

LAND FOR SALE BY BIDS

640± Acres • Kearny County, Kansas

Bid Deadline: Thursday, March 28, 2019 at 2:00 PM

Contact Agent For Additional Details!

Three Tracts!

Highlights:

- Excellent dry land farmland
- Acres are open with possession at closing
- Located in a diversified agricultural area of western Kansas.



A-21413

Property Location: From Lakin, Tracts 1 and 2 are 10 miles north on Highway 25, eight miles west on Road 13 then one-half mile north. Tract 3 is 12 miles west on Highway 50 then seven and one-half miles north on Road D.

Legal Description: • **Tract 1:** SW¼ of Section 29-22S-37W • **Tract 2:** NW¼ of Section 32-22S-37W • **Tract 3:** N½ Section 15-23S-38W, all in Kearny County, Kansas.



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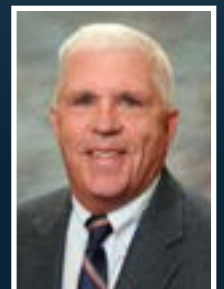


For additional information, please contact:

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Property Information

Property Description:

Good dry land farmground in western Kearny County in a diversified agricultural area. Close to grain markets. Acres are open and possession at closing so buyer will be able to plant a spring crop.

Farm Data:

• Tract 1

Cropland 157.07 acres
 Non-crop 2.93 acres
 Total 160 acres

• Tract 2

Cropland 155.38 acres
 Non-crop 4.62 acres
 Total 160 ares

• Tract 3

Cropland 314.63 acres
 Non-crop 5.37 acres
 Total 320 acres

FSA Information:

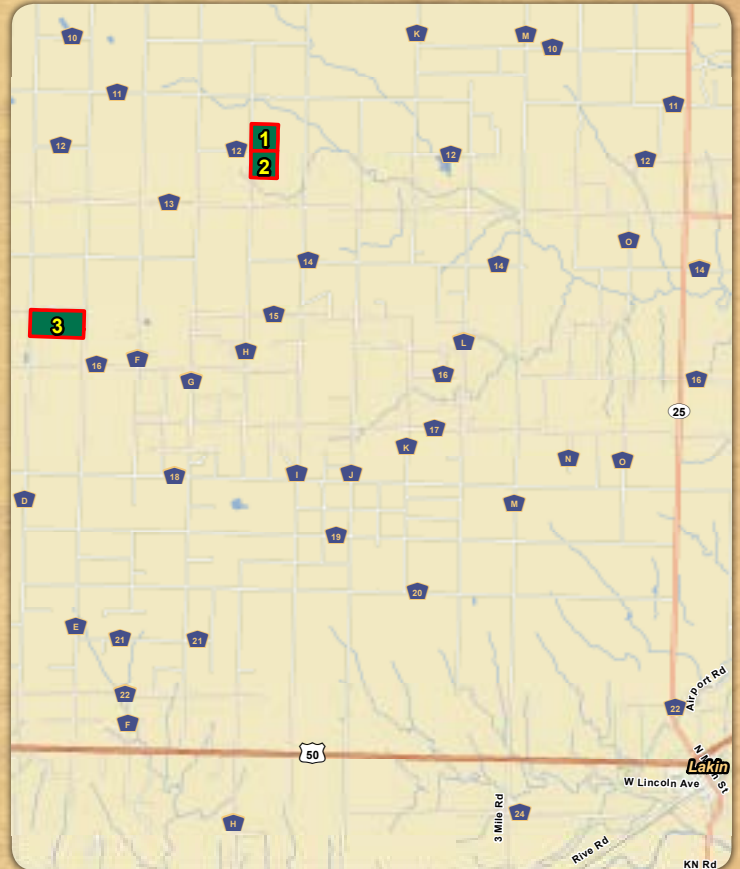
	<u>Base</u>	<u>Yield</u>
Wheat	626.86 acres	32 bushels

Base acres for all tracts are combined and FSA will need to divide after sale, if sold separately.

Taxes:

- **Tract 1:** \$778.16 or \$4.86 per acre
- **Tract 2:** \$823 or \$5.14 per acre
- **Tract 3:** \$1,691.16 or \$5.29 per acre

Property Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
1856	Ulysses silt loam, 0 to 1 percent slopes	IIc	119.4
1761	Richfield silt loam, 0 to 1 percent slopes	IIIc	25.3
1967	Buffalo Park-Ulysses silt loams, 1 to 3 percent slopes, eroded	IVe	9.1
TOTAL			153.8

Tract 2 Aerial Photo



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
1856	Ulysses silt loam, 0 to 1 percent slopes	IIc	97.2
1761	Richfield silt loam, 0 to 1 percent slopes	IIIc	58.4
1857	Ulysses silt loam, 1 to 3 percent slopes	IIIe	0.0
TOTAL			155.5

Tract 3 Aerial Photo



Tract 3 Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
1761	Richfield silt loam, 0 to 1 percent slopes	IIIc	275.7
1767	Richfield-Penden complex, 1 to 3 percent slopes	IIIe	26.0
1741	Pleasant silty clay loam, ponded	IVw	8.4
TOTAL			310.0



Auction Bidding Procedure

- All bidding parties will remain confidential during the bidding process.
- Buyers must bid on the property prior to 2:00 PM, March 28, 2019 to be included in the bidding pool. No new bidders will be accepted after the deadline.
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Minimum bid increment is \$20.00 per acre.
- All bids must be submitted via telephone, text, or email.
- If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.
- Tracts will remain stand alone and will not be combined for bidding purposes.

Auction Terms

Minerals: No minerals will be conveyed.

Taxes: Real estate taxes for 2018 payable in 2018 and 2019 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 April 30, 2019 or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required immediately after receiving notice of being the successful bidder. 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 will be paid equally by the Seller and the Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on April 30, 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.

Sale Method: The real estate will be offered in three individual tracts.

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: Colette H. Johnstone LLC.

