

LAND AUCTION

315.1+/- Acres • Rush County, Kansas

Tuesday, July 21, 2020 • 10:00 AM

at the Lacrosse City Auditorium • 417 Main Street, Lacrosse, Kansas

Highlights:

- High quality non-irrigated cropland and pasture just north of Lacrosse, Kansas
- Pasture has excellent fence and watering facilities for livestock and wildlife

A-18014

Property Location: From Lacrosse, Kansas go three miles north on Highway 183 and one and a quarter miles west on Avenue I.

Legal Description: W/2 of Section 8-17S-18W

2019 Taxes: \$2,709.06



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For additional information, please contact:

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Property Information

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	88.94 acres	46 bushels
Grain Sorghum	55.96 acres	80 bushels

Farm Data:

Cropland	224.01 acres
Pasture	79.88 acres
Non-crop	<u>11.21 acres</u>
Total	315.10 acres

Important Statement: 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 this unprecedented time we are experiencing. Due to these concerns and government directives to limit crowd sizes everywhere, all scheduled public auctions may change without notice. Please check back to our website and the specific listing site for any changes and further directions on bidding. You should call the listing agent for further clarification.

Please read the Federal Government's Coronavirus Guidance for further information at this link:

https://www.whitehouse.gov/wp-content/uploads/2020/03/03.16.20_coronavirus-guidance_8.5x11_315PM.pdf

Property Location Map





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2613	Harney silt loam, 1 to 3 percent slopes	218.8	69.35	2e
2592	Corinth silty clay loam, 3 to 7 percent slopes	23.2	7.35	4e
2953	Wakeen silt loam, 3 to 7 percent slopes	7.4	2.33	4e
2236	Roxbury silt loam, occasionally flooded	66.2	20.97	2w
TOTALS		315.5	100%	2.19



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 subject to lease. Buyer will receive landowners 1/3 share of the 2020 milo crop and will reimburse the landowner at closing for landowners 1/3 share of the 2020 fertilizer. Crop insurance on 2020 milo crop will transfer to the Buyer with Buyer responsible for premium at closing. Cash rent payment on the pasture for 2020 will be pro-rated to the date of 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 Lacrosse Abstract & Title, LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lacrosse Abstract & Title, LLC the required earnest payment. 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 by the both the Seller and the Buyer. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on August 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 Lacrosse Abstract & Title, LLC.

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) will pay 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: UMB Bank N.A. Trustee of the Victoria Werth Trust

Auctioneer: Van Schmidt

Notes: Buyer will be required to sign a Certification of Non-Affiliation to UMB Bank N.A., Farmers National Company or any of their employees, officers, directors, subsidiaries or affiliates of any such affiliates' or subsidiaries' employees, officers or directors.