

FOR SALE BY BIDS

960+/- Acres • Lane County, Kansas

BID DEADLINE: 12:00 PM CST • Thursday, December 3, 2020

Contact Agent for Additional Details!

Five Tracts!

Highlights:

- Excellent dry land farmland
- Good location in a diversified agricultural area
- Close to grain markets



A-15711

Property Location: Tract 1 is located seven miles south of Amy, Kansas, on Dodge Road.

Legal Description: • Tract 1: E 1/2 and the SW 1/4 of Section 27, T19S, R30W; • Tract 2: SW 1/4 Section 33, T19S, R30W; • Tract 3: SE 1/4 Section 32, T19S, R30W; • Tract 4: SW 1/4 Section 13, T20S, R30W; • Tract 5: MINERALS ONLY, all owned minerals on SW 1/4 of Section 6, NE 1/4 of Section 7, N 1/2 of Section 8 and SW 1/4 of Section 29, all in T20S, R30W all west of the 6th P.M., Lane County, Kansas.

Property Description: Highly productive dryland farm located close to grain markets in a diversified agricultural area of western Kansas.



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For additional information, please contact:

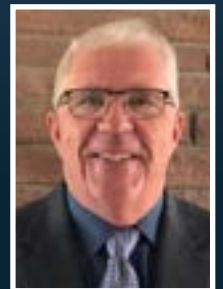
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Property Information

Farm Data:

- **Tract 1**
Cropland 480 acres
- **Tract 2**
Cropland 160 acres
- **Tract 3**
Cropland 160 acres
- **Tract 4**
Cropland 160 acres
- **Tract 5**
Minerals only

Sellers share of the 2021 wheat crop shall go to the buyer and buyer shall reimburse seller for its share of the wheat production expenses.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Grain Sorghum	318.04 acres	75 bushels
Wheat	317.66 acres	34 bushels

FSA will split the base acres out by tract if sold separately after closing at buyers request.

2019 Taxes Payable in 2019 and 2020:

- **Tract 1:** \$3,380.48
- **Tract 2:** \$1,129.54
- **Tract 3:** \$1,119.36
- **Tract 4:** \$1,343.30
- **Tract 5:** \$97.88

Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2612	Harney silt loam, 0 to 1 percent slopes	172.3	36.21	2c
1762	Richfield silt loam, 1 to 3 percent slopes	35.1	7.37	2e
2714	Ness clay	4.6	0.97	6w
1761	Richfield silt loam, 0 to 1 percent slopes	253.1	53.2	3c
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	10.7	2.24	2e
TOTALS		475.7	100%	2.57

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	98.2	60.46	3c
1968	Buffalo Park-Ulysses silt loams, 3 to 6 percent slopes, eroded	9.3	5.71	4e
2612	Harney silt loam, 0 to 1 percent slopes	55.0	33.83	2c
TOTALS		162.4	100%	2.72

Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	81.3	51.04	3c
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	17.1	10.73	2e
1762	Richfield silt loam, 1 to 3 percent slopes	10.9	6.85	2e
2612	Harney silt loam, 0 to 1 percent slopes	50.0	31.38	2c
TOTALS		159.3	100%	2.51

Tract 4 Aerial Map



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2612	Harney silt loam, 0 to 1 percent slopes	149.5	93.33	2c
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	7.1	4.46	2e
1961	Buffalo Park-Ulysses silt loams, 6 to 15 percent slopes	3.5	2.2	6e
1761	Richfield silt loam, 0 to 1 percent slopes	0.0	0.0	3c
TOTALS		160.2	100%	2.09

FOR SALE BY BID PROCEDURE AND TERMS

- All bidding parties will remain confidential during the bidding process.
- Buyers must bid on the property prior to 12:00 PM CST, Thursday, December 3, 2020 to be included in the bidding pool. No new bidders will be accepted after the deadline. A bidder only needs to bid on one tract to be eligible to bid on any of the tracts.
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Bids should be by the acre and minimum bid increments shall be \$25.00 per acre.
- All bids may be submitted via telephone, email, or text.
- If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.
- Tracts will remain stand alone and will not be combined for bidding purposes.

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

Taxes: Real estate taxes for 2020 payable in 2020 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 or about January 5, 2021 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by First American Title Insurance Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American Title Insurance Company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about January 5, 2021 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 First American Title Insurance Company.

Sale Method: The real estate will be offered in five individual tracts. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 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: Glenda M. Freeman Charitable Remainder Unitrust.

