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# LAND AUCTION

L-2500296

**SIMULCAST LIVE AND ONLINE**

**160± Acres, Ford County, Kansas**

**Tuesday, June 10, 2025 | 10:00 AM**

**St. John Parish Center | 204 North Main Street, Spearville, Kansas**

## Highlights:

- Non-irrigated cropland; mostly Class II Soils
- Immediate possession at closing on wheat acres
- Located southeast of Spearville, Kansas, near proposed route for Grain Belt Express Transmission Line



**For additional information, please contact:**  
**Matt Foos, AFM/Agent | (620) 255-1811**  
**[MFoos@FarmersNational.com](mailto:MFoos@FarmersNational.com)**

**Bidding starts | Friday, June 6, 2025 at 8:00 AM**

**Bidding closes | Tuesday, June 10, 2025 at close of live event.**

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

## Property Information

### Directions to Property:

From Spearville, Kansas, 7.5 miles south on 126 Road and 1/2 mile east on Marshall Road.

### Legal Description:

NE/4 of Section 4-27S-22W, Ford County, Kansas.

### Property Description:

All tillable tract located southeast of Spearville, Kansas. Soils are predominantly Harney Silt Loam. 1/2 of the farm is currently planted to wheat and the other 1/2 will be planted to milo. Buyer will have possession on wheat acres at closing (unless wheat is unharvested, August 1, 2025 at the latest) and on milo acres following harvest. Buyer will receive credit at closing for the cash rent for the milo acres for 2025. Property is located 1/2 mile south of the Grain Belt Express Transmission line proposed route.

### Farm Data:

Cropland 157.71 acres  
Non-crop 2.29 acres  
Total 160.00 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	95.60 acres	29 bushels
Grain Sorghum	27.70 acres	36 bushels

### 2024 Taxes:

\$946.70

## Property Location Map





## Aerial Map



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	106.5 1	66.99	0	69	2e
1816	Satanta-Lubbock complex, 0 to 3 percent slopes	28.74	18.08	0	47	3e
5986	Attica-Solvay complex, 0 to 3 percent slopes	10.44	6.57	0	48	3e
2745	Penden clay loam, 1 to 3 percent slopes	9.69	6.09	0	63	2e
2744	Penden clay loam, 0 to 1 percent slopes	3.62	2.28	0	64	2c
TOTALS		159.0( *)	100%	-	63.17	2.25



# 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 July 25 2025, or such other date agreed to by the parties. Subject to cash rent lease on milo acres. Buyer will receive a credit at closing of \$3,200 for cash rent on milo acres.

**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 High Plains 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 High Plains 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 equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on July 25, 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 High Plains Title LLC.

**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 from 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:** Estate of Barbara Ann Allison

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, June 6, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, June 10, 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.

