS		39.46(*)	100%	-	70.85	2.54



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: Immediate possession will be granted at contract acceptance to allow buyer to put in a spring crop. However, if the property does not close due to no fault of the seller, buyer will not be reimbursed for expenses. Full possession will be granted at closing on June 30, 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 Fowler Abstract, Wakeeney, Kansas.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Fowler Abstract, Wakeeney, Kansas 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 30, 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 Fowler Abstract, Wakeeney, Kansas.

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 Buyer(s) will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: 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.

Additional Comments: Surface rights only to sell.

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: Shriners Hospital for Children

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, May 28, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 11:00 AM on Monday, June 2, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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.

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