

Online Only



TRACT 1

LAND AUCTION

479.44 +/- ACRES

OFFERED IN 2 TRACTS

WALLACE & WICHITA COUNTY, KS

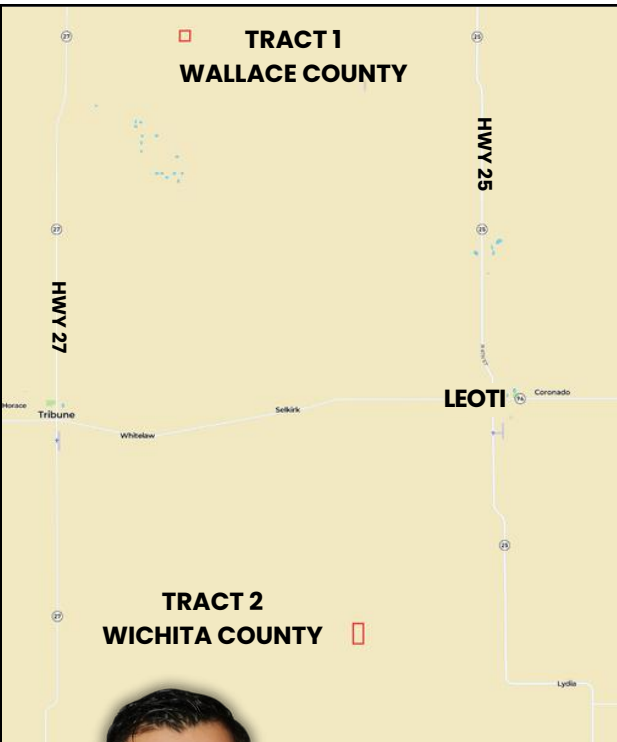


BIDDING OPENS:

Friday, July 12 at 10 a.m. CDT

BIDDING BEGINS TO CLOSE:

Tuesday, July 16 at 10 a.m. CDT



TRACT 2

BID ONLINE: [BID.AGWESTLAND.COM](http://bid.agwestland.com)



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WALLACE05 & WICHITA06



TRACT 1

WALLACE COUNTY, KS

Dryland Acres

160 ±

Property Taxes - \$ 1,048.36

Legal Description

Northeast Quarter Section 22, Township 15 South, Range 39 West

FSA Information

- Total Cropland Acres: 164.8
- Wheat - 71.49 Base Acres - 40 PLC Yield
- Grain Sorghum - 72.41 Base Acres - 81 PLC Yield
- Total Base Acres - 143.9

1 Year Farm Tenancy Crop Share

North 80: Planted to corn. Possession on the north 80 will occur after the corn is harvested Fall 2024.

South 80: Fallow, to be planted to wheat in the fall. Possession on the south 80 will occur after the wheat is harvested in 2025.

All Mineral Rights Owned by Seller, if any, to Convey to Buyer.



AgWest Land Brokers is proud to offer this prime crop ground in Wallace County. This quarter lays flat with all 0-1% slopes and is all Class II soils (Keith, Ulysses, and Kuma Silt Loam Soils). This tract is currently under a 1 year crop share lease that will expire on February 28, 2025. The seller's share of the 2024 crops will transfer to the buyer. The buyer will be responsible for reimbursing the seller for any costs they have incurred from the 2024 cropping season so far.

DIRECTIONS

From Sharon Springs, travel south for 8 miles until you reach Field Rd. Turn east for 4 miles to County Rd 22. Turn south for 3 miles, then turn east for 2 miles. When you pass the pig barns, look for a trail road going north. Take the trail road 1/2 north. You will be in the southeast corner of the property.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1619	Keith silt loam, 0 to 1 percent slopes	89.28	55.48	0	60	2c
1856	Ulysses silt loam, 0 to 1 percent slopes	37.84	23.52	0	64	2c
1652	Kuma silt loam, 0 to 1 percent slopes	33.79	21.0	0	61	2c
TOTALS		160.9 1(*)	100%	-	61.15	2.0



TRACT 2

WICHITA COUNTY, KS

Dryland Acres

319.44 ±

Property Taxes - \$ 2,229.86

Legal Description

East Half Section 14, Township 20 South, Range 38 West

FSA Information

- Total Cropland Acres: 317.44
- Wheat - 152.12 Base Acres - 41 PLC Yield
- Grain Sorghum - 42.06 Base Acres - 76 PLC Yield
- Total Base Acres - 194.18

Included Equipment

- 5,000 gallon diesel tank in good condition
- Working residential water well, with water line running to round top shed
- Round top shed in good condition with power and working lights
- Wood barn: 31' x 36' with 10' x 10' opening

All acres planted to corn. Possession of Tract 2 will occur after the corn is harvested Fall 2024.

All Mineral Rights Owned by Seller, if any, to Convey to Buyer.



This half section boasts Richfield, Ulysess, and Goshen Silt Loam Soils on the majority of the acres, with a small part of Pleasant Clay Soil. It has great access off a county road on the south border, and a very nice trail road on the east side. This piece has some rolling to it, but all in all is a very nice piece of highly-productive crop ground. This tract is currently under a 1 year crop share lease that will expire February 28, 2025. The seller's share of the 2024 crops will transfer to the buyer. The buyer will be responsible for reimbursing the seller for any cost they have incurred from the 2024 cropping season so far. Grain bin owned by tenant. Not included in sale. Buyer may work with tenant directly to purchase.



DIRECTIONS

Travel west of Leoti, Kansas 5 Miles to County Rd 7. Turn south on County Rd 7 and travel 12 miles to County Rd BB. Turn west on County Rd BB for one mile. You have reached the southeast corner of the property.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	94.74	29.67	0	65	3c
1856	Ulyesses silt loam, 0 to 1 percent slopes	84.38	26.43	0	64	2c
1857	Ulyesses silt loam, 1 to 3 percent slopes	75.12	23.53	0	64	3e
1422	Goshen silt loam, rarely flooded	47.74	14.95	0	56	3c
1741	Pleasant silty clay loam, ponded	17.29	5.42	0	7	4w
TOTALS		319.27(*)	100%	-	60.01	2.79



ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 479.44 more or less acres in Wallace County, KS and Wichita County, KS. The 479.44 more or less acres will be offered in two (2) individual tracts. Online bidding will take place beginning at 10:00 am CDT Friday, July 12, 2024, and will "soft close" at 10:00 am CDT Tuesday, July 16, 2024. At 10:00 am CDT on Tuesday, July 16, 2024, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at the AgWest Commodities Conference Room in Holdrege, NE from 9:00 am until the conclusion of the online auction. Please come during the scheduled time to discuss the property. AgWest Land Brokers will be there to assist buyers with the online bidder registration process. Bidders do not have to be present to bid online, however, you are required to be available by phone.

BIDDER QUALIFICATION: YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must be approved to bid online. Go to www.bid.agwestland.com and CREATE AN ACCOUNT, if you do not currently have an account. Then ENTER the AUCTION and REQUEST APPROVAL to bid. You must be approved by AgWest Land Brokers, LLC before you can bid. You must agree to the auction terms and conditions during the registration process.

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a purchase agreement within two (2) hours of the close of the auction. All final bid prices are subject to the Seller's approval or rejection.

EARNEST PAYMENT: Ten percent (10%) earnest payment upon signing a purchase agreement. The earnest payment may be paid in the form of personal check, business check, cashier's check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: 2023 and prior year taxes paid by the Seller. 2024 Property taxes to be Prorated to the date of closing, with the Seller paying up to close and buyer paying after closing. All future taxes after closing are the responsibility of the Buyer.

CLOSING: Will take place on or before August 16, 2024 or as soon as applicable.

CLOSING EXPENSES: Buyer shall be responsible for the other filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Wichita County Title Company will be the closing agent.

POSSESSION: Possession will be given at closing and funding. Subject to current lease and tenant rights.

CURRENT LEASES: Tract 1 - Wallace County Farm: Buyer will receive the Seller's 1/3 share of the 2024 Fall Crop planted on the North 80 and receive possession of these 80+/- acres after the corn is harvested this fall. Buyer will receive Seller's 1/3 share of the 2025 Wheat crop to be planted on the South 80+/- acres this fall and will receive possession of these 80+/- acres after the wheat is harvested in the summer of 2025. Buyer agrees to pay back seller for any expenses that have been applied tied to the 2024 Crop Season.

Tract 2 - Wichita County Farm: Buyer will receive the Seller's 1/3 share of the 2024 Fall crop, planted on all the cropland acres, and receive possession on the entire Tract when the corn is harvested this fall. Buyer agrees to reimburse Seller expenses tied to the 2024 season that have already been applied.

Fertilizer: \$2,857.61

Herbicide Application: \$1,325.10

Manure: \$6,857.93

Buyer will reimburse tenant for manure applied to the NE quarter in the spring of 2024 totaling \$6,857.93.

CONVEYANCE INSTRUMENT: Seller shall execute a Trustees Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer(s), free and clear of all liens and encumbrances except easements or restrictions visible or of record.

TITLE: Seller shall provide an Owner's Policy of Title Insurance as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the Seller and Buyer(s). Buyer(s) will be responsible for all expenses related to acquiring a mortgagee's title policy, if required.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer(s). Buyer(s) shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases.

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: All mineral rights owned by Seller, if any, will convey to Buyer(s).

AGENCY: AgWest Land Brokers, LLC and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the promotion and advertisement of this auction is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the seller, the broker, the auction company, or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Bidders should complete this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. The seller, broker, and auction company reserve the right to preclude any person from bidding, if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final. Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our office at 866.995.8067. In accepting the terms and conditions for the use of our website, you agree to not hold AgWest Land Brokers, LLC, our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

SELLERS: Iris I Seyb Trust

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