

ABSOLUTE SIMULCAST AUCTION

569.96± Acres, Norton County, Kansas

Wednesday, April 26, 2023 • 1:30 PM

Parish Hall | 108 South Wabash Avenue, Norton, Kansas

Highlights:

- Productive dryland and pasture with full possession at closing
- Excellent opportunity for farmers, ranchers, and investors alike
- Quality pasture with paved road access on two sides

L-2300251

ONLINE SIMULCAST BIDDING

Starts Friday, April 21, 2023 at 8:00 AM.

Closes Wednesday, April 26, 2023
at the end of the live event.

To Register and Bid on this Auction,
go to: www.FNCBid.com

For additional information, please contact:

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Property Information

Property Description: Don't miss out on this fantastic opportunity to add high-quality acres to your operation. Offering four tracts of Norton County, Kansas dryland farm ground and pasture. All four tracts are open for 2023 with no leases in place. The sellers plan to have all necessary title work complete by auction day. Closing will take place on or before May 12, 2023. Possession of land is only available after closing. The sellers are willing to work quickly so any buyers can close as soon as possible and have access to farm the ground once closed.

Property Location Map



Tract 1



Tract 2



Tract 3



Tract 4



Tract 1 • 143.69± Acres

Property Location: The property sits on the northwest side of the junction of Highway 36 and Highway 60.

Legal Description: SE1/4 LESS RD R/W SECTION 33 TOWNSHIP 02 RANGE 21.

Property Description: Here is an excellent opportunity to add productive pasture acres to your cattle operation. There is paved highway access on the south and east side of this pasture. There are good, four-wire fences in place. Cattle water is available from an electric submersible well located near the center of the property. The water location makes this pasture an excellent candidate for cross-fencing. This pasture also has some potential to be developed into farm ground. The land has no lease in place and is open for the 2023 grazing season.

Improvements: Electric submersible stock well and metal cattle watering tank.

Farm Data:

Pasture	<u>143.69 acres</u>
Total	143.69 acres

2022 Taxes: \$348.00

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	EP	MOOP	GAP
2628	Uly-Parden complex, 0 to 20 percent slopes	96.00	48.48	0	00	0e
2378	Clay and Uly silt loam, 0 to 10 percent slopes, eroded	45.00	20.94	0	00	4e
2674	Hobbago silt loam, 1 to 3 percent slopes, plains and breaks	25.00	15.14	0	70	2e
2812	Uly silt loam, 10 to 20 percent slopes	1.69	1.26	0	00	0e
TOTALS		142.41	100%	-	67.4	4.63



Tract 2 • 158.55± Acres

Property Location: From the junction of Highway 36 and Highway 60, travel two miles south, one mile west, and one-half mile south. The property will be on the west side of Road East 10.

Legal Description: SE1/4 LESS RD R/W SECTION 17 TOWNSHIP 03 RANGE 21.

Property Description: This dryland farm is 100% tillable. It is currently in corn stalks. The farm is accessed via a county road on the property's east boundary. There is no lease in place and the property will be available to farm after closing.

Farm Data:

Cropland	<u>158.55 acres</u>
Total	158.55 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	50.27 acres	44 bushels
Corn	27.52 acres	90 bushels
Soybeans	10.50 acres	34 bushels
Grain Sorghum	5.87 acres	100 bushels

2022 Taxes: \$1,633.94

Aerial Photo



Soil Map



Tract 3 • 155.35± Acres

Aerial Photo

Property Location: From the junction of Highway 36 and Highway 60, travel two and one-half miles south. The property will be on the east side of Road East 11.

Legal Description: SW1/4 LESS RD R/W SECTION 15 TOWNSHIP 03 RANGE 21.

Property Description: Tract 3 was in summer fallow in 2022 and left idle this fall and winter. This tract has been tilled and is clean. There is county road access on the south and west side of this property. There is no lease in place and the property will be available to farm after closing.

Farm Data:

Cropland	154.31 acres
Non-crop	1.04 acres
Total	155.35 acres

FSA Information:

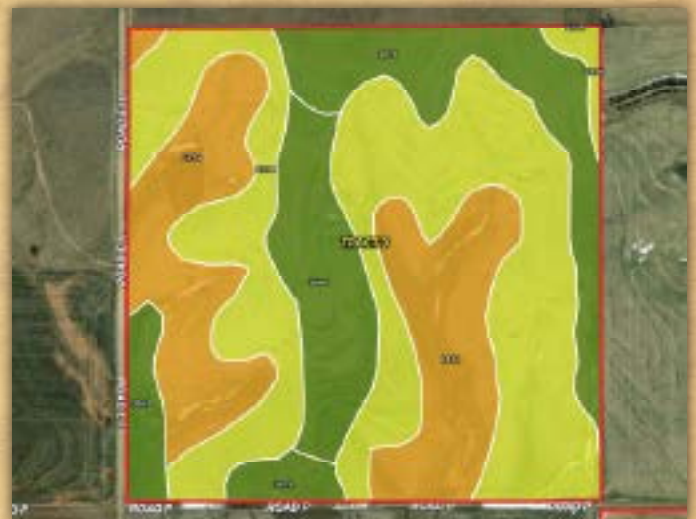
	<u>Base</u>	<u>Yield</u>
Wheat	80.40 acres	44 bushels
Corn	44.02 acres	90 bushels
Soybeans	16.79 acres	34 bushels
Grain Sorghum	9.38 acres	100 bushels

*Tracts 3 and 4 base acres to be divided by FSA

2022 Taxes: \$1,310.18



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CP	NOCP	GAP
2578	Coly and Uly silt loams, 0 to 10 percent slopes, wooded	57.85	43.88	0	88	4a
2574	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	23.29	14.99	0	79	2b
2579	Coly and Uly silt loams, 10 to 20 percent slopes, wooded	22.33	14.39	0	88	8a
2812	Uly silt loam, 10 to 20 percent slopes	20.86	13.31	0	88	8a
2863	Holdrege silt loam, 1 to 3 percent slopes, wooded	18.64	11.99	0	79	2b
3361	Holdrege silt loam, occasionally wooded	4.74	3.05	0	88	2b
TOTALS		132.11 (77)	100%	-	86.17	3.88



Tract 4 • 112.37± Acres

Property Location: The property will be on the south side of Road P.

Legal Description: W1/2 NE1/4 & SE1/4 NE1/4 EX TR BEG SE COR NE4 TH N 724 TH W 345 TH S 745 TH E 345 TO POB LESS RD R/W SECTION 22 TOWNSHIP 03 RANGE 21.

Property Description: Tract 4 is currently in wheat stubble. The stubble is as clean as it comes and ready for planting. This tract also has hunting potential with a wooded pocket in the center of the property and more habitat along the south boundary of the property. The farm is accessed by county roads on the east and north side of the property. There is no lease in place and the property will be available to farm after closing.

Farm Data:

Cropland	99.47 acres
Non-crop	<u>12.90 acres</u>
Total	112.37 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	80.40 acres	44 bushels
Corn	44.02 acres	90 bushels
Soybeans	16.79 acres	34 bushels
Grain Sorghum	9.38 acres	100 bushels

*Tracts 3 and 4 base acres to be divided by FSA

2022 Taxes: \$905.92

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	46.65	41.55	0	65	4e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	34.21	30.47	0	70	2e
2812	Uly silt loam, 10 to 20 percent slopes	20.02	17.83	0	68	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	7.02	6.25	0	78	2e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	4.36	3.88	0	70	3e
TOTALS		112.26(*)	100%	-	68.06	3.58



Auction Terms

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

Taxes: Real estate taxes for 2022 payable in 2023 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 May 12, 2023 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 Norton County Title, LLC 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 Norton County Title, LLC the required earnest payment. The cost of title insurance will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on May 12, 2023 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 Norton County Title, LLC the closing agent.

Sale Method: The real estate will be offered in four individual tracts. 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 Seller. All decisions of the Auctioneer are final.

Approval of Bids: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Heirs of the Graham Estate

Auctioneer: Van Schmidt

ONLINE BIDDING PROCEDURE

Online bidding begins on **Friday, April 21, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, April 26, 2023, 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.