



Friday, January 21st, 2022 @ 2 PM

800 +/- Acres Clark County, Kansas

Auction Location: Community Center, 812 Main St., Ashland, KS

Live & Online Auction

Seller: OND LLC

Cultivation

Grassland

LAND LOCATION: From Sitka, go south on US-183 for approx. 1 mile. Turn left on County Rd. V and go East approx. 4 miles. This will put you on the northern border of the property. Signs will be Posted.

MANNER OF SALE: All real estate and minerals offered in one tract only. Auction procedure and bidding increments are at the discretion of the auction company.

LEGAL DESCRIPTION: E/2 of Section Twenty-Two (22), W/2 of Section Twenty- Three (23), N/2 of the NW/4 Section Twenty-Six (26), N/2 of the NE/4 of Section Twenty-Seven (27), Township Thirty-Three (33), Range Twenty-One (21) West of the 6th P.M. in Clark County Kansas.

FSA INFORMATION: 542.07 Acres Cultivation. 246.8 Acres Grassland.

GENERAL INFORMATION: This is an outstanding opportunity to purchase a large piece of cultivation and grassland all in one. New fencing, water well, and solar pump have all been recently updated. The largest percentage of land is cultivation. The minerals will transfer, and the land has been 3-D'd. Nations Auction Elite Realty has had the 3-D reviewed, and has a major company interested in pursuing a lease. Take advantage of this property all selling in one tract with minerals. 3-D is available and can be reviewed prior to the auction by appointment. *BONUS* - All cultivated ground is fenced with permanent barbwire fencing for grazing livestock on any cropland (all 800 acres surround by good barbwire fencing).

MINERAL RIGHTS: All seller's interest to be conveyed to the Purchaser. To Seller's knowledge, all minerals are intact and will transfer with the surface.

CROPS: Purchaser to receive landowner's 1/3 share of the 2022 Wheat Crop. If purchaser elects to not lease to current tenant, purchaser will be responsible for Wheat fallow burndown costs.

TAXES: Seller to pay the 2021 and prior taxes. Purchaser to pay 2022 taxes. The 2021 taxes were \$3,332.18.

ACCEPTANCE OF BIDS: The successful bidders will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the auction company prior to the sale.

GOVERNMENT PROGRAMS: Purchaser to stay in compliance with all US Government programs the property is currently enrolled in. Government payments to follow current F.S.A. guidelines.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyer in the amount of purchase price with the premium to be paid one-half by the Buyer and one-half by the Seller. Preliminary title work will be available on sale day.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller nor Nations Auction Elite Realty, its agents, or representatives, are making any warranties about the property, either express or implied.

EASEMENTS: The seller agrees to convey said property by good and sufficient Deed to the purchaser, subject to easements, restrictions, roads, rights-of-way, leases, reservations, and county zoning regulations of record.

ACREAGES: All acreage figures are approximate +/- but are populated from a reliable source. All FSA Information is subject to change, included, but not limited to the number of crop land acres, grass acres, base acres, and yields. FSA acreage may not be the same as deeded acres or county appraiser acres. Acreages are not covered by title insurance.

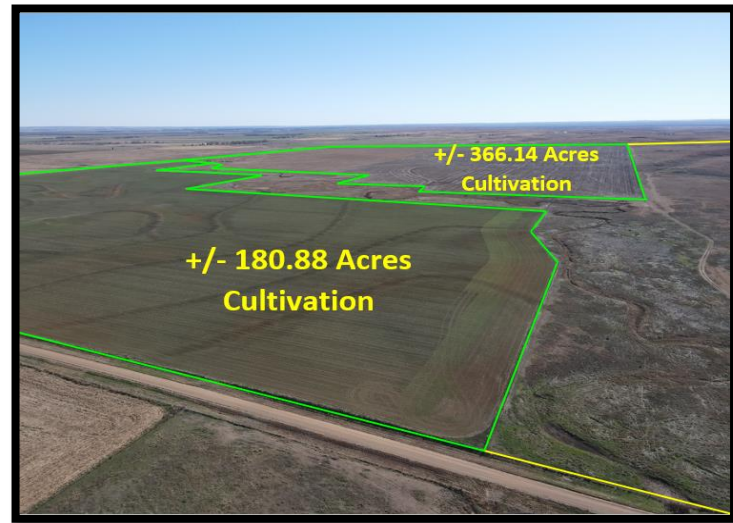
TERMS: 10% down on day of sale, balance to be paid in full at Closing on or before March 1st, 2022 or upon such terms as may be acceptable to the seller. Personal and Corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Bidding is contingent upon financing. Financing, if necessary, needs to be arranged and approved Prior to the auction. Due to circumstances beyond Nations Auction/Elite Realty control, concerning Covid 19, all parties will agree to automatically extend the contract closing date until all title requirements can be met and closing documents and/or financial commitments can be arranged. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL AND PREVIOUSLY MADE ORAL STATEMENTS.

POSSESSION: Possession of acres in growing wheat will be immediately following harvest. Possession of all other acres will be March 1st 2022.

AGENCY DISCLOSURE: Nations Auction Elite Realty is the agent of the seller. If the purchaser desires representation, legal counsel is advised.

Announcements made day of sale shall take precedence over printed material.

Crop Name	Base Acres	PLC Yield	Program
Wheat	271.87	35	PLC
Grain Sorghum	271.33	45	PLC
Total	543.20		



5412	Carey silt loam, 1 to 3 percent slopes	188.4	24.01%
2234	Roxbury silt loam, channeled	159.05	20.27%
2612	Harney silt loam, 0 to 1 percent slopes	126.77	16.15%
2750	Penden clay loam, 7 to 15 percent slopes	106.74	13.6%
2748	Penden clay loam, 3 to 7 percent slopes, eroded	88.83	11.32%
5411	Carey silt loam, 0 to 1 percent slopes	45.2	5.76%
5413	Carey silt loam, 3 to 5 percent slopes	31.55	4.02%
2613	Harney silt loam, 1 to 3 percent slopes	23.67	3.02%
2747	Penden clay loam, 3 to 7 percent slopes	10.35	1.32%
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	4.23	0.54%



Crop Insurance reported Yields (Prev. 3 Year Avg.)

Grain Sorghum 86
Wheat 48

Auction Acres	Cropland Acres	Grassland Acres	2021 Taxes
+/- 800	+/-547.02	+/-246.8	\$3,332.18

Live, Internet, & Phone Bidding Available

Go to: www.nationsauction.com to register!

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In event of inclement weather call us at 785-621-2100 or see our website Nationsauction.com for alternate date