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LAND AUCTION

SIMULCAST LIVE AND ONLINE

387.57± Acres, Marshall County, Kansas

Wednesday, October 16, 2024 | 10:00 AM

Summerfield Community Center | E Bethel Avenue, Summerfield, Kansas

Highlights:

- Located close to competitive grain markets
- Terraces, waterways, and tile installed
- High-quality farms with excellent soils



For additional information, please contact:

Jeff Monhollon, AFM, Agent | (402) 239-1536

JMonhollon@FarmersNational.com

Bidding starts | Friday, October 11, 2024, at 8:00 AM

Bidding closes | Wednesday, October 16, 2024, at 10:00 AM

To register and bid go to: www.fncbid.com

Property Information

Directions to Properties:

- **Tract 1:** From the north side of Summerfield, travel two miles west on 702 Road. Property is on the south side of road.
- **Tract 2:** From the south side of Summerfield, travel one-half of a mile south on Highway 99 to Arrowhead Road then three miles west. Property is on the south side of road.
- **Tract 3:** From the south side of Summerfield, travel two and one-half miles south on Highway 99 to Cherokee Road then two miles west. Property is on the north side of road.

Legal Descriptions:

- **Tract 1:** 147.57 acres in the NW 1/4 Section 2-R1S-T9E
- **Tract 2:** 80.0 in the N1/2 NW1/4 Section 10-R1S-T9E
- **Tract 3:** 160.0 in the SE1/4 Section 15-R1S-T9E

Property Descriptions:

- **Tract 1:** Good, rolling row crop farm! This tract is terraced with some tile installed and has 97% Class II and Class III soils. Very productive farm.
- **Tract 2:** This 80 acres is highly tillable with 90% Class II soils. Very Productive. Terraces, waterways, and some tile installed.
- **Tract 3:** Good, rolling row crop farm! All soils are Class II or Class III soils. Terraces, waterways, and some tile installed. Good wildlife traffic across this tract.

FSA Information:

• Tract 1:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn | 56.07 acres | 131 bushels |
| Soybeans | 57.71 acres | 34 bushels |

• Tract 2:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn | 44.88 acres | 120 bushels |
| Soybeans | 29.99 acres | 33 bushels |

• Tract 3:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn | 85.73 acres | 120 bushels |
| Soybeans | 57.30 acres | 33 bushels |

Taxes:

- **Tract 1:** \$2,997.92
- **Tract 2:** \$1,772.74
- **Tract 3:** \$3,322.48

Farm Data:

| | |
|-------------------|-------------------|
| • Tract 1: | |
| Cropland | 138.66 acres |
| Non-crop | <u>8.91 acres</u> |
| Total | 147.57 acres |

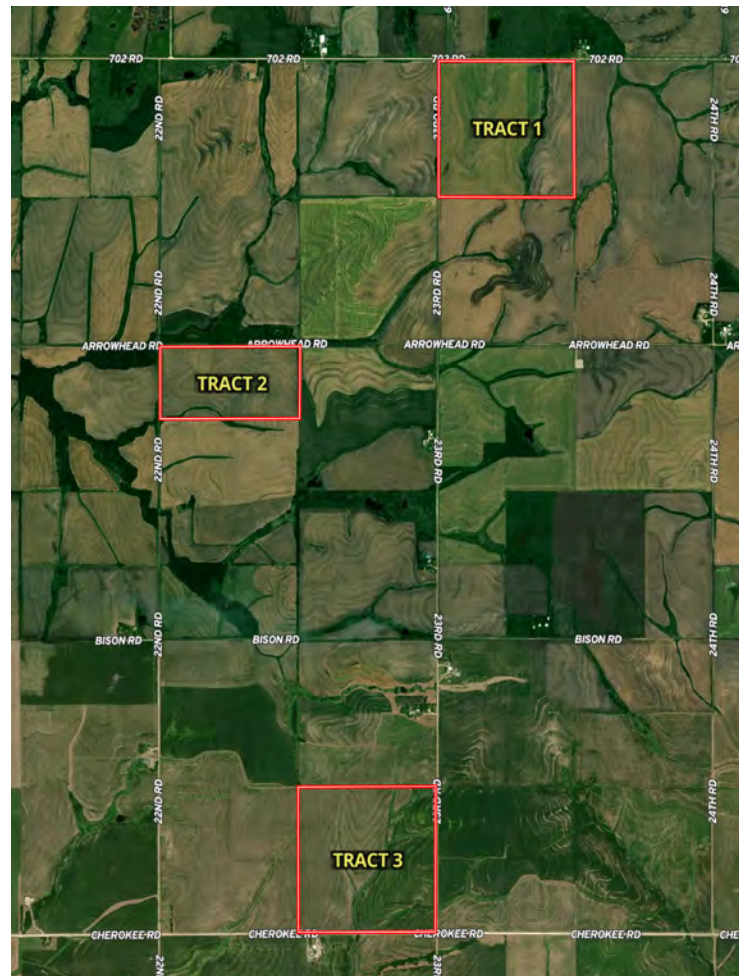
Farm Data:

| | |
|-------------------|-------------------|
| • Tract 2: | |
| Cropland | 77.33 acres |
| Non-crop | <u>2.67 acres</u> |
| Total | 80.00 acres |

Farm Data:

| | |
|-------------------|--------------------|
| • Tract 3: | |
| Cropland | 148.43 acres |
| Non-crop | <u>11.57 acres</u> |
| Total | 160.00 acres |

Property Aerial Map



Property Location



www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock

Simulcast Auction Terms

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

Taxes: Real estate taxes for 2023, payable in 2023/2024, 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 December 20, 2024, or such other date agreed to by the parties. Subject to the current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment must be in the form of wired funds. All funds will be deposited and held by Nebraska Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Nebraska Title Co. the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 20, 2024, 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 Nebraska Title Co.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Buyer(s) and Seller will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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: Final sale is subject to the Seller's approval or rejection.

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: Marjorie Hamm Irrevocable Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, October 11, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, October 16, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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.