

LAND FOR SALE BY BIDS

473.66± Acres • Offered in Three Tracts
Ness County, Kansas

Deadline: 10:00 AM CT, Tuesday, March 16, 2021

Contact Agent for Details!

A-17509

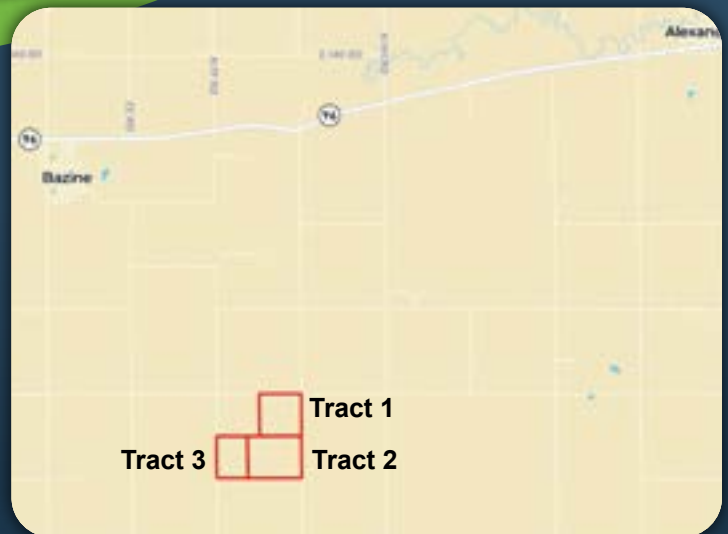
Highlights:

- Highly productive non-irrigated crop land and pasture tracts
- Long term no-till system on crop land



Property Location:

From Bazine, Kansas, three miles east on Highway 96 and three and one-half miles south on GG Road.



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For additional information, please contact:

Matt Foos, AFM/Agent
Spearville, Kansas
Business: (620) 385-2151
Cell: (620) 255-1811

MFoos@FarmersNational.com

www.FarmersNational.com/MattFoos



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Property Information

Property Description:

Two, non-irrigated crop land tracts and one pasture tract located near Bazine in Ness County, Kansas. The crop land has been in a long term no-till system with wheat, grain sorghum, and corn being commonly grown on the crop land tracts.

Legal Description:

• **Tract 1:** NE/4 of Section 16-19S-21W (157.6 acres)

• **Tract 2:** SE/4 & SW/4 less that part of the SW/4 described as follows: Beginning at the southwest corner of said Section 16; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East, along the south line of the Southwest Quarter of said section, a distance of 1930.00 feet; thence on a bearing of North 00 degrees 58 minutes 30 seconds West a distance of 2635.42 feet to the north line of the Southwest Quarter of said section; thence on a bearing of South 89 degrees 58 minutes 58 seconds West, along the north line of the Southwest Quarter of said section, a distance of 1898.00 feet to the northwest corner of the Southwest Quarter of said section; thence on a bearing of South 00 degrees 16 minutes 45 seconds East, along the west line of the Southwest Quarter of said section, a distance of 2634.50 feet to the point of beginning. (202.37 acres)

• **Tract 3:** That part of the SW/4 described as follows: Beginning at the southwest corner of said Section 16; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East, along the south line of the Southwest Quarter of said section, a distance of 1930.00 feet; thence on a bearing of North 00 degrees 58 minutes 30 seconds West a distance of 2635.42 feet to the north line of the Southwest Quarter of said section; thence on a bearing of South 89 degrees 58 minutes 58 seconds West, along the north line of the Southwest Quarter of said section, a distance of 1898.00 feet to the northwest corner of the Southwest Quarter of said section; thence on a bearing of South 00 degrees 16 minutes 45 seconds East, along the west line of the Southwest Quarter of said section, a distance of 2634.50 feet to the point of beginning. (113.67 acres)

Farm Data:

• **Tract 1:**
Cropland 140.39 acres
Non-crop 17.21 acres
Total 157.6 acres

• **Tract 2:**
Cropland 185.91 acres
Non-crop 16.48 acres
Total 202.39 acres

• **Tract 3:**
Pasture 109.60 acres
Other 4.07 acres
Total 113.67 acres

FSA Information:

• Tract 1:	<u>Base</u>	<u>Yield</u>
Wheat	46.72 acres	48 bushels
Corn	32.62 acres	85 bushels
Grain Sorghum	18.52 acres	87 bushels
Soybeans	14.11 acres	14 bushels

• Tract 2:	<u>Base</u>	<u>Yield</u>
Wheat	60.94 acres	48 bushels
Corn	42.54 acres	85 bushels
Grain Sorghum	24.15 acres	87 bushels
Soybeans	18.40 acres	14 bushels

2020 Taxes:

All tracts combined: \$2,806.60

Well Information:

Well and windmill on Tract #3 are not functional. Livestock in pasture are watered by surface water from small ponds in the pasture.



Tract 1 Aerial Photo



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	29.1	18.23	4e
2613	Harney silt loam, 1 to 3 percent slopes	130.4	81.64	2e
2817	Uly silt loam, 3 to 6 percent slopes	0.2	0.13	3e
TOTALS		159.7	100%	2.37

Tract 2 Aerial Photo



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2815	Uly silt loam, 1 to 3 percent slopes	2.0	0.97	2e
2817	Uly silt loam, 3 to 6 percent slopes	0.1	0.04	3e
2613	Harney silt loam, 1 to 3 percent slopes	180.4	88.38	2e
2588	Coly-Uly silt loams, 3 to 6 percent slopes, eroded	21.6	10.6	4e
TOTALS		204.1	100%	2.21

Tract 3 Aerial Photo



Tract 3 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2817	Uly silt loam, 3 to 6 percent slopes	15.2	13.04	3e
2613	Harney silt loam, 1 to 3 percent slopes	62.0	53.13	2e
2953	Waken silt loam, 3 to 7 percent slopes	3.6	3.09	4e
2758	Penden-Bridgeport complex, 0 to 15 percent slopes	35.9	30.74	6e
TOTALS		116.8	100%	3.42

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 10:00 AM CT, Tuesday, March 16, 2021 to be included in the bidding pool. No new bidders will be accepted after the deadline. A bidder only needs to bid on one tract to be eligible to bid on any tract.
- 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 to Matt Foos, Farmers National Company agent, (620) 385-2151 or (620) 255-1811, or MFoos@FarmersNational.com.
- 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.
- Tracts will remain stand alone and will not be combined for bidding purposes.

Minerals: Owner reserves all of its right, title, and interest in the minerals for a period of ten (10) years, and as long thereafter as minerals are produced from the Real Estate.

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 April 16, 2021 or such other date agreed to by the parties, subject to reimbursement for weed control on open acres.

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 High Plains Title LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with High Plains Title LLC 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 and any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 16, 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 High Plains Title LLC.

Survey: Property boundary survey has been completed by Seller.

Sale Method: The real estate will be offered in three individual tracts. All bids are open to advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Sellers reserve 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 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.

Sellers: Freda Wilhelm Charitable Trust; The Commerce Trust Company

