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A-18016

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

510.70± Acres, Russell County, Kansas

Tuesday, October 10, 2023 | 10:00 AM

Dole-Spector Conference Center | 1430 S. Fossil Street | Russell, Kansas 67665

Highlights:

- High quality cropland
- Excellent hunting with Saline River frontage
- Good grass, fences and water

For additional information, please contact:

Monty Smith, AFM, Agent | (785) 623-6701

MSmith@FarmersNational.com

Bidding starts | Monday, October 9, 2023 at 8:00 AM
Bidding closes | Tuesday, October 10, 2023, at the close of the live event.

To register and bid go to: www.fnctbid.com

Property Information

Property Location: From Gorham, Kansas go one mile east on Old Highway 40 to 177th Street. Travel 10 miles north to Canyon Road then east 4/10 of a mile to the northwest corner of the property.

Legal Description: E2 Sec. 9-12-15. East 40 acres on NW4 Sec. 9-12-15. NW4 Sec. 10-12-15.

Property Description: The Brundage Trust Farm has 303.02 acres of high quality crop land and over 200 acres of grass with good water and some new fence. It also has Saline River frontage for close to 3/4 of a mile with hardwoods which make excellent hunting opportunities.

Farm Data:

Cropland	303.02 acres
Non-crop	1.41 acres
Grass	203.85 acres
<u>Buildings</u>	<u>2.42 acres</u>
Total	510.70 acres

FSA Information:

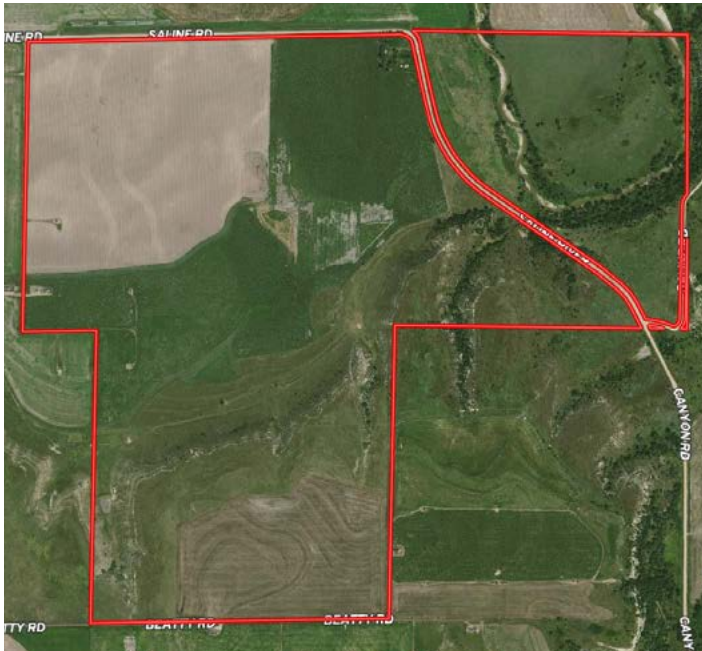
	Base	Yield
Wheat	125.81 acres	36 bushels
Sorghum	62.59 acres	62 bushels

Taxes: \$3,489.94

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2375	Roxbury silt loam, rarely flooded	189.98	37.19	0	79	2e
2718	Nibson silt loam, 3 to 30 percent slopes	92.74	18.16	0	23	6e
2347	McCook silt loam, rarely flooded	54.65	10.7	0	55	1
2613	Harney silt loam, 1 to 3 percent slopes	49.57	9.7	0	70	2e
2519	Armo loam, 3 to 7 percent slopes	41.99	8.22	0	58	3e
3593	Humbarger loam, occasionally flooded	24.54	4.8	0	72	2w
2951	Wakeen silt loam, 1 to 3 percent slopes	20.9	4.09	0	48	3e
2360	Munjoy fine sandy loam, rarely flooded	18.43	3.61	0	34	3e
9999	Water	9.82	1.92	0	-	-
2521	Armo loam, 7 to 15 percent slopes	4.3	0.84	0	55	6e
2598	Dorrance gravelly sandy loam, 4 to 15 percent slopes	3.85	0.75	0	25	6s
TOTALS		510.77(*)	100%	-	58.31	2.86



Simulcast 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 November 8, 2023, or such other date agreed to by the parties. Subject to the 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 Security 1st Title, Russell, KS.

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 cost of title insurance will be paid equally by both the Seller(s) and the Buyer(s). The cost of any escrow closing services will be paid equally by both the Seller(s) and the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 8, 2023, 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.

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. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with 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: Hines Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, October 9, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, October 10, 2023, 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 tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line 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.

