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ONLINE AUCTION

80.71± Acres, Cherokee County, Kansas

Bidding starts | Monday, January 27, 2025, at 7:00 AM

Bidding closes | Tuesday, January 28, 2025, at 5:00 PM

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

Highlights:

- **Highly fertile and well-maintained crop ground**
- **Great dual purpose farm with ag income and excellent hunting**
- **Good access on paved road**



For additional information, please contact:

Jordan D. Olsen, Agent | (785) 766-2508

JOlsen@FarmersNational.com

Property Information

Directions to Property:

From Weir, Kansas, travel straight south for one and one-half miles. The property is on the west side of NE 30th Street.

Legal Description:

S/12 of NE 1/4 of 4-32S-24E

Property Description:

This 80.71 +/- acre tract, just south of Weir, Kansas, offers excellent quality farm ground that has been well-maintained. Don't miss this opportunity to expand your family farm or landholdings in Cherokee County!

FSA Information:

	Base	Yield
Wheat	17.20 acres	35.00 bushels
Corn	11.20 acres	61.00 bushels
Grain Sorghum	12.00 acres	54.00 bushels
Soybeans	22.90 acres	17.00 bushels

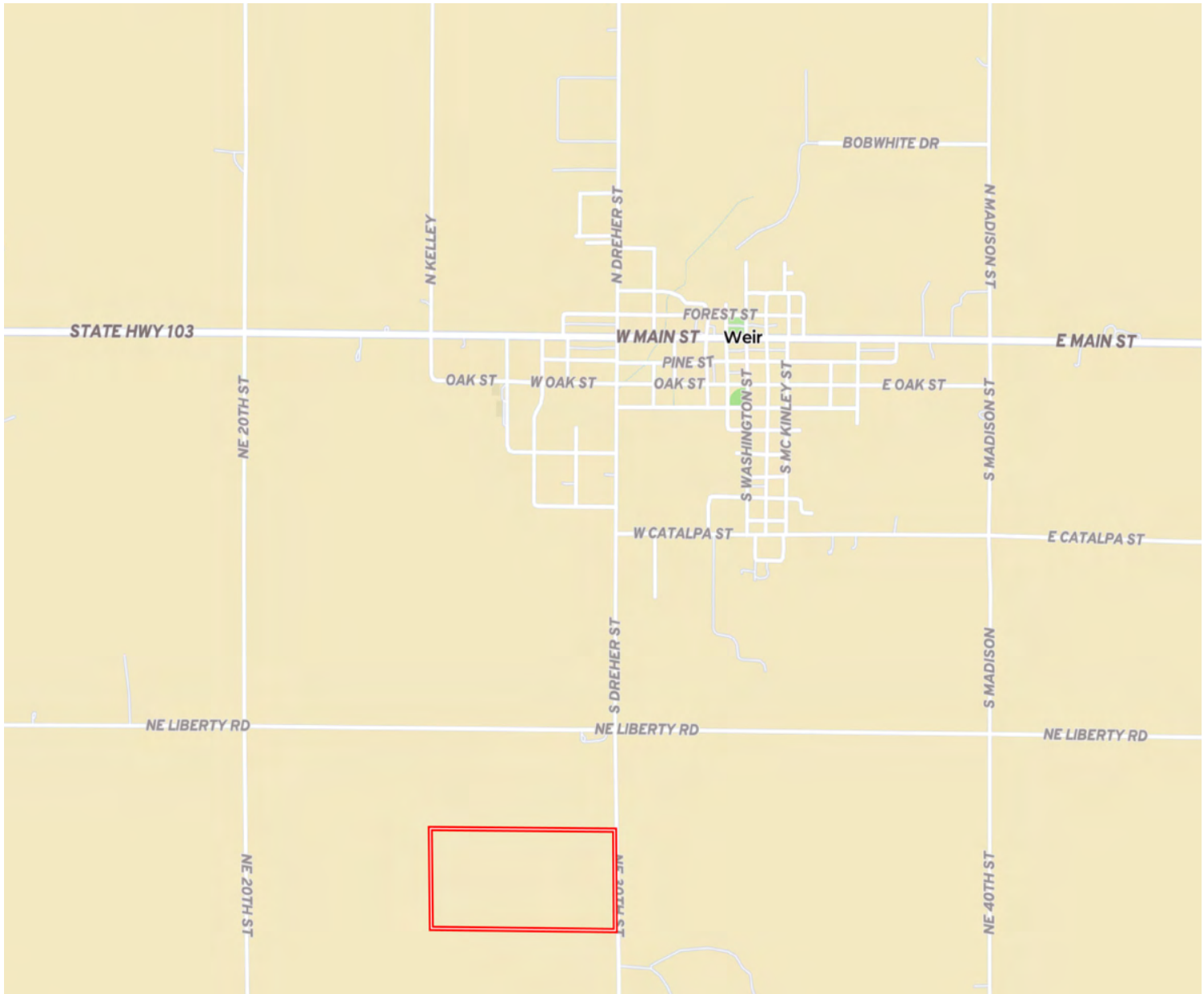
Farm Data:

Cropland	66.42 acres
Timber	14.29 acres
Total	80.71 acres

Taxes:

- \$337.32

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8863	Parsons silt loam, 0 to 1 percent slopes	43.92	54.44	0	85	3w
8679	Dennis silt loam, 1 to 3 percent slopes	29.09	36.06	0	81	2e
8100	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	7.43	9.21	0	74	5w
8771	Kanima silty clay loam, 15 to 50 percent slopes	0.23	0.29	0	24	7s
TOTALS		80.67(*)	100%	-	82.36	2.84



Online Auction Terms

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

Taxes: Real estate taxes for 2025, payable in 2025, will be paid by the Buyer. 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 February 25, 2025, or such other date agreed to by the parties. Subject to 40% crop share lease to be assumed by the Buyer(s) for 2025. The lease expires on February 28, 2026.

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 Company (Pittsburg, Kansas).

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 Company the required earnest payment. The cost of title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be paid by the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on February 25, 2025, 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 Company.

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 individual tract. All bids are open for advancement starting Monday, January 27, 2025, at 7:00 AM until Tuesday, January 28, 2025, at 5:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions.

Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending on any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all tracts. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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.

Additional Comments: The 40% crop share 2025 lease will be assumed by the Buyer(s) upon closing.

Seller: John V. Hankammer and Jennifer H. Haugh

Online Bidding Procedure: This online auction begins on Monday, January 27, 2025, at 7:00 AM. Bidding closes on Tuesday, January 28, 2025, at 5:00 PM.

To register and bid on this auction go to: www.FNCBid.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 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.