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A-22649



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,439.5± Acres, Marion and Chase Counties, Kansas

Wednesday, September 13, 2023 | 10:00 AM

Meridian Center | 1420 East Broadway Court, Newton, Kansas

Highlights:

- High quality farmland, hayland, and pastures
- Country living, with large shed, and livestock handling/working facilities
- Recreational property with wildlife cover

For additional information, please contact:

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Bidding starts | Wednesday, September 6, 2023 at 8:00 AM

Bidding closes | Wednesday, September 13, 2023 closing at the live event.

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

Tract 1 Property Information | 58.5 Acres in Marion County

Location: From Peabody, Kansas travel north on Nighthawk Road two miles to 90th Street. Then travel west two and one half miles west to 1234 90th Street.

Legal Description: Legal to be determined by survey.

Property Description: The home includes rural acreage and is located close to Peabody, Kansas, with four bedrooms and three baths. The home is 2,091 sq ft, with a main floor master suite and master bathroom, main floor laundry, a finished walkout basement, three car attached garage and multiple outbuildings built between 1920 and 1950, an 80' x 60' insulated shop built in 2002 with a concrete floor, prepped for radiant heat, car lift, floor drains, and in floor poured tie downs, a large barn, and steel bins. To facilitate livestock management, there is a well-designed backgrounding lot and working corrals, ensuring

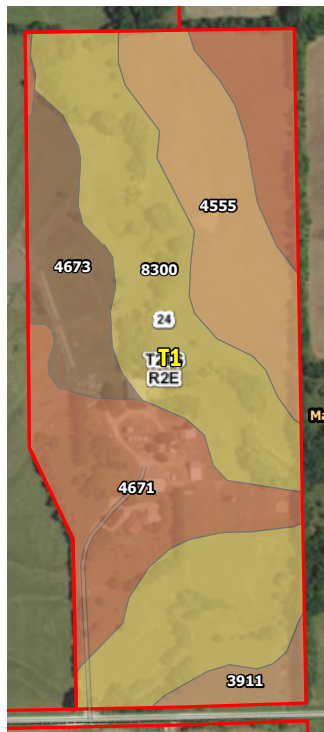
efficient handling and care of the livestock. Adding to the appeal, two reliable sources of water for the house and for livestock watering, guarantee a consistent and sustainable water supply. With an array of amenities catering to the diverse demands of farm life, these properties are a rare gem for the discerning farmer and rural homeowner seeking to embrace the true essence of rural living. This is Tract 1 of 11 tracts to be sold at auction and would make an excellent headquarter facility for a cattle operation. Don't miss out!

2022 Taxes: TBD

Open House: Sunday, August 27, 2023 from 2:00 PM to 4:00 PM at 1234 90th Street, Peabody, KS. Another showing will be September 10, 2023, contact agents for details!

Aerial Photo

Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	Vw	---	23.7
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	16.5
4555	Clime silty clay loam, 3 to 7 percent slopes	IIIe	IIIe	10.3
4673	Irwin silty clay loam, 3 to 7 percent slopes	IVe	IVe	6.3
3911	Rosehill silty clay, 1 to 3 percent slopes	IIIe	IIIe	1.9
TOTAL				58.7

Property Overview



Corals



Corals



Master Bedroom



Master Bathroom



Master Closet



Kitchen



Dining Room



Basement Wet Bar



Room Sizes:

Room	Room Level	Size/Description
Master Bedroom	Main Floor	14 x 16 -- carpet, ceiling fan, window coverings
Master Bathroom	Main Floor	9 x 11 -- vinyl flooring, single vanity, toilet, jetted tub, shower stall
Living Room	Main Floor	15 x 20 -- carpet, ceiling fan, vaulted ceiling
Dining Room	Main Floor	10 x 12 -- carpet, ceiling fans, vaulted ceiling, large patio door to covered deck
Kitchen	Main Floor	14 x 14 -- vinyl flooring, ceiling fans, custom cabinetry, pantry, island, gas stove/oven, microwave, dishwasher
Laundry Room	Main Floor	9 x 12 --vinyl flooring, custom cabinets, sink, toilet in separate room
Full Bathroom	Main Floor	5 x 10 -- vinyl flooring, single sink vanity, tub/shower combo, toilet
Bedroom	Main Floor	11 x 12 -- carpet, ceiling fan, window coverings, large closet
Bedroom	Main Floor	11 x 14 -- carpet, ceiling fan, window coverings, large closet
Family Room	Basement	15 x 64 -- carpet, wet bar, custom cabinetry, walk-out to patio
Bedroom	Basement	14 x 14 -- carpet
Full Bathroom	Basement	6 x 7 -- vinyl flooring, single vanity, toilet, shower stall
Utility Room	Basement	10 x 10 -- concrete flooring, additional storage
Storage Room	Basement	14 x 20 -- concrete flooring, additional storage

To see additional photos and drone video, please visit www.FarmersNational.com.

Tract 2 Property Information | 127.57 Acres in Marion County

Location: From Peabody, Kansas travel north on Nighthawk Road two miles to 90th Street. Then travel west two and one half miles west to 1234 90th Street.

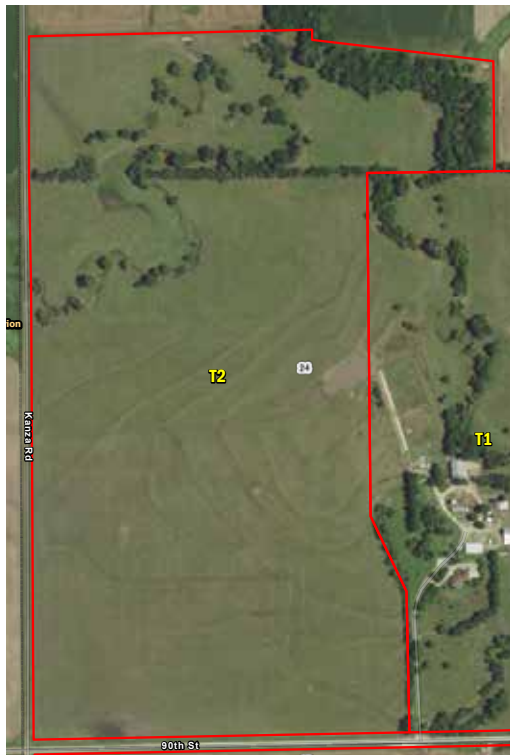
Legal Description: Legal to be determined by a survey out of: SW4 & PT E2 NW/4 BEG SW/C E/2 NW/4 E 857.29' N 506.72' NW 88 3.42' TO PT ON W LI 622' N OF POB S TO POB & THE S 20 AC' OF THE W/2 NW/4 LESS ROWS S24, T21, R02 ACRES 186.07

Property Description: This is a tract of mostly cropland that is currently in a brome grass. The acres will be determined by survey. There are approximately 85 +/- acres of cropland. This property makes a great grazing tract with cool season grasses or could be broke out and farmed for cash grain crops.

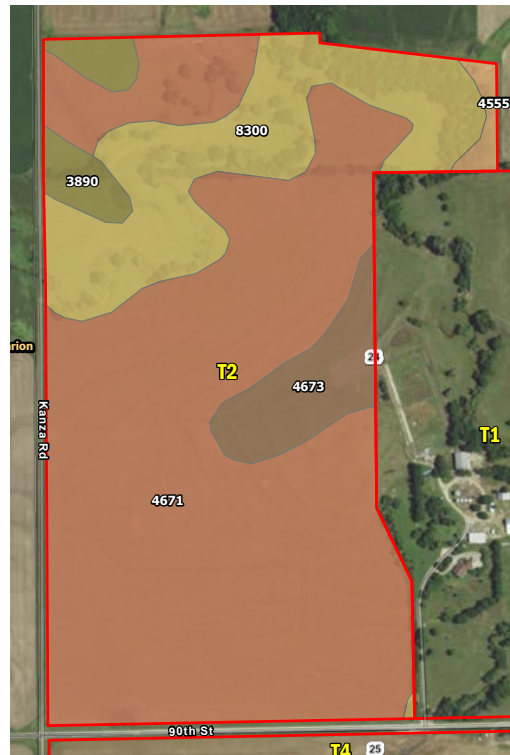
2022 Taxes: TBD



Aerial Photo



Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	89.6
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	Vw	---	24.4
4673	Irwin silty clay loam, 3 to 7 percent slopes	IVe	IVe	7.7
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	IIs	IIs	4.3
4555	Clime silty clay loam, 3 to 7 percent slopes	IIIe	IIIe	1.3
TOTAL				127.4

Tract 3 Property Information | 186.07 Acres in Marion County

(Tract 1 and 2 Combined)

Location: From Peabody, Kansas travel north on Nighthawk Road two miles to 90th Street. Then travel west two and one half miles west to 1234 90th Street.

Legal Description: SW4 & PT E2 NW/4 BEG SW/C E/2 NW/4 E 857.29' N 506.72' NW 88 3.42' TO PT ON W LI 622' N OF POB S TO POB & THE S 20 AC' OF THE W/2 NW/4 LESS ROWS S24, T21, R02 ACRES 186.07

Property Description: This tract has 186.07 taxable acres, 104.75 acres of cropland that is currently in brome grass and 69.34 acres of grass. See Tract 1 information for building site specs.

Farm Data:

Cropland	104.75 acre
Pasture	69.34 acres
Buildings	<u>11.98 acres</u>
Total	186.07 acres

FSA Information:

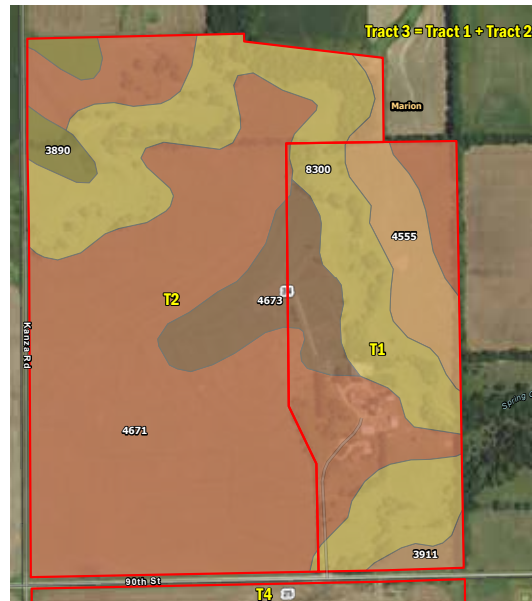
	Base	Yield
Wheat	62.5 acres	36 bushels
Corn	6.1 acres	58 bushels
Grain Sorghum	28.7 acres	48 bushels

2022 Taxes: \$5,105.32



Aerial Photo

Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	106.1
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	Vw	---	48.1
4673	Irwin silty clay loam, 3 to 7 percent slopes	IVe	IVe	14.1
4555	Clime silty clay loam, 3 to 7 percent slopes	IIIe	IIIe	11.6
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	IIs	IIs	4.3
3911	Rosehill silty clay, 1 to 3 percent slopes	IIIe	IIIe	1.9
TOTAL				186.1

Tract 4 Property Information | 157.36 Acres in Marion County

Legal Description: NW 1/4 S25, T21, R02, ACRES
157.36

Property Description: This tract has 157.36 taxable acres there are 155.97 crop acres with the 1.39 acres of non-crop, there aren't any perimeter fences access is by a gravel road on the north and a dirt road on the west.

Farm Data:

Cropland 155.97 acres
Non-crop 1.39 acres
Total 157.36 acres

FSA Information:

	Base	Yield
Wheat	42.32 acres	50 bushels
Corn	51.77 acres	89 bushels
Soybeans	47.23 acres	30 bushels

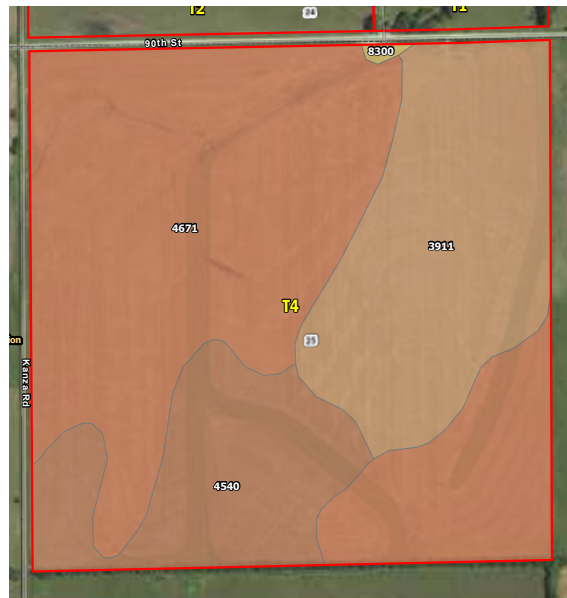
2022 Taxes: \$1,658.48



Aerial Photo



Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	89.1
3911	Rosehill silty clay, 1 to 3 percent slopes	IIIe	IIIe	41.1
4540	Clime silty clay loam, 1 to 3 percent slopes	IIIe	IIIe	26.8
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	Vw	---	0.4
TOTAL				157.3

Tract 5 Property Information | 75.04 Acres in Marion County

Legal Description: E/2 NE/4 S25, T21, R02, ACRES 75.04

Property Description: This tract has 75.04 taxable acres there are 75.04 acres of cropland there aren't any perimeter fences access is by gravel roads to north and east.

Farm Data:

Cropland 75.04 acres
 Total 75.04 acres

FSA Information:

	Base	Yield
Wheat	20.72 acres	50 bushels
Corn	25.34 acres	89 bushels
Soybeans	23.12 acres	30 bushels

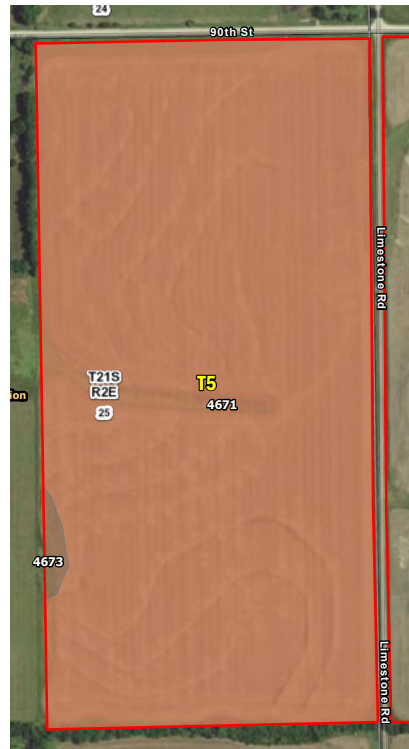
2022 Taxes: \$1,023.58



Aerial Photo



Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	74.5
4673	Irwin silty clay loam, 3 to 7 percent slopes	IVe	IVe	0.6
TOTAL				75