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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**165.2± Acres, Reno County, Kansas**

**Tuesday, May 12, 2025 | 10:00 AM**

**Haven Community Building | 215 South Reno Avenue, Haven, Kansas**

## Highlights:

- Two miles from Cheney Lake!
- Great access, close to paved road!
- Grass and hardwood timber for wildlife habitat!



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

**Bidding starts | Thursday, May 7, 2026 at 10:00 AM**  
**Bidding closes | Tuesday, May 12, 2026 at close of live event**

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

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**Directions to Property:**

Heading south out of Haven on S. Haven Road, travel five miles to Parallel Road. Turn west and continue for one and one-half miles.

**Legal Description:**

Lots 3,4 and 5 of 6-26-4W

**Property Description:**

Located just two miles from Cheney Lake, this attractive tract offers an excellent blend of recreational and agricultural value. With great access and close proximity to a paved road, the property is easy to reach while still providing a quiet, rural setting.

The land features a diverse mix of grassland and hardwood timber, creating ideal wildlife habitat for deer, upland birds, and other native species. Whether you're seeking recreational enjoyment, grazing opportunities, or future investment potential, this property checks all the boxes.

**Land Use Breakdown:**

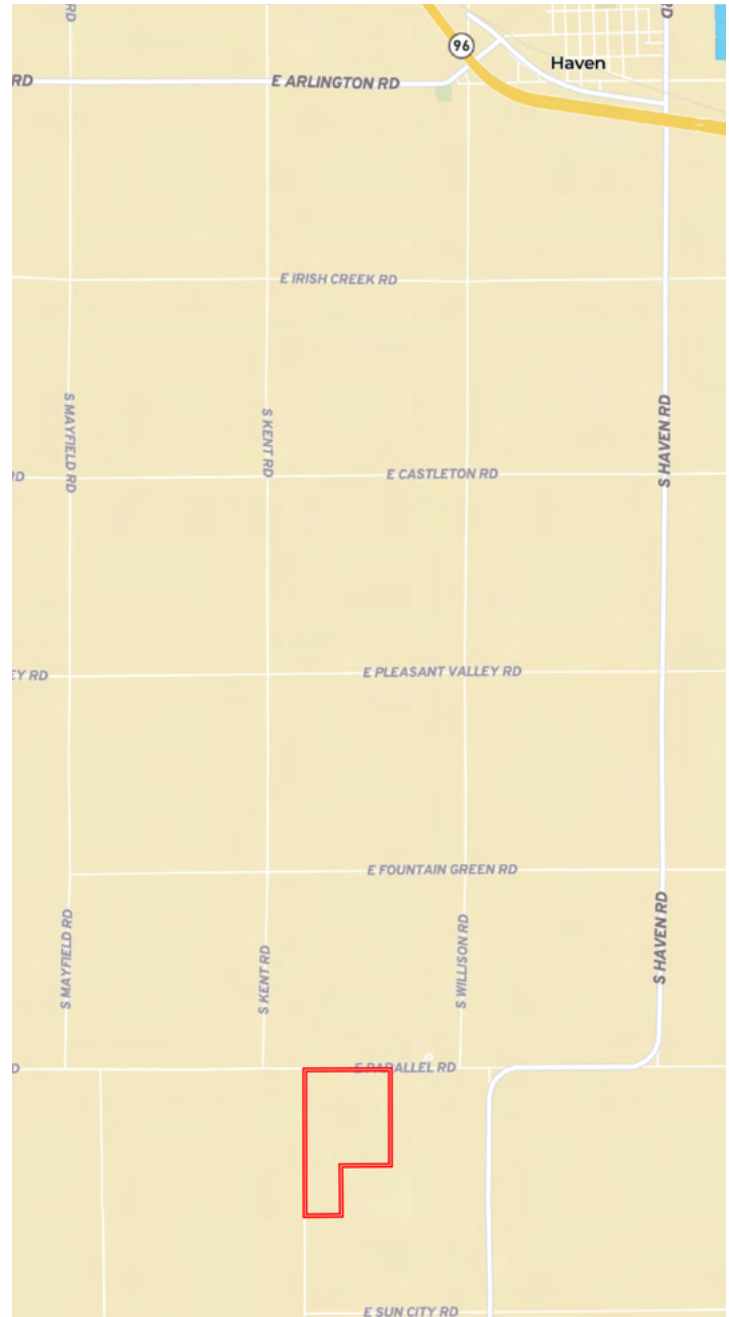
- 79.9% Grassland/Pasture:  
Ideal for grazing or open recreational use
- 18.7% Crop Land:  
Productive agricultural component
- 1.1% Developed/Open Space:  
Convenient access and usability

This well-rounded property combines location, access, and land diversity—making it a strong opportunity for outdoorsmen, farmers, or investors alike.

**2025 Taxes:**

\$294.78

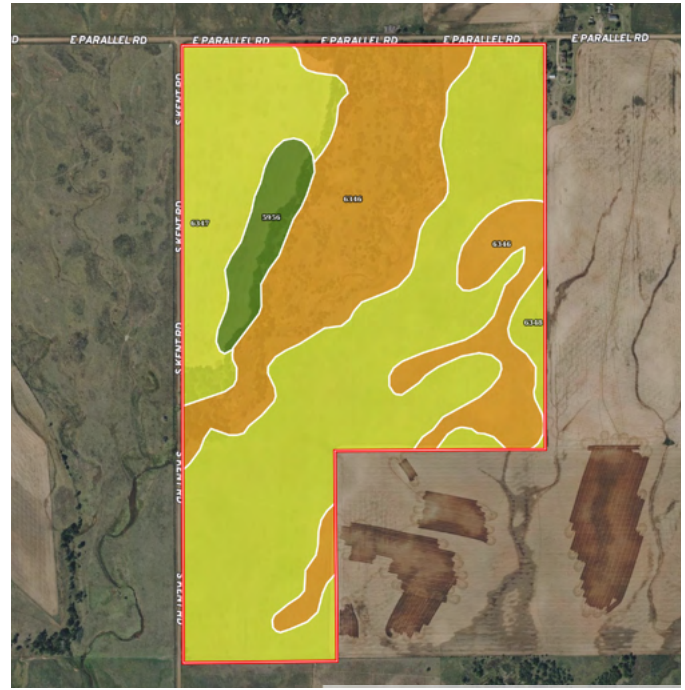
**Location Map**



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6348	Jamash-Piedmont clay loams, 1 to 3 percent slopes	74.89	45.35	0	35	4s
6346	Jamash clay loam, 0 to 8 percent slopes	55.91	33.86	0	29	6s
6347	Jamash-Piedmont clay loams, 0 to 1 percent slopes	26.55	16.08	0	36	4s
5956	Shellabarger sandy loam, 1 to 3 percent slopes	7.78	4.71	0	53	2e
TOTALS		165.1 3(*)	100%	-	33.98	4.58



# 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 June 12, 2026, or such other date agreed to by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Security First Title.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security First Title the required earnest payment. 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on June 12, 2026, 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 Security First Title.

**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. 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 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:** Michael L. and Diana Waggoner

**Auctioneer:** Van Schmidt

**Simulcast Public and Online:** Bidding will be simultaneous with the live auction on Tuesday, May 12, 2026, with bidding concluding at the end of the live auction.

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



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