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A-19260

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FOR MORE INFO!**



FOR SALE BY BIDS

11.20± Acres, Allen County, Kansas

BIDS DUE: Thursday, July 31, 2025, by 5:00 PM

Contact Agents for Additional Details!

Highlights:

- **Great access to two major highways!**
- **Clean, open ground**
- **Three points of access**



For additional information, please contact:

Jordan Olsen, Agent | (785) 766-2508

JOlsen@FarmersNational.com

Property Information

Directions to Property:

From the US 169 and US 54 junction in Iola, Kansas, the property lies north and west of the junction, north of the Super 8 Motel, along US 169 Highway.

Legal Description:

S25, T24, R18, ACRES 11, BEG 660' S NW COR SE4, E473', S 1 DEG W 296', S 5 DEG W 810', S 13 DEG W 245', N 46 DEG W ALG CTR RR TO W LN SE4, N TO POB.

Property Description:

This 11.20+/- acres of clean, open hay ground offers access to 2 major highways, with great road frontage.

Farm Data:

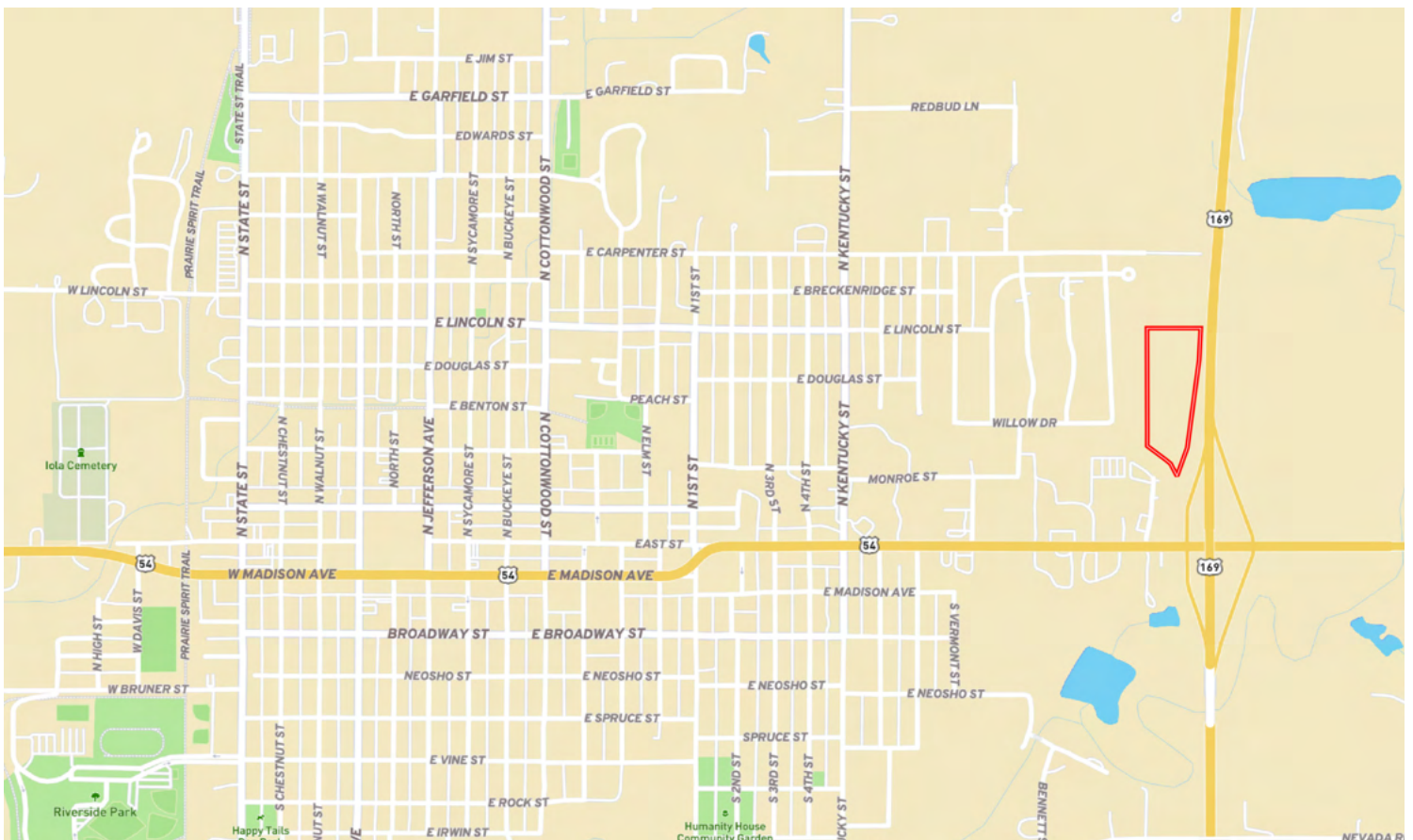
Hayland	10.76 acres
Other	<u>0.44 acres</u>
Total	11.20 acres

2025 Taxes:

\$231.98



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8775	Kenoma silt loam, 1 to 3 percent slopes	6.59	58.53	0	59	3e
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	4.67	41.47	0	44	2w
TOTALS		11.26(*)	100%	-	52.78	2.59



For Sale By Bid 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 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 September 10, 2025, 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 Company.

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 seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of 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 will be on September 10, 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 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. **Written bids will be received at the office of Jordan Olsen, P.O. Box 52, Baldwin City, Kansas 66006 up to Thursday, July 31, 202, at 5:00 PM.** Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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: John M Powell Testamentary Trust

