

LAND AUCTION

289.32+/- Acres

Pawnee County, Kansas

Wednesday, August 19, 2020 • 10:00 AM

at the Rozel Community Center

105 North Main Street, Rozel, Kansas

Highlights:

- Excellent irrigated and non-irrigated crop land
- Both center pivot and sub-surface drip (SDI) irrigation systems
- Highway 156 access



A-17556

Important Notice: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website: www.FarmersNational.com for any changes.



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Property Information

Property Location: Three miles west of Rozel, Kansas, on Highway 156.

Legal Description: S½ of Section 30-21S-19W, Pawnee County, Kansas.

Property Description: Excellent irrigated tract with center pivot and sub-surface drip irrigation systems sitting right off of Highway 156 just west of Rozel in Pawnee County, Kansas. The Sawmill Creek runs through the middle of this property and there is grass and trees along the creek that could be used for pasture and/or recreation.

Farm Data:

Cropland	241.45 acres
Pasture	47.87 acres
Total	289.32 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	55.71 acres	174 bushels
Grain Sorghum	30.7 acres	110 bushels
Soybeans	91.06 acres	41 bushels
Wheat	47.43 acres	49 bushels

2019 Real Estate Taxes: \$6,633.06

Irrigation Equipment: There have been many upgrades made to the irrigation equipment on this property in the last 10 years including 160 acres under center pivot irrigation and 37.68 acres of sub-surface drip irrigation on 40" spacing with submersible pump and variable frequency drive.



SW¼- 2011 Valley 7000 6 Tower (1,098') Center Pivot Irrigation system and 40HP VHS Electric Motor (91.30 acres).

SE¼- 2011 Valley 7000 8 Tower (1,356') Center Pivot Irrigation System (partial replacement of this system due to tornado damage in 2019) and 50HP VHS Electric Motor (68.70 acres).

SE¼- Netafim Subsurface Drip Irrigation system with 40" tape spacing with Variable Frequency Drive (VFD) and 15HP submersible pump. (37.68 acres).

Well Information: File #8142 - Authorized at 615 gallons per minute (gpm) and 252 Acre-Feet (AF). File #26364 - 2 points of diversion, south well authorized at 1,165 gpm and 210 AF, north well authorized at 720 gpm and 60 AF; combined authorized quantity not to exceed 265 AF per year on this water right. File #26364 is further limited to 211 AF for 2020 and 2021 crop years (combined) under Environmental Quality Incentives Program (EQIP) from installation of Subsurface Drip Irrigation. Combined quantity for both water rights #8142 and #26364 is further restricted to 392 AF per year.

Water rights are enrolled in Central Kansas Water Bank Association savings account.

Property Location Map



Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
2365	New Cambria silty clay loam, rarely flooded	lls	261.7
2310	Bridgeport silt loam, rarely flooded	llc	18.0
2815	Uly silt loam, 1 to 3 percent slopes	lle	7.6
TOTAL			287.2



AUCTION TERMS

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

Taxes: Real estate taxes for 2019 will be paid by the Seller. 2020 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 subject to current lease. Buyer will receive seller's 50% share of 2020 irrigated corn and irrigated feed crops. Buyer will receive Seller's 33.33% share of the non-irrigated grain sorghum crop. Buyer will be responsible for landowner's share of expenses according to the crop share lease. Buyer will reimburse Seller at closing for 2020 crop expenses paid prior to closing. Seller will transfer crop insurance and crop hail insurance policies to buyer with buyer responsible for premiums at closing.

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 Taylor Abstract & Title Co. Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Taylor Abstract & Title Co. Inc. 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 paid equally by both the Seller and Buyer(s). The cost of any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on September 21, 2020 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 Taylor Abstract & Title Co. Inc.

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 both 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 as a total unit. 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.

Buyer will assume any and all contracts (the "Contracts") related to participation in the Environmental Quality Incentives Program ("EQIP"). Buyer agrees that it will assume or renew each of said Contracts, as required by the Natural Resource Conservation Service office serving the county in which the real estate is located, promptly upon closing, and will provide copies thereof to the Seller, or its agent. Buyer shall be solely responsible for, and will indemnify Seller, Seller's lessees and agents from, all fines, penalties, contract payment forfeitures, and other costs and expenses resulting from Buyer's failure to timely assume, renew, or comply with the terms of, said Contracts.

Seller: John L. Carr & Peggy A. Carr Living Trust

Auctioneer: Van Schmidt