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FOR MORE INFO!



ONLINE AUCTION

316.7± Acres, Haskell County, Kansas

Bidding starts | Monday, August 25, 2025 at 8:00 AM

Bidding closes | Thursday, August 28, 2025 at 2:00 PM

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

Highlights:

- Productive Richfield Silt Loam Soils
- CRP Expires September 30, 2025
- Can immediately be converted to crop production

For additional information, please contact:



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Cole Owens, AFM/Agent
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COwens@FarmersNational.com

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Property Information

Directions to Property:

From the southeast corner of Sublette Kansas: three miles east on Road 190, two miles south on Road SS, two miles east on Road 210, three miles south on Road TT and one-half mile west on Road 240.

Legal Description:

West 1/2 Section 31, Township 30S, Range 31W, Haskell County, Kansas.

Property Description:

This level farm with productive soils and minimal obstructions presents an excellent opportunity to convert expired CRP back to crop production.

Farm Data:

CRP 315.2 acres

FSA Information:

	<u>Base</u>
Wheat	155.8 acres
Milo	68.3 acres
Barley	31.1 acres

* Base acres and yields will be restored by the FSA upon expiration of the CRP contract

CRP:

315.2 acres currently enrolled with an expiration date of September 30, 2025.

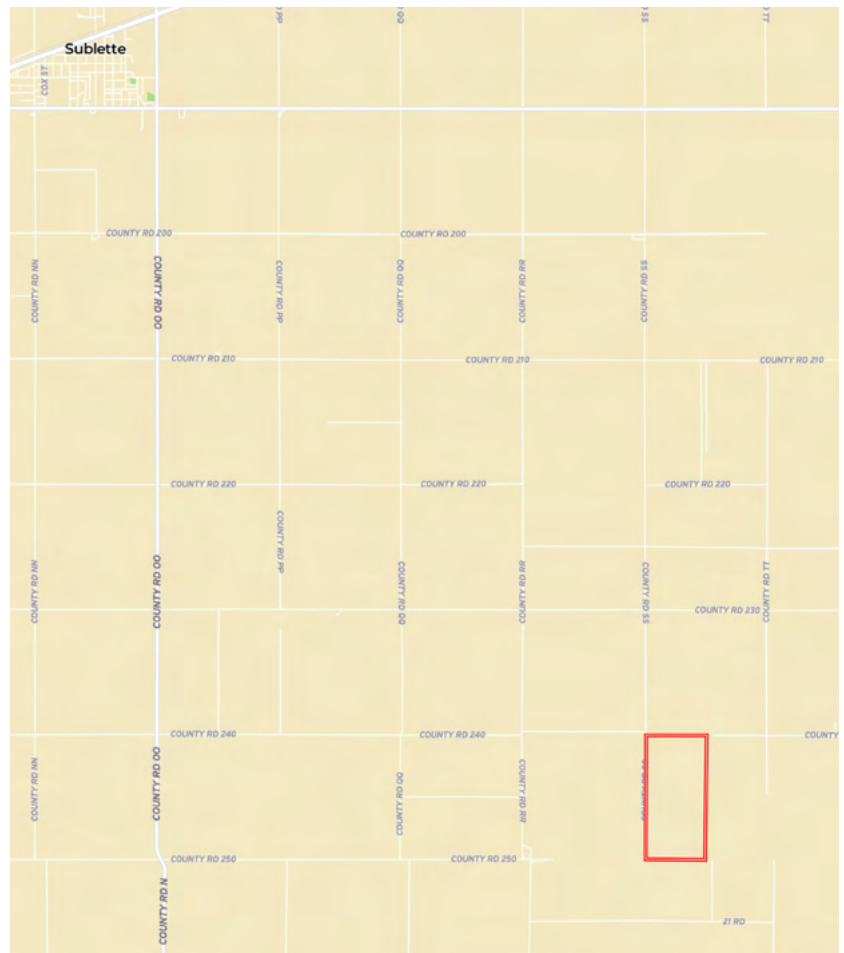
The 2025 CRP payment will be retained by the Seller.

2023 Taxes:

\$445.80 (316.7 tax acres)



Property Location



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	302.7	96.54	0	65	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	8.32	2.65	0	64	3e
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	2.53	0.81	0	29	6w
TOTALS		313.5 5(*)	100%	-	64.68	3.02



Online Auction Terms

Minerals: No mineral interests will be 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on September 25, 2025 or such other date agreed to by the parties. Subject to expiration of the CRP contract on September 30, 2025.

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, Liberal, Kansas.

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, Liberal, Kansas, 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 the Seller and Buyer(s). The cost of any escrow closing services will be paid by the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on September 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 American Title and Abstract, Liberal, Kansas.

Sale Method: The real estate will be offered in one tract. **All bids are open for advancement starting Monday, August 25, 2025, at 8:00 AM until Thursday, August 28, 2025, at 2:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Nancy K. Doris Trust

Online Bidding Procedure: This online auction begins on **Monday, August 25, 2025, at 8:00 AM until Thursday, August 28, 2025, at 2:00 PM.**

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.

