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A-19973

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,021± Acres, Edwards and Hodgeman Counties, Kansas

Tuesday, November 28, 2023 | 10:00 AM

Parish Center | 204 North Main Street, Spearville, Kansas

Highlights:

- Excellent quality non-irrigated soils
- Highly productive cropland
- Pasture with updated fencing



For additional information, please contact:

Matt Foos, AFM, Agent | (620) 255-1811

MFoos@FarmersNational.com

Bidding starts | Friday, November 24, 2023 at 10:00 AM

Bidding closes | Tuesday, November 28, 2023 at the end of the live event

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

Property Information

Directions to Property:

- **Tract 1:** From Kinsley, Kansas, two miles west on L Road (County RD 22) and one half mile north on 70th Avenue (St. Peter and Paul Road).
- **Tract 2:** From Offerle, Kansas, go a half mile west on Highway 50, five and one half miles north on 136/236 Road.
- **Tract 3:** From Offerle, Kansas, go two and a half miles west on Highway 50 and four miles north on 134/234 Road.
- **Tract 4:** From Bellefont, Kansas, go one mile east on Highway 50, three and a half miles north on 132/232 Road and one and a half miles west on B Road.
- **Tract 5:** From Spearville, Kansas, go seven miles north on 126/226 Road.

Legal Description:

- **Tract 1:** NE/4 of Section 25-24S-20W
- **Tract 2:** SE/4 of Section 12-24S-21W
- **Tract 3:** SW/4 of Section 23-24S-21W
- **Tract 4:** SW/4 of Section 30-24S-21W
- **Tract 5:** S/2&S/2NE/4 of Section 17-24S-22W (Surface rights only on Tract 5, Seller does not own the minerals)

Property Description: High quality non-irrigated cropland tracts located in Northwestern Edwards and Southeastern Hodgeman Counties. Tract 5 north of Spearville also has a pasture with updated fences around the majority of the pasture.

Farm Data:

• Tract 1	
Cropland	151.11 acres
Non-crop	<u>6.89 acres</u>
Total	158.00 acres
• Tract 2 (FSA acres exceed taxable acres)	
Cropland	<u>159.34 acres</u>
Total	158.00 acres
• Tract 3	
Cropland	152.94 acres
Non-crop	<u>3.06 acres</u>
Total	156.00 acres
• Tract 4	
Cropland	154.26 acres
Non-crop	<u>3.74 acres</u>
Total	158.00 acres
• Tract 5	
Cropland	256.84 acres
Pasture	127.60 acres
Non-crop	<u>6.56 acres</u>
Total	391.00 acres

FSA Information:

• Tract 1	Base	Yield
Wheat	76.50 acres	51 bushels
Grain Sorghum	34.30 acres	82 bushels
• Tract 2	Base	Yield
Wheat	79.10 acres	51 bushels
Grain Sorghum	55.50 acres	82 bushels
• Tract 3	Base	Yield
Wheat	72.70 acres	51 bushels
Grain Sorghum	32.60 acres	82 bushels
• Tract 4	Base	Yield
Wheat	87.30 acres	51 bushels
Grain Sorghum	43.90 acres	85 bushels
• Tract 5	Base	Yield
Wheat	124.20 acres	45 bushels
Grain Sorghum	55.70 acres	80 bushels

Taxes:

- **Tract 1:** \$1,635.60
- **Tract 2:** \$1,338.02
- **Tract 3:** \$1,367.52
- **Tract 4:** \$1,140.28
- **Tract 5:** \$1,707.56

Buyer will receive seller's 1/3 interest in the 2024 wheat crop. Buyer will be responsible for seller's 1/3 share of expenses for the 2024 wheat crop. Buyer will reimburse seller at closing for expenses already paid toward the 2024 wheat crop. Seller will complete transfer of crop insurance coverage on the 2024 wheat crop to the buyer with buyer responsible for crop insurance premium on the 2024 wheat at closing.

Buyer will reimburse seller at closing for weed control herbicide and application following 2023 wheat harvest on wheat stubble acres.

Tract 5



Property Location Map



To view individual location maps, please visit www.FNCRealEstate.com

Tract 1 Aerial Photo

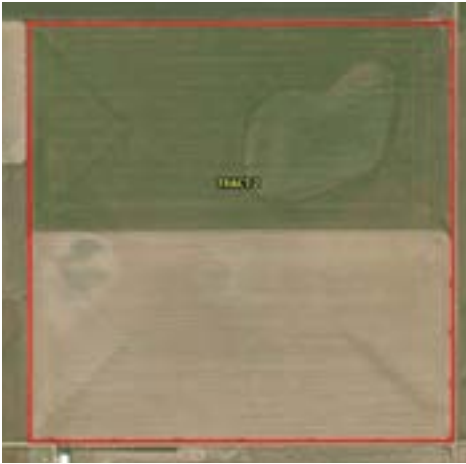


Tract 1 Soil Map

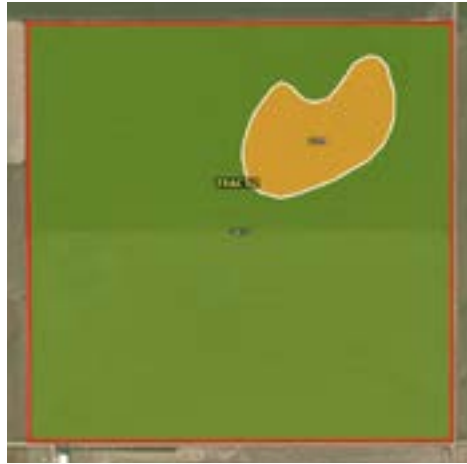


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	128.26	81.28	0	71	2c
2628	Harney-Uly complex, 1 to 3 percent slopes	17.22	10.91	0	73	2c
2670	Holdrege silt loam, 3 to 7 percent slopes	12.32	7.81	0	78	3e
TOTALS		157.8(*)	100%	-	71.76	2.08

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	145.95	92.28	0	71	2c
2714	Ness clay	12.21	7.72	0	12	6w
TOTALS		158.16(*)	100%	-	66.45	2.31

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	142.96	92.01	0	71	2c
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	9.61	6.19	0	60	4e
2757	Penden silty clay loam, 3 to 7 percent slopes	1.99	1.28	0	69	3e
2714	Ness clay	0.81	0.52	0	12	6w
TOTALS		155.37(*)	100%	-	69.99	2.16

Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	138.97	88.83	0	71	2c
2714	Ness clay	17.49	11.18	0	12	6w
TOTALS		156.46(*)	100%	-	64.41	2.45

Tract 5 Aerial Photo



Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2801	Spearville silty clay loam, 0 to 1 percent slopes	151.92	38.62	0	65	2s
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	80.88	20.56	0	61	3e
2562	Campus-Canlon complex, 3 to 30 percent slopes	72.91	18.54	0	31	6e
2757	Penden silty clay loam, 3 to 7 percent slopes	42.5	10.8	0	69	3e
2613	Harney silt loam, 1 to 3 percent slopes	24.0	6.1	0	70	2e
1643	Kim-Penden silty clay loams, 3 to 6 percent slopes, eroded	11.96	3.04	0	55	4e
2568	Canlon soils, 5 to 40 percent slopes	6.03	1.53	0	10	7s
2232	Roxbury-Bridgeport complex, channeled, frequently flooded	3.15	0.8	0	47	3w
TOTALS		393.35(*)	100%	-	57.32	3.2

Simulcast Auction Terms

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

Taxes: Real estate taxes for 2023, payable in 2023, will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s). All taxes, assessments, and prorations are final and binding at closing. Any subsequent tax reassessments for prior years received after the closing date is the responsibility of the Buyer.

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 January 15, 2024, or such other date agreed to by the parties. Subject to 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 High Plains 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 High Plains Title LLC 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 Buyer(s) and Seller. 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 January 15, 2024, 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 High Plains 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 survey cost will be paid equally by both the Buyer(s) and Seller. 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 five individual tracts. 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: Edward Jones Trust Company as Trustee of the L.L. Alban Living Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, November 24, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, November 28, 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.