

LAND AUCTION

1,148+/- Acres • Reno County, Kansas

Monday, February 11 • 2:00 PM

at the Sunflower Center • 301 South Main • Sylvia, Kansas

Selling in Eight Individual Surface Tracts and One Mineral Tract!

Highlights:

- All tillable tracts that are currently used for rye/crabgrass grazing
- Each tract has a stockwater well
- Mineral tract with production
- Located in Western Reno County, Kansas



A-20563

Property Location: From Sylvia, Kansas, south on S Sylvia Road two and one-half miles to Tract 1.



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For additional information, please contact:

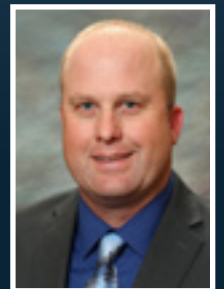
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Property Information

Property Description:

Surface rights and minerals for sale at public auction. Located in wheat/row crop/cotton production and grazing area in Western Reno County, Kansas. All acres have been being utilized as winter rye grazing followed by summer crabgrass grazing in recent years.

Legal Description:

• **Tract 1:** Southwest Quarter (SW/4) of Section Thirty-four (34), Township Twenty-four (24) South, Range Ten (10) West, Reno County, Kansas.

• **Tract 2:** East Half (E/2) of Section Four (4), Township Twenty-five (25) South, Range Ten (10) West of the 6th P.M., Reno County, Kansas, LESS the following described premises: PARCEL I: A tract of land in the Southeast Quarter of Section 4, Township 25 South, Range 10 West of the 6th P.M. described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 25 South, Range 10 West of the 6th Principal Meridian; thence West along the South line of said Southeast Quarter 831.00 feet for the point of beginning; thence continuing West without deflection 561.00 feet; thence with a deflection angle 90°00'00" right-North 295.16 feet; thence with a deflection angle 90°00'00" left-West parallel with the South line of said Southeast Quarter 295.16 feet; thence with a deflection angle 90°00'00" left-South 295.16 feet to the South line of said Southeast Quarter; thence with a deflection angle 90°00'00" right-West along the South line of said Southeast Quarter 51.84 feet; thence with a deflection angle 90°00'00" right-North 638.00 feet; thence with a deflection angle 90°00'00" right-East parallel with the South line of said Southeast Quarter 908.00 feet; thence with a deflection angle 90°00'00" right-South 638.00 feet to the point of beginning, containing 11.299 acres in Reno County, Kansas, subject to a road right-of-way easement across the South 30.00 feet thereof and any other easements of record. AND PARCEL II: A tract of land in the Southeast Quarter of Section 4, Township 25 South, Range 10 West of the 6th Principal Meridian described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 4, Township 25 South, Range 10 West of the 6th Principal Meridian; thence West along the South line of said Southeast Quarter

1392.00 feet to the point of beginning; thence continuing West along the South line of said Southeast Quarter 295.16 feet; thence with a deflection angle 90°00'00" right-North 295.16 feet; thence with a deflection angle 90°00'00" right-East parallel with the South line of said Southeast Quarter 295.16 feet; thence with a deflection angle 90°00'00" right-South 295.16 feet to the point of beginning containing 2.000 acres in Reno County, Kansas subject to a road right-of-way easement across the South 30.00 feet thereof and any other easements of record.

- **Tract 3:** Southeast Quarter (SE/4) of Section Five (5), Township Twenty-five (25) South, Range Ten (10) West, Reno County, Kansas.
- **Tract 4:** Northwest Quarter (NW/4) of Section Nine (9), Township Twenty-five (25) South, Range Ten (10) West, Reno County, Kansas.
- **Tract 5:** East Half of the Southeast Quarter (E/2 SE/4) of Section Nine (9), Township Twenty-five (25) South, Range Ten (10) West, Reno County, Kansas.
- **Tract 6:** West Half of the Southwest Quarter (W/2 SW/4) of Section Ten (10), Township Twenty-five (25) South, Range Ten (10) West, Reno County, Kansas.
- **Tract 7:** Northwest Quarter (NW/4) of Section Sixteen (16), Township Twenty-five (25) South, Range Ten (10) West, Reno County, Kansas.
- **Tract 8:** North Half of the Northwest Quarter (N/2 NW/4) of Section Nineteen (19), Township Twenty-five (25) South, Range Ten (10) West, Reno County, Kansas.

Mineral Interest Only

- **Tract 9:** Undivided ½ mineral interest in tracts 1-8; 100% mineral interest in the Northeast Quarter (NE/4) of Section Twenty Eight (28), Township Twenty-five (25) South, Range Ten (10) West, Reno County, Kansas.

Includes production from Dye Trust 19 #1H lease located in West Half (W/2) of Section Thirty (30), Township Twenty-five (25) South, Range Ten (10) West and from Rock Chalk Farms 28-1H Lease located in Section Thirty-three (33), Township Twenty-five (25), Range Ten (10) West.

FSA Information:

• **Tract 1:** 153.16 FSA Crop Land Acres

	<u>Base</u>	<u>Yield</u>
Wheat	94.3 acres	27 bushels
Grain Sorghum	42.9 acres	53 bushels

• **Tract 2:** 303.75 FSA Crop Land Acres

	<u>Base</u>	<u>Yield</u>
Wheat	187.2 acres	27 bushels
Grain Sorghum	85 acres	53 bushels

• **Tract 3:** 146.38 FSA Crop Land Acres

	<u>Base</u>	<u>Yield</u>
Wheat	91.1 acres	27 bushels
Grain Sorghum	41.4 acres	53 bushels

• **Tract 4:** 156.06 FSA Crop Land Acres

	<u>Base</u>	<u>Yield</u>
Wheat	97 acres	27 bushels
Grain Sorghum	44.1 acres	53 bushels

• **Tract 5:** 155.96 FSA Crop Land Acres

	<u>Base</u>	<u>Yield</u>
Wheat	95.7 acres	27 bushels
Grain Sorghum	43.5 acres	53 bushels

(Tracts 5 and 6 combined at FSA)

• **Tract 7:** 157.94 FSA Crop Land Acres

	<u>Base</u>	<u>Yield</u>
Wheat	96.3 acres	27 bushels
Grain Sorghum	43.8 acres	53 bushels

• **Tract 8:** 78.36 FSA Crop Land Acres

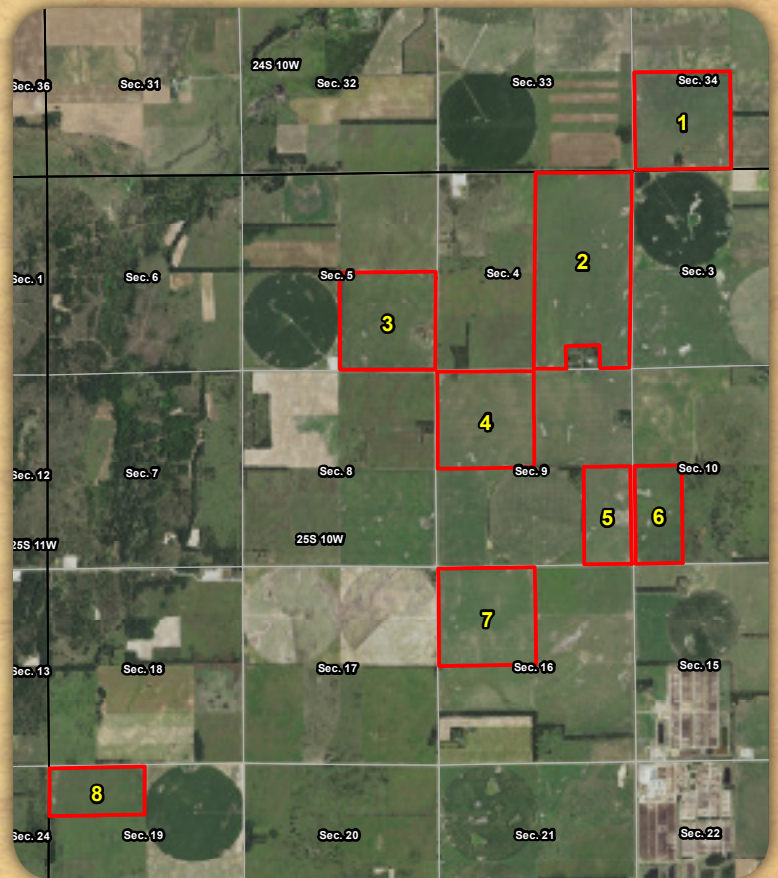
	<u>Base</u>	<u>Yield</u>
Wheat	48.3 acres	27 bushels
Grain Sorghum	22 acres	53 bushels

2018 Taxes:

- **Tract 1:** \$1,271.98
- **Tract 2:** \$2,693.54
- **Tract 3:** \$1,342.52
- **Tract 4:** \$83.03
- **Tract 5:** \$1,064.51
- **Tract 6:** \$485.62
- **Tract 7:** \$466.73
- **Tract 8:** \$797.83

Improvements:

None. Fences, tanks and solar pumps are owned by the tenant and tenant has the right to remove at the end of the lease term.



Tract 1



Tract 1 Aerial Map

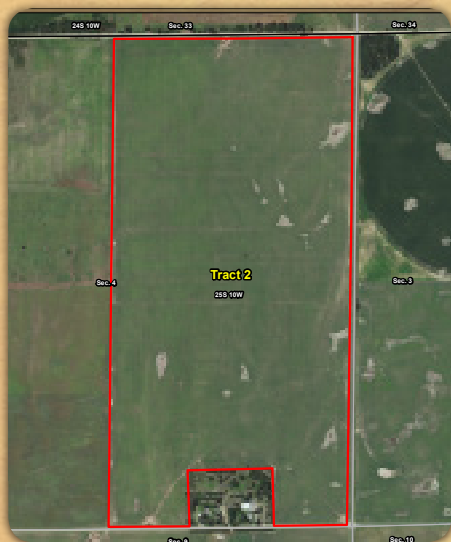


Tract 1 Soil Map

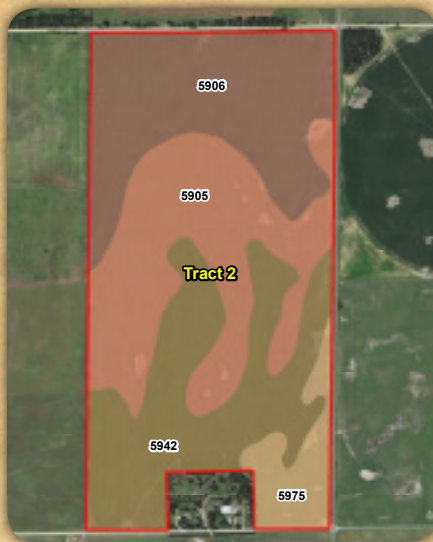


MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
5975	Turon-Carway complex, 0 to 5 percent slopes	IIIe	130.7
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	IIIe	13.2
5906	Hayes-Turon complex, 0 to 5 percent slopes	IIIe	10.9
TOTAL			154.8

Tract 2 Aerial Map



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	IIIe	99.4
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	IIIe	89.1
5906	Hayes-Turon complex, 0 to 5 percent slopes	IIIe	88.4
5975	Turon-Carway complex, 0 to 5 percent slopes	IIIe	22.5
TOTAL			299.4

Tract 3 Aerial Map



Tract 3 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	IIIe	114.2
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	IIIe	28.9
5927	Pratt fine sand, 5 to 10 percent slopes	IVe	11.6
TOTAL			154.7

Tract 4 Aerial Map

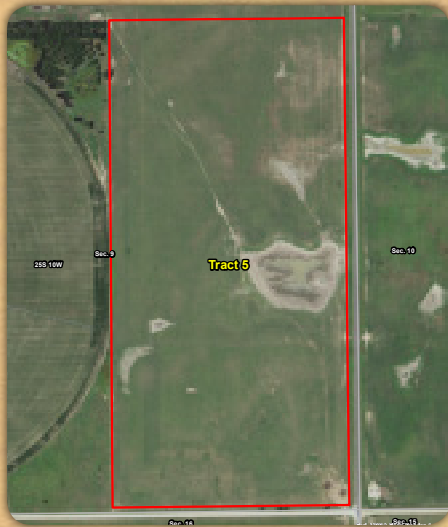


Tract 4 Soil Map

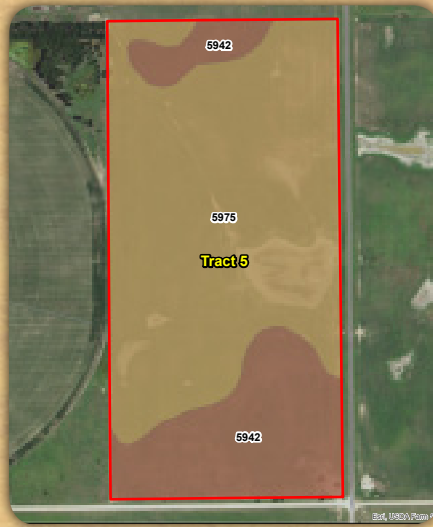


MAP SYMBOL	NAME	NON IRR LCC	ACRES
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	IIIe	77.3
5975	Turon-Carway complex, 0 to 5 percent slopes	IIIe	63.4
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	IIIe	14.3
TOTAL			154.9

Tract 5 Aerial Map

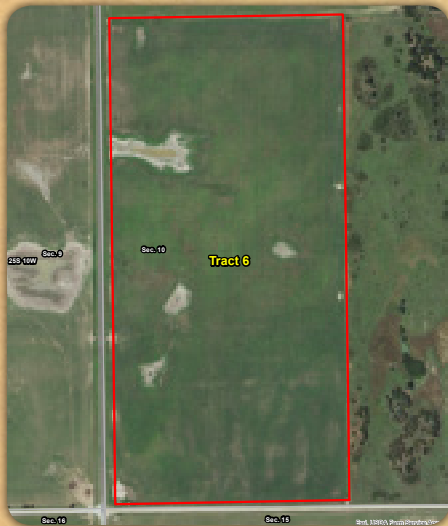


Tract 5 Soil Map

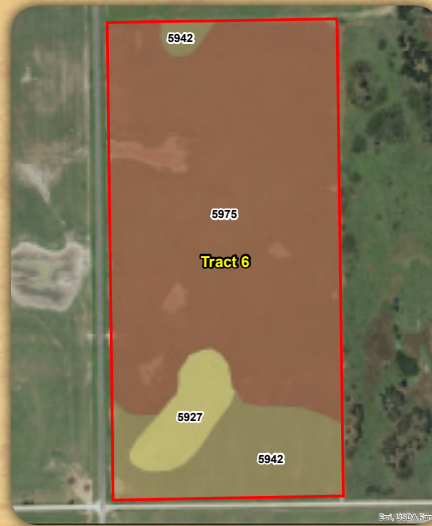


MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
5975	Turon-Carway complex, 0 to 5 percent slopes	IIIe	54.6
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	IIIe	21.4
TOTAL			76.0

Tract 6 Aerial Map



Tract 6 Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
5975	Turon-Carway complex, 0 to 5 percent slopes	IIIe	58.9
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	IIIe	12.5
5927	Pratt fine sand, 5 to 10 percent slopes	IVe	4.8
TOTAL			76.2

Tract 7 Aerial Map



Tract 7 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	IIIe	77.2
5942	Pratt-Turon fine sands, 1 to 5 percent slopes	IIIe	58.9
5927	Pratt fine sand, 5 to 10 percent slopes	IVe	12.8
5975	Turon-Carway complex, 0 to 5 percent slopes	IIIe	7.5
TOTAL			156.4

Tract 8 Aerial Map



Tract 8 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
5906	Hayes-Turon complex, 0 to 5 percent slopes	IIIe	70.1
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	IIIe	5.7
TOTAL			75.8

AUCTION TERMS

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 subject to current lease expiring April 30, 2019.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 and 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 is on March 15, 2019 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National 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 Seller and Buyer(s) will both 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 multiple 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. No absentee or telephone bids will be accepted without 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: McVay Trust

Auctioneer: Van Schmidt

Property Location Map

