

LAND FOR SALE BY BIDS

253+/- Acres • Labette County, Kansas

Deadline: 5:00 PM, Wednesday, December 1, 2021

Contact Agent for Details!

Highlights:

- Mix of native and improved grasses
- Good fences
- Live creek with farm ponds



L-2200071

Property Location: From Parsons, Kansas Highways 400 and 59 junction, west seven miles to Irving Road and north one-quarter mile.

Legal Description: S18, T31, R19, ACRES 253.18, N1/2 EXC ROW & SE1/4 NE1/4 & BEG NW/C S1274.7' ELY 440.1' N1247' N TO POB, Labette County, Kansas.



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National
Company™**

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For additional information, please contact:

Jason Langston, Agent
Parsons, Kansas

Phone: (620) 778-1088 or (620) 301-0230

JLangston@FarmersNational.com

www.FarmersNational.com/JasonLangston



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Property Information

Property Description: 253+/- acre good grass pasture in Labette County, Kansas, just one-half mile off of Highway 400. Good fences with four farm ponds and live creek running through property. Good grass mixture of fescue and native grasses. All-metal open sided hay barn and working corrals. Timber and creek provide many opportunities for recreation and hunting as well as logging opportunities. All mineral rights included in sale and property has two producing gas wells. Located approximately two hours from Wichita, Kansas and Tulsa, Oklahoma, and two and one-half hours from Kansas City .

Farm Data:

131.57 acres FSA DCP cropland acreage

250.17 acres FSA farmland acreage

Improvements: 105x24 all-metal, open sided hay barn and working corrals

2020 Taxes: \$1,626.02



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8150	Lanton silt loam, 0 to 2 percent slopes, occasionally flooded	108.59	43.31	0	75	2w
8610	Apperson silty clay loam, 1 to 3 percent slopes	60.02	23.94	0	49	3e
8621	Bates loam, 1 to 3 percent slopes	22.98	9.17	0	66	2e
8301	Verdigris silt loam, 0 to 1 percent slopes, frequently flooded	15.63	6.23	0	65	5w
8679	Dennis silt loam, 1 to 3 percent slopes	14.54	5.8	0	82	2e
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	7.39	2.95	0	52	3e
8735	Eram silty clay loam, 3 to 7 percent slopes	6.32	2.52	0	54	4e
8460	Cherokee silt loam, 0 to 1 percent slopes	5.17	2.06	0	64	2s
8991	Zaar silty clay, 1 to 3 percent slopes	4.73	1.89	0	47	3e
8733	Eram silty clay loam, 1 to 3 percent slopes	3.63	1.45	0	53	3e
8775	Kenoma silt loam, 1 to 3 percent slopes	1.71	0.68	0	59	3e
TOTALS		250.72(*)	100%	-	65.34	2.55

FOR SALE BY BID TERMS

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

Taxes: Real estate taxes for 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 December 29, 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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 29, 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 the closing agent.

Sale Method: The real estate will be offered as one 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.

Bid Procedure: Written bids will be received at the office of Farmers National Company, Jason Langston, Agent, until 5:00 PM, on Wednesday, December 1, 2021. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion. Bids may be submitted by postal service: Jason Langston, PO Box 902, Parsons, Kansas 67357 or email: JLangston@FarmersNational.com.

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.

Seller: Raymond J and Tina M Baker, Rodney D and Susan M Baker



Bid Form

RE: S18, T31, R19, ACRES 253.18, N1/2 EXC ROW & SE1/4 NE1/4 & BEG NW/C S1274.7' ELY 440.1' N1247' N TO POB, Labette County, Kansas, consisting of 253+/- acres.

I hereby offer \$_____ for the above referenced farmland. Bid is total price NOT per acre. I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name

Address

City

State

ZIP code

Telephone number

Cell phone number

Email

Return no later than 5:00 PM, Wednesday, December 1, 2021, to:

Jason Langston, Agent
Farmers National Company
PO Box 902
Parsons, Kansas 67357
Email: JLangston@FarmersNational.com

Phone: (620) 778-1088 or (620) 301-0230



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