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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**156.7± Acres, McPherson County, Kansas**

**Monday, April 28, 2025 | 10:00 AM**

**Best Western Plus | 200 North Champlin Street, McPherson, Kansas**

## Highlights:

- Productive Non-Irrigated Farmland
- Good Access
- Close to Markets
- CRP with enhanced upland hunting habitat



**For additional information, please contact:**  
**Van Schmidt, Agent | (620) 345-6879**  
**VSchmidt@FarmersNational.com**

**Bidding starts | Wednesday, April 23, 2025 at 10:00 AM**  
**Bidding closes | Monday, April 28, 2025 at close of live event**

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

**Property Description:**

Located south of McPherson, KS near Elyria, these productive dryland farms offer great potential. Tract 1 features 100% Crete Silt Loam soils, with an easement for a waterline to a neighboring property. Tract 2 offers enhanced upland hunting experiences with established CRP, and its soils are predominantly Crete Silt Loam and Tobine Silt Loam. This is a fantastic chance to expand your current operation or invest in valuable farmland.

**Directions to Property:**

Tracts 1 and 2 are located south of McPherson, West of Elyria.

**Legal Description:**

- Tract 1 The W1/2 of the NW1/4 of 27-20-3W
- Tract 2 The W1/2 of the SE1/4 of 33-20-3W

Both tracts are in McPherson County, Kansas

**FSA Information:**

- Tract 1:

	Base	Yield
Wheat	53.4 acres	51 bushels
Grain Sorghum	23.5 acres	57 bushels
Soybeans	1.3 acres	33 bushels

- Tract 2:

	Base	Yield
Wheat	1.7 acres	51 bushels
Grain Sorghum	0.8 acres	57 bushels

**Farm Data:**

- Tract 1:

Cropland	78.37 acres
Total	78.37 acres

- Tract 2:

Cropland	81.63 acres
Total	81.63 acres

**CRP:**

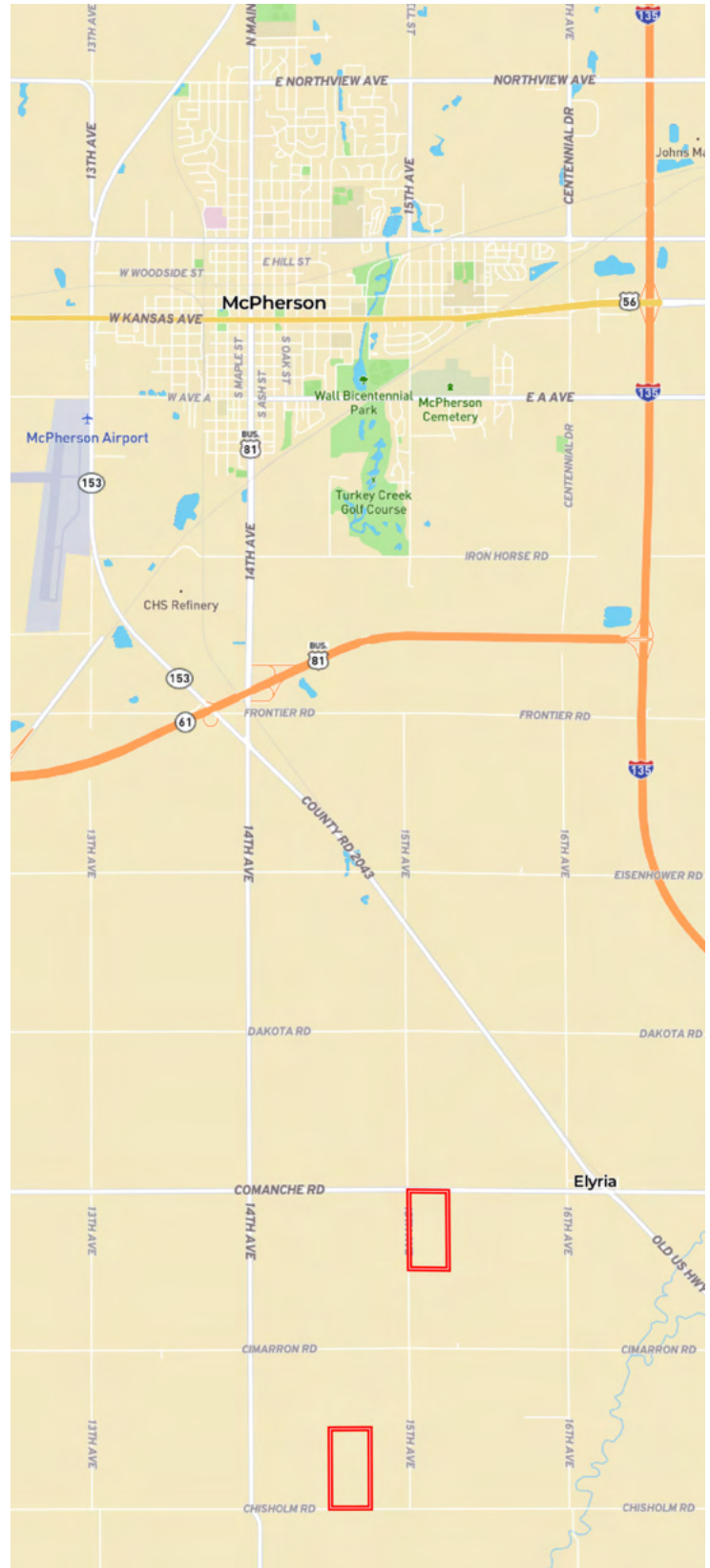
- Tract 2:

CRP Program Acres	76.8 acres
ACRE Program Acres	76.8 acres
Annual Payment	\$3,402.00
Expiration Date	September 30, 2027

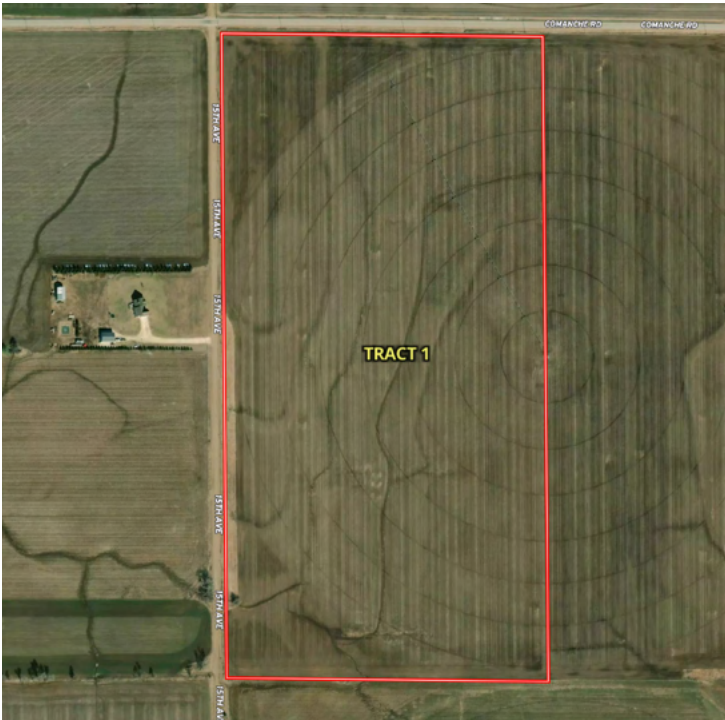
**2024 Taxes:**

- Tract 1: \$865.54
- Tract 2: \$833.66

**Location Map**



## Aerial Map



## Tract 1

## Soil Map



|  Boundary 76.48 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	40.27	52.65	0	63	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	36.21	47.35	0	65	2s
TOTALS		76.48(*)	100%	-	63.95	2.0




### Aerial Map

### Tract 2

### Soil Map



|  Boundary 80.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2266	Tobin silt loam, occasionally flooded	50.78	63.36	0	84	2w
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	12.47	15.56	0	55	2e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	8.89	11.09	0	63	2e
3921	Smolan silty clay loam, 1 to 3 percent slopes	8.01	9.99	0	65	2e
TOTALS		80.15(*)	100%	-	75.26	2.0



# 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 May 28, 2025, or such other date agreed to by the parties. Subject to the tenants rights.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by Security 1st Title, Marion, Kansas.

**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 Seller. Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing will be on May 28, 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 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.

**Auction Sales:** The real estate will be offered in 2 tracts. Bids on the tracts, combinations, and the total unit will compete. 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 the 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:** Warren Gering

**Auctioneer:** Van Schmidt

**Additional Comments:** Both Tracts are being sold as Non-Irrigated pieces. Irrigation Equipment is owned by neighbor.

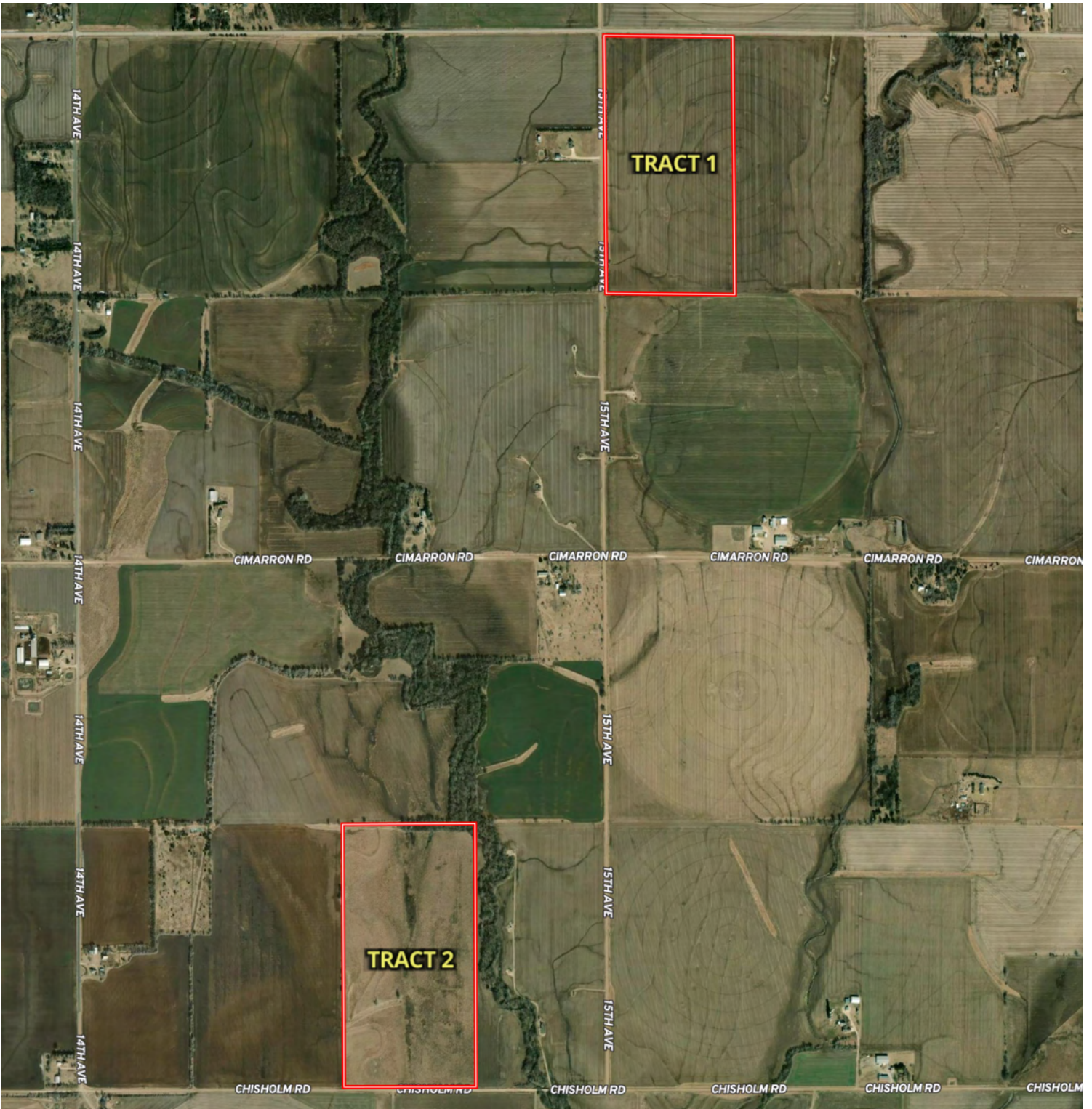
**Simulcast Public and Online:** Bidding will be simultaneous with the live auction on Monday April 28, 2025, with bidding concluding at the end of the live auction.

**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.

# Aerial Map



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