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LAND AUCTION

SIMULCAST LIVE AND ONLINE

638.75± Acres, Haskell and Seward Counties, Kansas

Monday, May 19, 2025 | 10:00 AM

Seward County Activity Center | 810 Stadium Avenue, Liberal, Kansas

Highlights:

- **Tract 1: Excellent open farm land with immediate possession**
- **Tract 2: Full possession after wheat harvest**
- **Tract 3: Enrolled in CRP expiring 09-30-2025**

For additional information, please contact:



Garet Walker, Agent
(620) 855-0889
GWalker@FarmersNational.com



Cole Owens, AFM/Agent
(620) 521-1450
COwens@FarmersNational.com

Bidding starts | Wednesday, May 14, 2025, at 10:00 AM
Bidding closes | Monday, May 19, 2025, at close of live event.

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

Property Information

Directions to Property:

Drive west from Plains along Highway 160 for 5 miles, then head north on County Road V for just over a mile. **Tract 1** will be located on the east side of the road. Continue heading north on County Road V for 4 miles and then turn east onto Road 22 for just over a mile. **Tract 2** will be found on the south side of the road. Return west on Road 22 for 3 miles until you reach County Road T. Head north for 3 miles, then go back west on County Road 240 for a little over a mile. **Tract 3** will be situated on the south side of the road.

Legal Description:

- **Tract 1:** SW/4 3-32-31, Seward County, Lot 3 & 4, S/2 NW/4 3-32-31, Seward County, Kansas
- **Tract 2:** NW/4 14-31-31, Seward County, Kansas
- **Tract 3:** NE/4 31-30-31, Haskell, County, Kansas

Property Description:

Tract 1: This half section boasts prime, open farm ground, maintained and ready for immediate possession. At closing, the buyer will reimburse the seller for the cost of weed control.

Tract 2: This quarter is wheat. Seller will retain their share in the wheat crop. Possession will take place immediately after harvest. This tract has excellent access.

Tract 3: This quarter is currently enrolled in CRP that is well established. The CRP contract expires September 30, 2025.

Farm Data:

- **Tract 1:** Cropland 314.80 acres
- **Tract 2:** Cropland 155.34 acres
- **Tract 3:** CRP 154.10 acres

CRP:

Tract 3: 154.10 acres enrolled with an annual payment of \$5,558.00, expiring September 30, 2025

FSA Information:

Tract 1	Base	Yield
Wheat	155.50 acres	30 bushels
Milo	106.90 acres	57 bushels

Final division of base acres is subject to FSA approval

Tract 2	Base	Yield
Wheat	77.00 acres	30 bushels
Milo	52.80 acres	57 bushels

Final division of base acres is subject to FSA approval

2024 Taxes:

- **Tract 1:** \$519.88 Tax Acres: 322.79
- **Tract 2:** \$297.90 Tax Acres: 155.96
- **Tract 3:** \$224.80 Tax Acres: 160

Agent Comments:

There will be no minerals conveyed with this sale.

Tract 1: SW/4 3-32-31, Seward County, Lot 3 & 4, S/2 NW/4 3-32-31, Seward County

- Buyer will reimburse the seller for weed control at closing. This tract of land is subject to a wind lease.

Tract 2: NW/4 14-31-31, Seward County

- Seller will retain their 1/3 share in the 2025 wheat crop. Buyer will receive possession after harvest. This tract of land is subject to a wind lease.

Tract 3: NE/4 31-30-31, Haskell, Co.

- Buyer will receive the 2025 CRP Payment. This tract is subject to a salt water disposal agreement.



Tract 1 Aerial Map



Tract 1 Soil Map



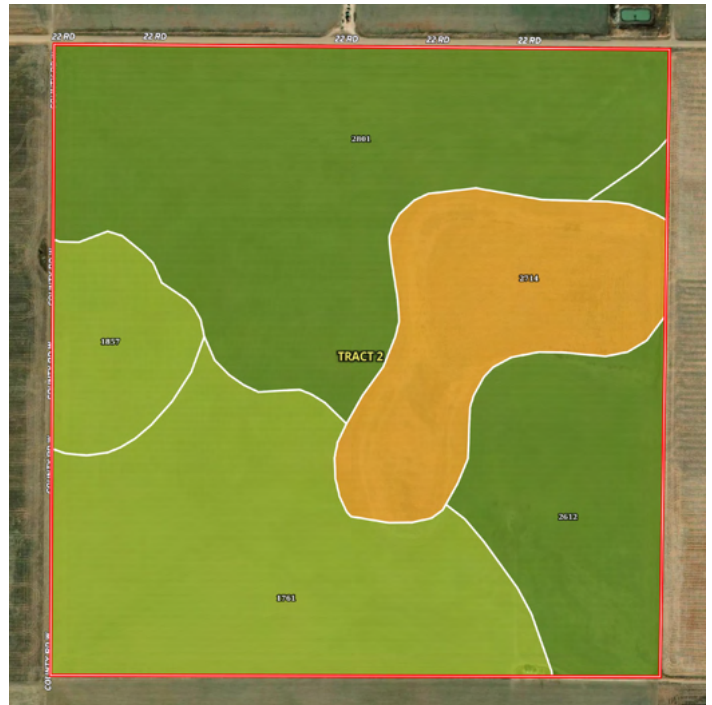
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	224.1 3	72.64	0	65	3c
2801	Spearville silty clay loam, 0 to 1 percent slopes	47.32	15.34	0	65	2s
1857	Ulysses silt loam, 1 to 3 percent slopes	34.98	11.34	0	64	3e
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	2.12	0.69	0	29	6w
TOTALS		308.5 5(*)	100%	-	64.64	2.87



Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2801	Spearville silty clay loam, 0 to 1 percent slopes	54.97	35.26	0	65	2s
1761	Richfield silt loam, 0 to 1 percent slopes	42.55	27.29	0	65	3c
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	24.63	15.8	0	29	6w
2612	Harney silt loam, 0 to 1 percent slopes	23.46	15.05	0	70	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	10.32	6.62	0	64	3e
TOTALS		155.9 3(*)	100%	-	60.0	2.97



Tract 3 Aerial Map



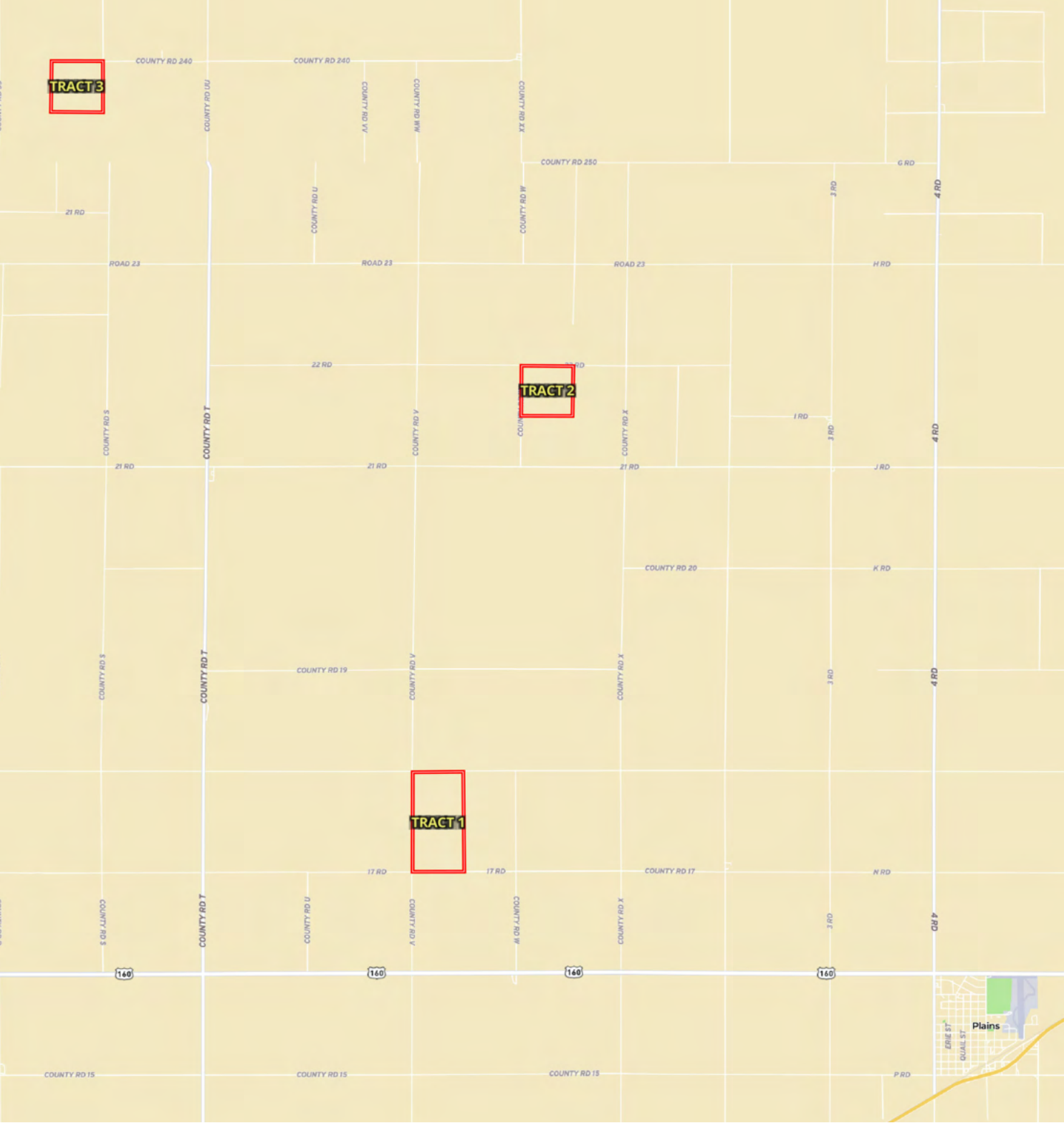
Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	151.97	95.57	0	65	3c
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	6.32	3.97	0	29	6w
1762	Richfield silt loam, 1 to 3 percent slopes	0.74	0.47	0	54	2e
TOTALS		159.03(*)	100%	-	63.52	3.11



Property Location Map



Simulcast Auction Terms

Minerals: There will be no minerals conveyed with this sale.

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 June 18, 2025, or such other date agreed to by the parties. Subject to the wheat crop on Tract 2.

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 American Title and Abstract Specialists.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with American Title and Abstract Specialists 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 Buyer(s) and the Seller. 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 June 18, 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 American Title and Abstract Specialists.

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 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 three individual tracts. 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 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.

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: The Aubrey G. Linville Revocable Family Trust dated January 6, 1983

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, May 14, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Monday, May 19, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.com

All bids on the tract(s) 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.

LAND AUCTION

SIMULCAST LIVE AND ONLINE

638.75± Acres, Haskell and Seward Counties, Kansas
Offered in Three Tracts!

Monday, May 19, 2025 | 10:00 AM
Seward County Activity Center | 810 Stadium Avenue, Liberal, Kansas

Tract 1: \$ _____

Tract 2: \$ _____

Tract 3: \$ _____



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