

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

158.27+/- Acres • Stafford County, Kansas

Friday, October 29, 2021 • 10:00 AM

Stafford County Annex Community Room | 210 East 3rd Avenue, St. John, Kansas

Highlights:

- Immediate possession!
- Nearly all tillable tract with corrals and feed bunks
- Nice addition to cropland or cattle operation



A-17231

ONLINE SIMULCAST BIDDING

Starts Monday, October 25, 2021 at 8:00 AM.

Closes Friday, October 29, 2021 at close of live event.

To Register and Bid on this Auction, go to: www.fnccbid.com

Property Location: From St. John, Kansas, 11 miles north on Highway 281, 6 miles east on NE 140th Street, and 1 mile north on NE 60th Avenue.

Legal Description: SW/4 of Section 34-21S-12W, Stafford County, Kansas.

Farm Data:

Cropland	153.5 acres
Non-crop	<u>4.77 acres</u>
Total	158.27 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Grain Sorghum	20.50 acres	47 bushels
Wheat	55.80 acres	32 bushels

Improvements: Corrals and feed bunks

2020 Taxes: \$748.29

Location Map



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For additional information, please contact:

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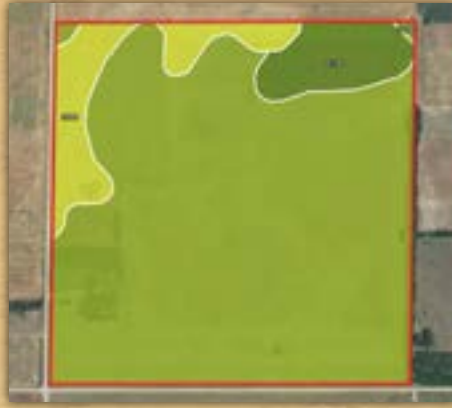


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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6330	Carwile fine sandy loam, 0 to 1 percent slopes	11.2	7.08	2w
5929	Pratt loamy fine sand, 5 to 12 percent slopes	15.2	9.58	4e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	132.1	83.34	3e
TOTALS		158.5	100%	3.02

AUCTION TERMS

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

Taxes: Real estate taxes for 2021 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 1, 2021 or such other date agreed to by the parties.

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 Security 1st Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title 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 December 1, 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 Security 1st Title.

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 Seller and Buyer(s) 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 one 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: Central Kansas Community Foundation

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The on-line bidding begins on **Monday, October 25, 2021, at 8:00 AM. Bidding will be simultaneous with the live auction on Friday, October 29, 2021, 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 tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. This auction will not be broadcast over the internet.

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.