

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

156.1± Acres, Finney County, Kansas

Wednesday, April 30 2025 | 10:00 AM

Sleep Inn & Suites | 1931 East Kansas Plaza, Garden City, Kansas

Highlights:

- Productive Farmland
- Close to Markets
- SW 1/4 of 33-23-30W



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

Bidding starts | Friday, April 25, 2025 at 10:00 AM
Bidding closes | Wednesday, April 30, 2025 at close of live event

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

Property Description:

Don't miss this opportunity to add 156.1 Acres of 100% Richfeld-Spearville Complex soils with 0-1% slopes to your farming operation or land portfolio!

Directions to Property:

East out of Garden City on East Pole Line Rd, then North on County Rd 3.

Legal Description:

The SW 1/4 of 33-23-30W

FSA Information:

Will be available day of sale

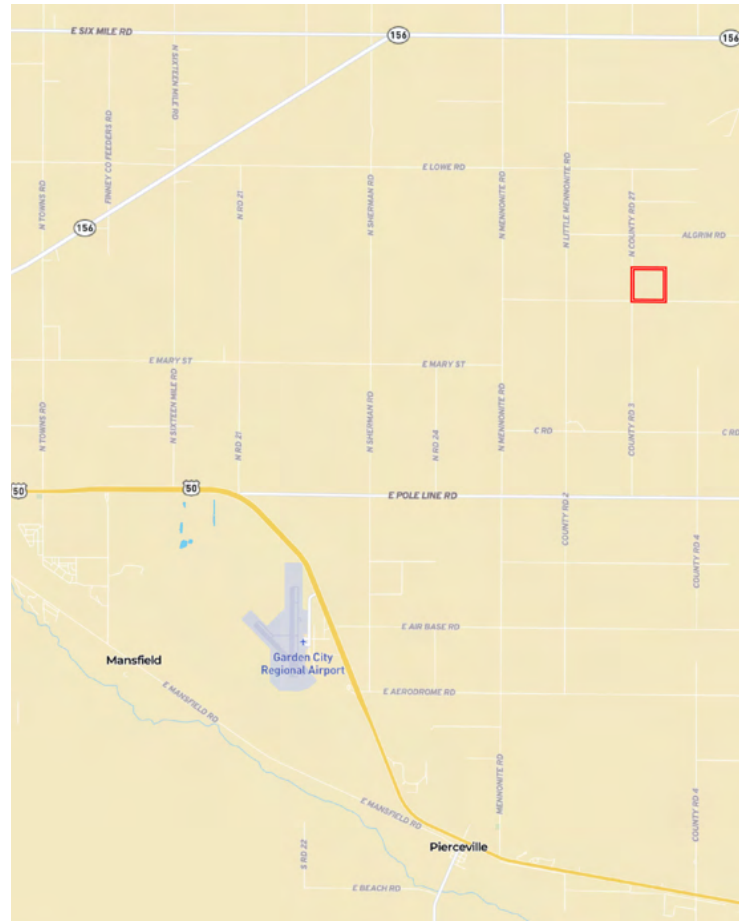
Farm Data:

Cropland	156.1 acres
Total	156.1 acres

2024 Taxes:

\$672.60

Location Map

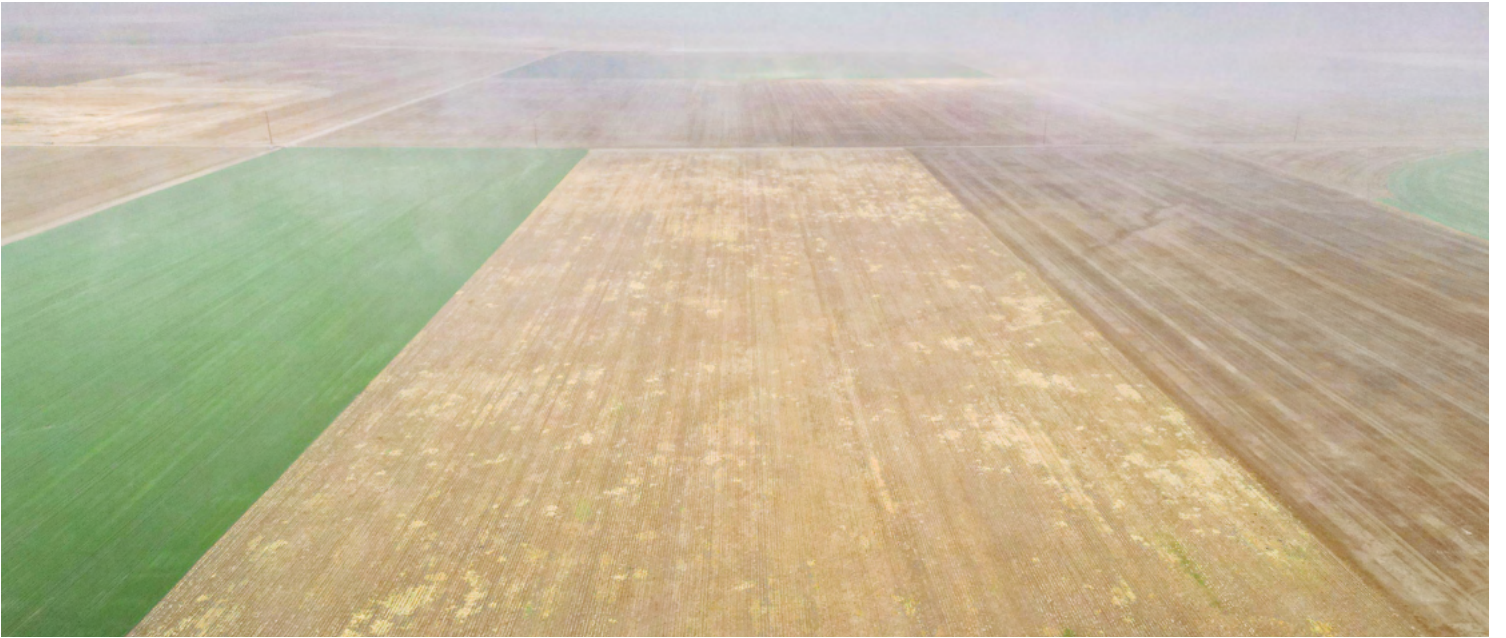


Aerial Map



Soil 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 May 30, 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 First American Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American 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 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 First American 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 1 individual tract. 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, Frances Stucky & Wanieta Penner

Auctioneer: Van Schmidt

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Wednesday April 30, 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 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.

