

LAND AUCTION

SIMULCAST LIVE AND ONLINE

499.30+/- Acres • Clark County, Kansas

Tuesday, November 15, 2022 • 3:00 PM

Minneola Civic Connection | 130 South Main Street, Minneola, Kansas

Highlights:

- High quality non-irrigated farm land
- Offered in three tracts
- All Class II soils
- Additional income from existing Wind Energy Lease

A-2025

ONLINE SIMULCAST BIDDING

Starts Friday, November 11, 2022 at 10:00 AM.

Closes Tuesday, November 15, 2022 at close of live event.

To Register and Bid on this Auction, go to: www.fnccbid.com



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For additional information, please contact:

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Property Information

Property Location:

From Minneola, Kansas, three miles south on Highway 283 and one mile east on County Road F.

Legal Description:

- **Tract 1:** NE/4 of Section 30-30S-24W
- **Tract 2:** SW/4 of Section 30-30S-24W
- **Tract 3:** NW/4 of Section 31-30S-24W

Property Description:

High quality non-irrigated crop land with income from wind generation, located just south of Minneola, Kansas.

Farm Data:

• Tract 1:

Cropland 164.13 acres
Non-crop .17 acres
Total 164.30 acres

• Tract 2:

Cropland 168.47 acres
(FSA acres exceed taxable acres)

• Tract 3:

Cropland 166.76 acres
Non-crop 1.14 acres
Total 167.9 acres

FSA Information:

• Tracts 1, 2, 3:	<u>Base</u>	<u>Yield</u>
Wheat	251.7 acres	44 bushels
Grain Sorghum	78.7 acres	62 bushels
Oats	25.2 acres	40 bushels

(Currently combined under one farm with FSA)

2021 Taxes:

- **Tract 1:** \$1,167.95
- **Tract 2:** \$1,190.54
- **Tract 3:** \$1,204.09

Comments:

Buyer will receive Seller's 1/3 interest in the 2023 wheat crop. Buyer will be responsible for Seller's 1/3 share of expenses for the 2023 wheat crop. Buyer will reimburse Seller at closing for expenses already paid toward the 2023 wheat crop. Seller will complete transfer of crop insurance coverage on the 2023 wheat crop to the buyer with buyer responsible for crop insurance premium on the 2023 wheat at closing.

Buyer will reimburse Seller at closing for weed control herbicide and application following 2022 wheat harvest on wheat stubble acres.

Annual Wind Energy Lease payments are currently \$10,213 for Overhead Transmission Lines and \$17,235 for the Wind Turbine. The Turbine is located on Tract #2 and the Overhead Transmission Lines are located on Tracts #2 and #3. There is also an underground transmission line on Tract #1 with no annual payment. All three tracts are combined under one Wind Energy Lease (Q#1926100) and payments from the Wind Energy Lease will be divided on a pro-rata basis between all three tracts and not according to the tract which the structures are situated on.

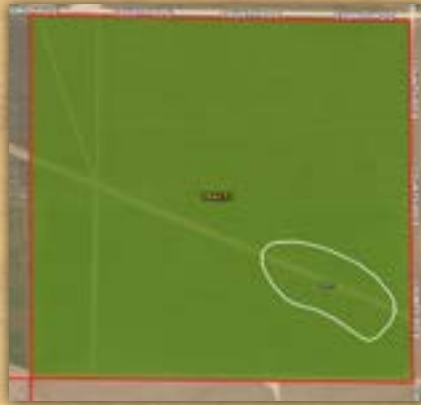
Location Map



Tract 1 Aerial Map

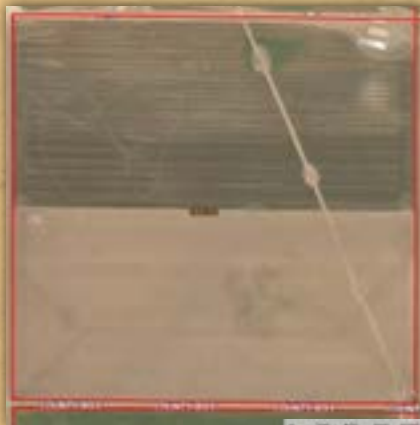


Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	155.13	94.47	0	71	2c
2815	Uly silt loam, 1 to 3 percent slopes	9.08	5.53	0	79	2e
TOTALS		164.21(*)	100%	-	71.44	2.0

Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	147.06	88.02	0	71	2c
2613	Harney silt loam, 1 to 3 percent slopes	20.02	11.98	0	70	2e
TOTALS		167.08(*)	100%	-	70.88	2.0

Tract 3 Aerial Map



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2612	Harney silt loam, 0 to 1 percent slopes	167.85	100.0	0	71	2c
TOTALS		167.85(*)	100%	-	71.0	2.0

AUCTION TERMS

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

Taxes: Real estate taxes for 2022 payable in 2022 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 January 5, 2023 or such other date agreed to by the parties. Subject to Tenant's interest in 2023 wheat crop.

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

Closing: The sale closing is on January 5, 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 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 Seller and Buyer(s) will each pay one-half of 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 three individual tracts. 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. 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: Roberta Strickler & David Meyers, The Thacker Family Trust, Gregory & Jo Ellen Strickler Poe Revocable Trust, Jennifer & Creston Myers, Nancy & Steven Brett Szydlowski

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, November 11, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, November 15, 2022, 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 on-line, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.