

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

143.1+/- Acres • McPherson County, Kansas

Tuesday, March 30, 2021 • 10:00 AM

McPherson County Fairgrounds • 1514 27th Avenue, Canton, Kansas

A-21160

Highlights:

- 100% tillable all Class II soils
- Great access with blacktop road
- Immediate access for 2021 crop

ONLINE SIMULCAST BIDDING

Starts Friday, March 26, 2021 at 10:00 AM.

Closes Tuesday, March 30, 2021 at close of live event.

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

For additional information, please contact:

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Property Information

Location:

The tract is located south of Canton along a blacktop road.

Farm Data:

Cropland 144.68 acres

Legal Description:

S09, T21, R01, Acres 143.1, NE4 EX TR CA 1674'W & 33'S OF NE/C for POB TH S247' W409' S204' W160' SWLY866' W1187' E6 55' N42' E275' to POB less ROW, McPherson County, Kansas

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	69.5 acres	48 bushels
Grain Sorghum	76.8 acres	57 bushels
Soybeans	5.7 acres	31 bushels

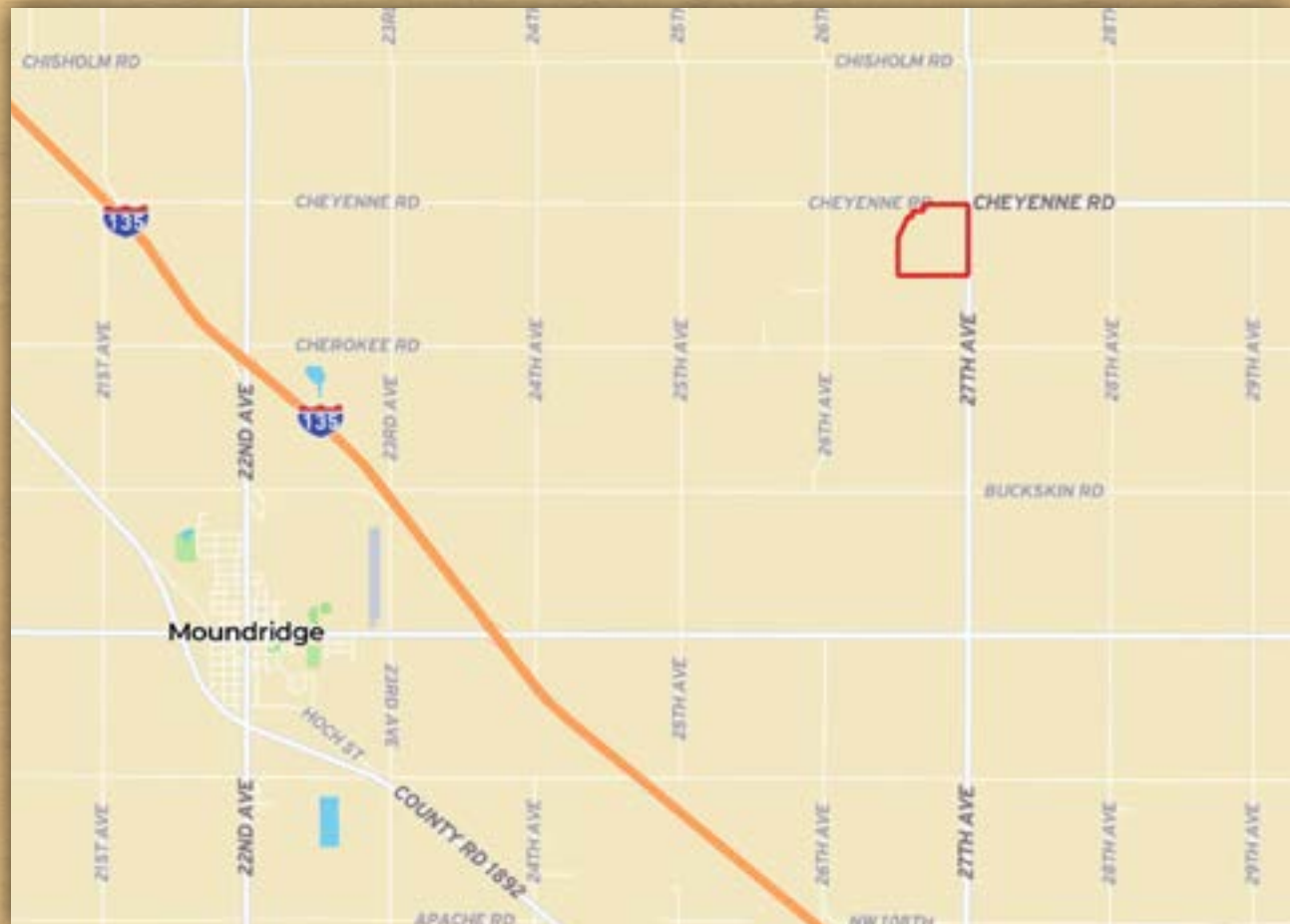
Property Description:

Property will include 143.1 acres of dryland with mostly all Class II soils, 144.68 FSA cropland acres.

2020 Taxes:

\$2,196.56

Property Location Map



Important Notice: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agent or check our website: www.FarmersNational.com for any changes.

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5893	Farnum loam, 1 to 3 percent slopes	45.8	31.92	2c
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	82.0	57.17	2s
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	15.6	10.91	2s
TOTALS		143.4	100%	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 will be prorated to date of 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 April 29, 2021 or such other date agreed to by the parties. Buyer will be granted immediate possession to perform necessary operations in preparation for 2021. In the event the transaction is not closed at no fault of the Seller, the Buyer(s) will not be reimbursed for operations or inputs.

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.

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 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 April 29, 2021 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.

Sale Method: The real estate will be offered in one individual tract. 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: Lyon Morehead Trust and John Morehead Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, March 26, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, March 30, 2021, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fncbid.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.

