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LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Clay County, Kansas

Tuesday, October 28, 2025 | 10:00 AM

Green Cafe | 705 Dixon Avenue Green, Kansas

Highlights:

- Current CRP contract expires Sept 30, 2025
- Class II and III soils with gentle slopes
- Recreational area in the north end
- W 1/2 SE 1/4 Sec. 32, Twp. 6S, Rng. 4E



For additional information, please contact:

Fred Olsen, AFM/Agent | (620) 285-9131

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Bidding starts | Wednesday, October 22, 2025 at 10:00 AM
Bidding closes | Tuesday, October 28, 2025 at end of live event.

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

Property Information

Directions to Property:

3 miles north of Green, KS to 25Th Road, 1/4 mile west.
Subject property on the north side of 25th Road.

Legal Description:

W1/2 SE 1/4 Section 32, Township 6 South, Range 4
east./2SW/4 S21

Property Description:

An 80 acre tract of land with 70.5 acres CRP and 9.5 acres of good recreational area Current CRP contract expires 9/30/25. New contract has been signed for \$4,583.00/year for 15 years. New contract can be terminated with no cost or obligation. This farm would make nice tillable acres with the addition of conservation structures or would make a nice pasture.

Farm Data:

CRP	70.5 acres
Timber	9.5 acres

FSA Information:

	Base
Wheat	66 acres
Grain Sorghum	3.30 acres

CRP:

CRP Program Acres	Annual Payment	Expiration
70.5 acres	\$3,874	9/30/2025

Taxes:

\$1,056.26

Location Map



Aerial Map



Soil Map



|  Boundary 78.61 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	36.56	46.51	0	54	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	31.08	39.54	0	63	2e
4725	Kipson-Sogn complex, 5 to 30 percent slopes	10.97	13.95	0	26	6s
TOTALS		78.61(*)	100%	-	53.65	3.02



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025 payable in 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 November 24, 2025, or such other date agreed to by the parties.

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 Republican Valley Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Republican Valley Title the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on November 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 Republican Valley 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 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. 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: Dennis Koski Living Trust

Auctioneer: Van Schmidt

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Tuesday, October 28, 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.

