

FOR SALE BY BIDS

313.6+/- Acres • Finney County, Kansas

BID DEADLINE: 12:00 Noon • Tuesday, April 20, 2021

Contact Agent for Additional Details!

HIGHLIGHTS:

- Located on Highway 156 in northeast Finney County
- CRP contract expires 9/30/2022
- Excellent grain production potential with grain markets nearby



Location Map

Property Location: Excellent location on Highway 156 in northeast Finney County, very close to grain markets.

Legal Description: SE $\frac{1}{4}$ of Section 11, T23S, R27W and SW $\frac{1}{4}$ of Section 12, T23S, R27W Finney County, Kansas.

Property Description: Two nice CRP quarters with productive soils and good crop production potential. CRP contract expiring in 2022. The buyer receives the remaining CRP payments.

Farm Data:

Non-crop	6.7 acres
CRP	<u>306.90 acres</u>
Total	313.6 acres

CRP: 306.9 acres enrolled expiring September 30, 2022 with an annual payment of \$13,341.

2020 Taxes: \$2,231.54



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For additional information, please contact:

Mark Callender, AFM/Agent
Dighton, Kansas

Business: (620) 397-5160

Cell: (620) 397-3691

MCallender@FarmersNational.com

www.FarmersNational.com/MarkCallender



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2765	Penden-Roxbury complex, 0 to 15 percent slopes	0.8	0.24	6e
1960	Buffalo Park silt loam, 3 to 6 percent slopes	41.5	13.23	4e
1762	Richfield silt loam, 1 to 3 percent slopes	103.7	33.02	2e
1761	Richfield silt loam, 0 to 1 percent slopes	168.1	53.52	3c
TOTALS		314.1	100%	2.81

FOR SALE BY BID PROCEDURE AND TERMS

- All bidding parties will remain confidential during the bidding process.
- Buyers must bid on the property prior to 12:00 PM CDT, Tuesday, April 20, 2021 to be included in the bidding pool. No new bidders will be accepted after the deadline.
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Bids should be by the acre and minimum bid increments shall be \$25.00 per acre.
- All bids may be submitted via telephone, email, or text.
- If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.

AUCTION TERMS

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

Taxes: Real estate taxes for 2020 payable in 2020 and 2021 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 or about May 20, 2021 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 First American Title in Garden City, Kansas.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American Title in Garden City, 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 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 or about May 20, 2021 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 First American Title in Garden City, Kansas.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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: Darren McElfresh and Brian P. McElfresh, Trustees of the Karen Rixon McElfresh Separate Property Trust.