

Online Only



LAND AUCTION

157.24 +/- DRYLAND ACRES

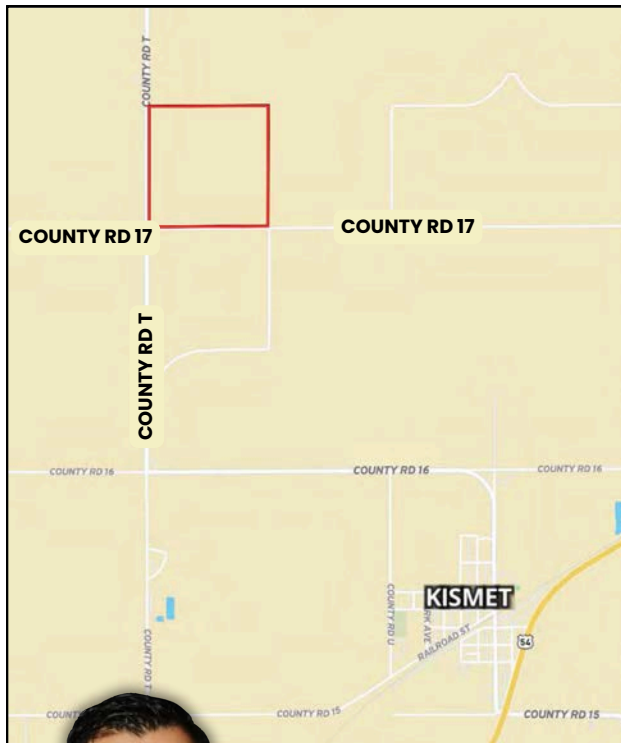
SEWARD COUNTY, KS

BIDDING OPENS:

Monday, August 26 at 10 a.m. CDT

BIDDING BEGINS TO CLOSE:

Thursday, August 29 at 10 a.m. CDT



BID ONLINE: BID.AGWESTLAND.COM



ALEC HORTON

FARM & RANCH SPECIALIST

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SEWARD05 - KS



PROPERTY DETAILS

Dryland Acres

157.24 ±

Property Taxes - \$ 429.24

Legal Description

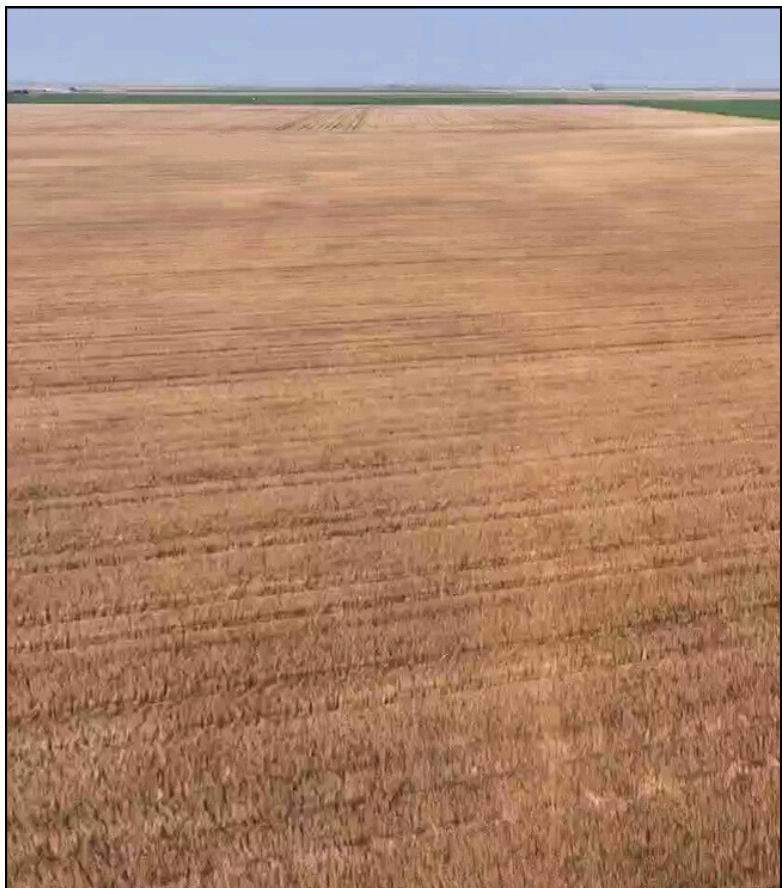
Southwest Quarter Section 29, Township 32 South, Range 31 West

FSA Information

- Total Cropland Acres: 157.32
- Wheat - 39.5 Base Acres - 50 PLC Yield
- Grain Sorghum - 39.3 Base Acres - 60 PLC Yield
- Corn - 3.3 Base Acres - 32 PLC Yield
- Total Base Acres - 132.1

Current tenant will care for ground until closing.
Ground will be open for the 2025 season.

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



This prime dryland quarter located just northwest of Kismet KS, will make a great addition to any farming operation. Consisting of over 95% Richfield and Ulysses Silt Loam 0-1% soils, this quarter will be a good producer from day one and for many years in the future. This quarter slopes gently from east to west, with a small rise in the southeast corner. Wheat was just harvested off this quarter in June of 2024, and it will be open for corn or milo for the 2025 season. Buyer is to receive possession at closing, and will need to reimburse the seller for spray operations that have been done after the wheat harvest to control the weeds and volunteer. Don't miss out on this opportunity to add a very good piece of farmland to your operation.

DIRECTIONS

Travel north out of Kismet on Main St. Follow the curve to go west on Road 16. Travel west on Road 16 for 1.2 miles to Road T. Turn right onto Road T to head north one mile to the intersection of Road T and Road 17. The quarter is on the NE side of this intersection. Signs will be posted

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	141.02	90.88	0	65	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	7.36	4.74	0	64	3e
1856	Ulysses silt loam, 0 to 1 percent slopes	6.79	4.38	0	64	2c
TOTALS		155.17(*)	100%	-	64.91	2.96





ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Online Only Auction for 157.24 more or less acres in Seward County, KS. The 157.24 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CDT Monday, August 26, 2024, and will "soft close" at 10:00 am CDT Thursday, August 29, 2024. At 10:00 am CDT on Thursday, August 29, 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: 2024 real estate taxes will be prorated to the day of closing. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before September 30, 2024 or as soon as applicable.

CLOSING EXPENSES: Seller shall be responsible for the documentary stamp tax created by virtue of this transaction to enable the recording of the Deed. 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: Current tenant will care for ground until closing. Ground will be open for the 2025 season. Buyer is to receive possession at closing, and will need to reimburse the seller for spray operations that have been done after the wheat harvest to control the weeds and volunteer.

CONVEYANCE INSTRUMENT: Seller shall execute a Trustees Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer, 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. Buyer 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. Buyer 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.

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: Martha Ann Seyb Trust

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