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A-20105

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

214.18± Acres, Linn County, Kansas

Wednesday, December 6, 2023 | 10:00 AM

Linn County Fairgrounds, 4H Building | 8510 KS-7 Highway, Mound City, Kansas

Highlights:

- Excellent hunting
- Tillable acreage
- Investment opportunity with recreational value

For additional information, please contact:

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Bidding starts | Wednesday, November 29, 2023 at 10:00 AM

Bidding closes | Wednesday, December 6, 2023 at end of the live event

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

Property Information

Directions to Property:

From Blue Mound, Kansas head south on Highway 31 for a half mile to the curve, then head east on W 400th Road for three miles to arrive at the northwest corner of Tract 1. Continue to follow W 400th Road east/southeast for one mile to arrive at the north end of Tract 2.

Legal Description:

- Linn County, Kansas
- **Tract 1:** GOVT LOTS 4 & 5, Section 01, Township 23, Range 22E of the 6th P.M.
 - **Tract 2:** FRL PT N1/2SE1/4 & FRL PT S1/2NE1/4 SECTION 1, TWP 23S, RGE 22E OF 6TH P.M.

Property Description: Nestled in the picturesque landscapes of southern Linn County, Kansas, these remarkable properties offer a unique blend of fertile farmland and pristine hunting grounds, making it a perfect haven for both agricultural pursuits and outdoor enthusiasts. Spanning across the section, this expansive set of property showcases a range of features that make it an exceptional investment opportunity for those seeking a harmonious balance between farming and hunting. Tract 2 has been professionally managed by FNC for over 10 years with an annual custom farming lease. Tract 1 lies across the section on the other side of some heavily wooded acreage. Southern Linn County is renowned for its abundant wildlife populations, and these properties are no exception. Expect to encounter plenty of white-tailed deer and wild turkey. Both tracts have blacktop access, offering a quick and easy commute, just over an hour to KC. If you're looking for an opportunity to own a versatile property that caters to outdoor enthusiasts while also generating a solid income stream, look no more. Tracts will be offered individually.

Farm Data:

• Tract 1	
Cropland	55.00 acres
Timber	10.46 acres
Grass/Misc	<u>12.92 acres</u>
Total	78.38 acres
• Tract 2	
Cropland	120.59 acres
Timber	4.80 acres
Grass/Misc	<u>10.41 acres</u>
Total	135.80 acres

FSA Information:

- **Tract 1:** No base acres

• Tract 2	Base	Yield
Corn	.50 acres	90 bushels
Soybeans	54.10 acres	27 bushels
Grain Sorghum	24.30 acres	53 bushels
Wheat	8.20 acres	35 bushels

Taxes:

- **Tract 1:** \$587.54
- **Tract 2:** \$1,655.22

Tract 1



Tract 2



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8961	Woodson silt loam, 0 to 1 percent slopes	28.29	36.11	0	51	2s
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	24.86	31.73	0	52	3e
8911	Summit silty clay loam, 1 to 3 percent slopes	17.52	22.36	0	62	2e
8663	Clareson-Rock outcrop complex, 3 to 15 percent slopes	7.67	9.79	0	30	6e
TOTALS		78.34(*)	100%	-	51.72	2.71

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	64.1	47.21	0	52	3e
8775	Kenoma silt loam, 1 to 3 percent slopes	59.22	43.62	0	59	3e
8961	Woodson silt loam, 0 to 1 percent slopes	12.45	9.17	0	51	2s
TOTALS		135.77(*)	100%	-	54.96	2.91

To view additional photos and drone video, visit www.FNCRealEstate.com/A-20105

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 January 8, 2024, or such other date agreed to by the parties. Subject to current lease. Tract 1 lease will terminate March 1, 2024. Tract 2 lease will terminate upon completion of 2023 soybean harvest.

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, Mound City, 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, Mound City, KS 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 equally by the both. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 8, 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 Security 1st Title, Mound City, KS.

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 by the Buyer(s). 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 two 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: Tract 1: Solomon Properties LLC and Tract 2: Thompson Real Estate LLC

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, November 29, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, December 6, 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.

Property Location Map

