

ONLINE ABSOLUTE LAND AUCTION

BIDDING OPENS
APRIL 14TH
10:00 AM CDT

AGWEST LAND BROKERS AGENTS WILL
BE PRESENT TO HELP BUYERS IN
PERSON ON APRIL 19TH AT 9 AM AT:

THE LOFT
101 S. STATE STREET
NORTON, KS 67654
(SECOND FLOOR)

BIDDING CLOSES
APRIL 19TH
10:00 AM CDT



Bid online at Bid.AgWestLand.com

156 +/- ACRE COMBINATION FARM NORTON COUNTY, KANSAS

AGWEST LAND BROKERS IS PROUD TO OFFER 156 +/- ACRES OF PRODUCTIVE DRYLAND AND GRASS JUST 2.5 MILES NORTH OF NORTON, KS. THIS INCREDIBLE COMBINATION FARM CONSISTS OF OVER 94 +/- ACRES OF PREMIUM CLASS II HOLDREGE SILT LOAM SOIL SPREAD ACROSS ALL TILLABLE ACRES. THERE IS NO LEASE IN PLACE AND IS OPEN TO THE BUYERS FOR THE 2023 CROP AND GRAZING SEASON, WITH IMMEDIATE POSSESSION AFTER CLOSING! THE REMAINING ACRES CONSIST OF LUSH GRASS THAT WAS NOT GRAZED IN 2022, SURROUNDED BY A FOUR-WIRE BARBED WIRE FENCE. A SUBMERSIBLE WELL IS LOCATED AT THE NORTH END OF THE FARM ALONG WITH A NEWLY DUG POND AT THE SOUTH END OF THE PASTURE, PROVIDING GREAT SOURCES OF WATER FOR YOUR LIVESTOCK.



CLAYTON ESSLINGER

Farm & Ranch Specialist
Norton, Kansas

📞 785-202-2066

✉ Clayton.Esslinger@AgWestLand.com

Call for more information about this auction.





TOTAL ACRES (PER APPRAISER) - 156+/-

DRYLAND ACRES - 85.93 +/-

GRASS ACRES - 65.03 +/-

OTHER ACRES - 5.04 +/-

PROPERTY TAXES - \$1,218.00

LEGAL DESCRIPTION - NE 1/4 LESS RD R/W
SECTION 17 TOWNSHIP 02 SOUTH, RANGE 23 WEST

CURRENT LEASES

- OPEN FOR THE 2023 CROP AND GRAZING SEASON.

PROPERTY DETAILS

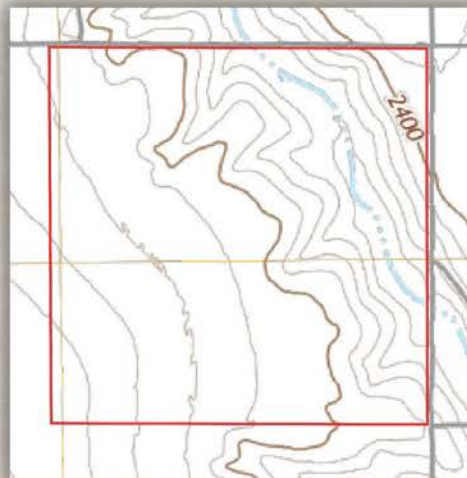
- NEWLY CONSTRUCTED 26'X96'X16' OPEN-FACED STORAGE SHED AND A SMALL HOLDING PEN, BUILT WITH NEW CONTINUOUS FENCE PANELS JUST OFF COUNTY ROAD I.
- SUBMERSIBLE WELL LOCATED AT THE NORTH END OF THE PROPERTY.
- 2 STOCK TANKS IN GOOD CONDITION.
- FOUR-WIRE BARBED WIRE FENCE SURROUNDS THE PASTURE.
- ALL OWNED MINERALS CONVEY.





FSA INFORMATION

TOTAL CROPLAND ACRES: 93.55 +/-
 WHEAT - 20.04 BASE ACRES - 44 PLC YIELD
 CORN - 40.04 BASE ACRES - 92 PLC YIELD
 SAFFLOWER - 3.24 BASE ACRES - 682 PLC YIELD
 SOYBEANS - 3.19 BASE ACRES - 30 PLC YIELD
 GRAIN SORGHUM - .05 BASE ACRES - 111 PLC YIELD
 TOTAL BASE ACRES - 66.56



PROPERTY DIRECTIONS

FROM NORTON, KS, TRAVEL WEST ON HIGHWAY 36 FOR APPROXIMATELY 1 MILE, TURNING NORTH ONTO COUNTY ROAD W2. CONTINUE DRIVING ON COUNTRY ROAD W2 FOR 3.5 MILES.

THE PROPERTY WILL BEGIN ON THE WEST SIDE OF THE ROAD. AS YOU KEEP DRIVING ALONG THE PROPERTY TO THE INTERSECTION OF W2 & ROAD I, TURN LEFT AND DRIVE FOR .5 MILES. THE PROPERTY'S MAIN ENTRANCE WILL BE ON THE SOUTH SIDE OF THE ROAD. SIGNS WILL BE POSTED.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	84.77	54.4	0	78	2e
2812	Uly silt loam, 10 to 20 percent slopes	30.91	19.83	0	68	6e
2819	Uly silt loam, 6 to 11 percent slopes	25.36	16.27	0	75	4e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	11.73	7.53	0	65	4e
3561	Hobbs silt loam, occasionally flooded	3.08	1.98	0	80	2w
TOTALS		155.85(*)	100%	-	74.59	3.27

ONLINE AUCTION TERMS & CONDITIONS

PROCEDURE: This is an Absolute Auction for 156.00 more or less acres in Norton County, KS. The 156.00 more or less acres will be offered in one (1) individual tract. Online bidding will take place beginning at 10:00 am CDT Friday, April 14th, 2023 and will "soft close" at 10:00 CDT Wednesday, April 19th, 2023. At 10:00 CDT on Wednesday, April 19th, 2023, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at The Loft in Norton, KS on April 19th, 2023 from 9:00 a.m. 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 will sign a purchase agreement within two (2) hours of the close of the auction.

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: 2022 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before May 1st, 2023 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. Norton County Title Company will be the closing agent.

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

CONVEYANCE INSTRUMENT: Seller shall execute a Warranty 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 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: Matthew & Jessica Ledbetter



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