

LAND AUCTION

157.1+/- Acres • Reno County, Kansas

Friday, February 16, 2018 • 10:00 AM

at the Haven Community Building • 215 South Reno Street • Haven, Kansas

HIGHLIGHTS

- Excellent producing irrigated farm
- Close to terminal grain markets



A-15731

Property Location: From Haven, Kansas, travel six miles north on Haven Road then two miles west on Eales Road to S Kent Road to be on the north-east corner of the property.

Legal Description: NE¼ Section 12-24-5W, Reno County, Kansas.

Property Description: An excellent producing irrigated farm with Class II irrigated soils located close to Hutchinson Terminal Grain Markets. The tenant owns the irrigation pivot, fertilizer tank, and pump. Tenant plans to have pivot removed by closing, weather permitting. Seller owns the two irrigation pumps, two electric irrigation motors, water meter, and three back flush valves, which will be included with the sale. The north irrigation well was redrilled in 2015. At that time the pump was pulled and looked at. Some column pipe and bearings were replaced.

Farm Data:

Cropland	152.6 acres
Non-crop	4.5 acres
Total	157.1 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	24.3 acres	54 bushels PLC
Corn	111.9 acres	137 bushels ARC County
Soybeans	16 acres	36 bushels PLC

Taxes: \$3,710.72

Well Information: Water Right number 28881, Authorized Rate: 800 gpm Authorized Quantity: 195 Acre Feet *The irrigation electricity is currently serviced by the same meter as the adjoining irrigation system. There is an existing easement for the underground line to cross the adjoining property. Westar Energy has told seller's agent that they will place a new meter at the location. Seller's agent obtained an estimate to separate the two irrigation systems from one meter to two at \$500.00. Seller will credit buyer \$500 if buyer requests the new meter for the irrigation system.

For additional information, please contact:

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Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
5833	Saxman loamy sand, 0 to 1 percent slopes	IIIe	IIe	93.6
5675	Willowbrook fine sandy loam, occasionally flooded	IIIe	IIe	53.7
5800	Mahone loamy fine sand, rarely flooded	IIw	---	7.6
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	IIc	I	4.4
TOTAL				159.3

AUCTION TERMS

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

Taxes: Real estate taxes will be prorated to closing.

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 March 16, 2018, or such other date agreed to by the parties, subject to tenant's rights on growing wheat.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 will be equally paid by both the Seller and Buyer(s). The cost of 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 March 16, 2018 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National Company.

Sale Method: The real estate will be offered as one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. No absentee or telephone bids will be accepted without 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: Estate of Naomi G Pontius, Vicki L Denton and Charles W Pontius, Co-Personal Representatives.

Auctioneer: Van Schmidt

