

# Tract 6 Property Information | 161.37 Acres in Marion County

**Legal Description:** NW1/4 S30, T21, R03, ACRES 161.37

**Property Description:** This tract has 161.37 taxable acres 89.4 cropland acres and 45.03 hayland acres, 2.5 acres are non crop and 24.44 acres of timber, access is by gravel roads on the north and west.

**Farm Data:**

Cropland	89.40 acres
Hayland	45.03 acres
Non-crop	2.50 acres
Timber	<u>24.44 acres</u>
Total	161.37 acres

**FSA Information:**

	<b>Base</b>	<b>Yield</b>
Wheat	24.67acres	50 bushels
Corn	30.17 acres	89 bushels
Soybeans	27.53acres	30 bushels

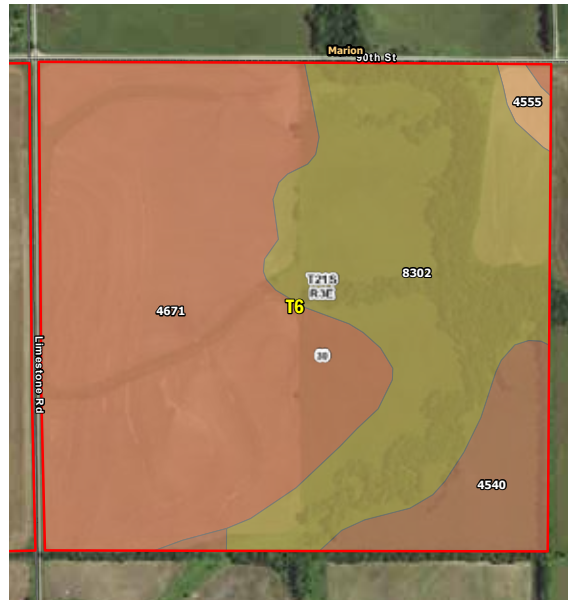
**2022 Taxes:** \$1,544.96



**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	85.4
4540	Clime silty clay loam, 1 to 3 percent slopes	IIIe	IIIe	14.3
4555	Clime silty clay loam, 3 to 7 percent slopes	IIIe	IIIe	1.8
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	IIw	---	59.9
TOTAL				161.4

# Tract 7 Property Information | 158.96 Acres in Marion County

**Legal Description:** NW 1/4 S36, T21, R02, ACRES  
158.96

**Property Description:** This tract has 158.96 taxable acres there are 154.82 crop acres and 4.14 acres are non crop there aren't any perimeter fences, access is by dirt roads on the west and north.

**Farm Data:**

Cropland 154.82 acres  
Non-crop 4.14 acres  
Total 158.96 acres

**FSA Information:**

	Base	Yield
Wheat	69.26 acres	39 bushels
Grain Sorghum	40.92 acres	54 bushels
Soybeans	44.24 acres	30 bushels

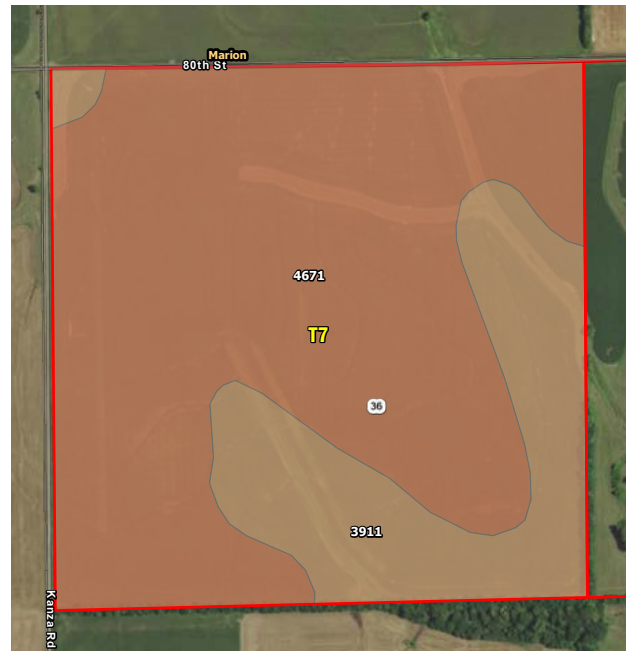
**2022 Taxes:** \$1,909.54



**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	117.5
3911	Rosehill silty clay, 1 to 3 percent slopes	IIIe	IIIe	39.5
TOTAL				157

# Tract 8 Property Information | 234.71 Acres in Marion County

**Legal Description:** NE/4 & E/2 SE/4 EXC A TRACT BEG SE COR OF 1/4 SEC TH N 342' W 25' SW 53.9' S 250.2' TO N ROW LI OF EXISTING HIWAY TH W TO W LINE OF 1/4 SEC 42.3' N OF SW COR OF 1/4 SEC TH S TO S LINE OF 1/4 SEC TH E TO S LINE OF 1/4 SEC TH E TO POB LESS HWY 50 ROW S36, T21, R02, ACRES 234.71

**Property Description:** This is a combined two parcel tract, the farm has 234.2 taxable acres, 214.38 crop acres, 6.75 acres of CRP and 13.58 acres are non crop, there aren't any perimeter fences, access is by dirt road to the north, the road on the east has been closed.

**Farm Data:**

Cropland	214.38 acres
Non-crop	13.58 acres
CRP	<u>6.75 acres</u>
Total	234.71 acres

**CRP:** 6.75 acres expiring September 30, 2024 with an annual payment of \$493.

**2022 Taxes:** \$1,999.96

**FSA Information:**

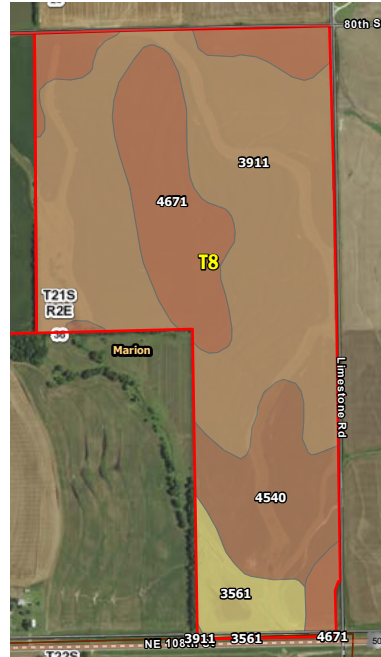
	Base	Yield
Wheat	69.26 acres	39 bushels
Corn	40.92 acres	54 bushels
Soybeans	44.24 acres	30 bushels
Wheat	16.75 acres	33 bushels
Corn	16.75 acres	91 bushels
Soybeans	33.50 acres	27 bushels



**Aerial Photo**



**Soil Map**



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
3911	Rosehill silty clay, 1 to 3 percent slopes	IIIe	IIIe	130.2
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	54.9
4540	Clime silty clay loam, 1 to 3 percent slopes	IIIe	IIIe	34.1
3561	Hobbs silt loam, occasionally flooded	IIw	IIw	13.9
3561	Hobbs silt loam, occasionally flooded	IIw	IIw	0.8
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	0.3
3911	Rosehill silty clay, 1 to 3 percent slopes	IIIe	IIIe	0.1
TOTAL				234.1

# Tract 9 Property Information | 154.75 Acres in Marion County

**Legal Description:** NW/4 S17, T22, R03, ACRES 154.75

**Property Description:** This tract has 154.75 taxable acres. It is a combination of cropland, pasture, and timber. There are 101.37 crop acres, 32.55 acres of pasture, and 20.83 acres of timber. Property has something for everyone including good cover for hunting, with cropland and pasture to earn a return on the investment. Access is by gravel road on the west. The solar pump in the pasture well belongs to the tenant and does not convey with the tract.

**Farm Data:**

Cropland	101.37 acres
Pasture	32.55 acres
Timber	<u>20.83 acres</u>
Total	154.75 acres

**FSA Information:**

	Base	Yield
Corn	44.78 acres	109 bushels
Soybeans	44.02 acres	30 bushels

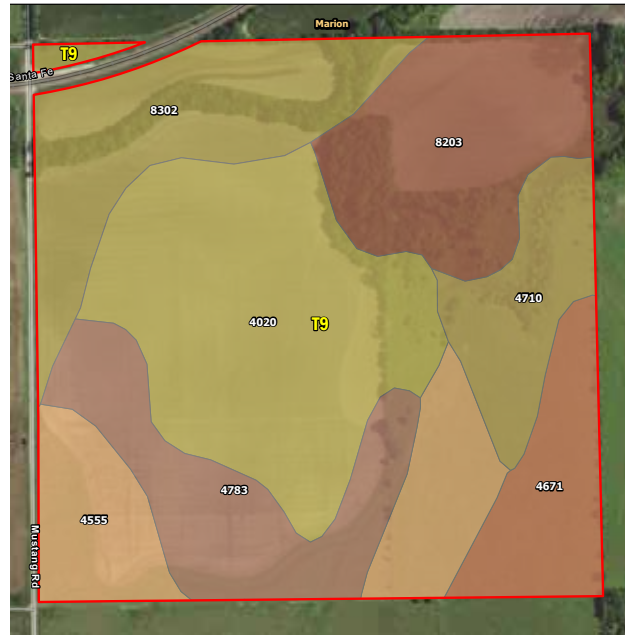
**2022 Taxes:** \$1,696.90



**Aerial Photo**



**Soil Map**



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
4020	Chase silty clay loam, occasionally flooded	IIw	IIw	42.4
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	IIw	---	24.2
8203	Osage silty clay, occasionally flooded	IIIw	IIIw	23.5
4783	Tully silty clay loam, 3 to 7 percent slopes	IIIe	IIIe	20.1
4555	Clime silty clay loam, 3 to 7 percent slopes	IIIe	IIIe	19.4
4710	Kipson silty clay loam, 5 to 30 percent slopes	VI s	---	12.6
4671	Irwin silty clay loam, 1 to 3 percent slopes	III s	III s	12.5
TOTAL				154.8

# Tract 10 Property Information | 154.75 Acres in Marion County

**Legal Description:** SW1/4 S23, T21, R02, ACRES  
158.34

**Property Description:** This tract has 158.54 taxable acres with 121.03 cropland acres, 35.89 acres of hayland and 1.62 non crop acres, access is by a gravel road on the south and a dirt road on the west.

**Farm Data:**

Cropland 121.03 acres  
Hayland 35.89 acres  
Non-crop 1.62 acres  
Total 158.54 acres

**FSA Information:**

	<b>Base</b>	<b>Yield</b>
Wheat	33.39 acres	50 bushels
Corn	40.83 acres	89 bushels
Soybeans	37.25 acres	30 bushels

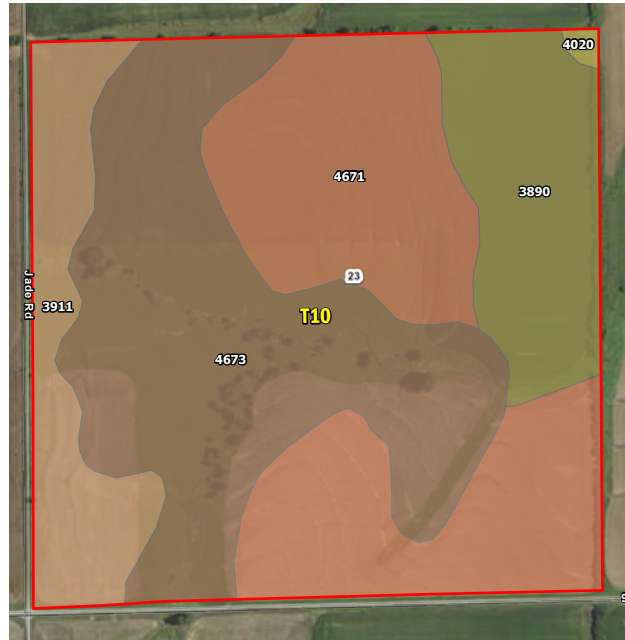
**2022 Taxes:** \$1,678.26



**Aerial Photo**



**Soil Map**



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
4673	Irwin silty clay loam, 3 to 7 percent slopes	IVe	IVe	59.4
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIs	IIIs	56.1
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	IIs	IIs	23.3
3911	Rosehill silty clay, 1 to 3 percent slopes	IIIe	IIIe	19
4020	Chase silty clay loam, occasionally flooded	IIw	IIw	0.6
TOTAL				158.3

# Tract 11 Property Information | 152.7 Acres in Chase County

**Legal Description:** NE/4 S22, T22, R06 ACRES 152.7  
CHASE COUNTY, KANSAS

**Property Description:** This tract has 152.7 taxable acres with 150.76 acres of pasture and 1.94 non crop acres located in southwest Chase County, the pasture is rolling with few trees. The fence is average there is a pond and windmill for livestock water, access is by gravel roads on the north and east.



**Farm Data:**

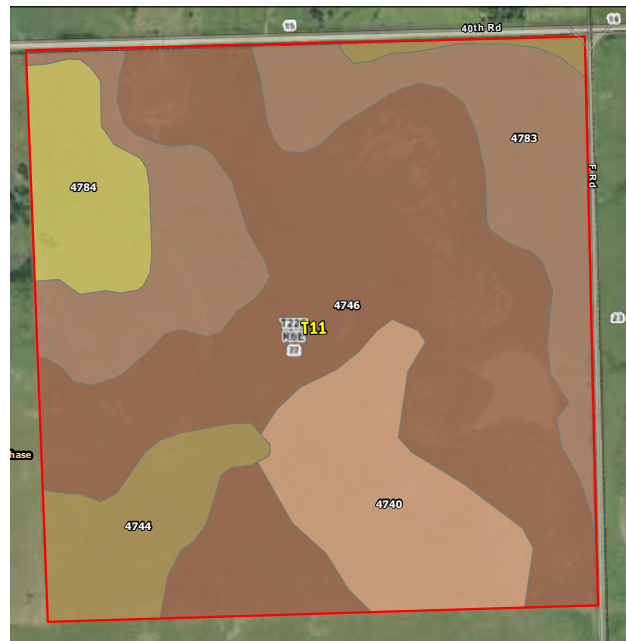
Pasture           150.76 acres  
Non-crop         1.94 acres  
Total             152.70 acres

**2022 Taxes:** \$595.19

**Aerial Photo**



**Soil Map**



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	IVe	IIIe	72.6
4783	Tully silty clay loam, 3 to 7 percent slopes	IIIe	IIIe	35.6
4740	Labette silty clay loam, 1 to 3 percent slopes	IIe	IIe	21.1
4744	Labette-Dwight complex, 0 to 3 percent slopes	IIe	IIe	13.4
4784	Tully silty clay loam, 3 to 7 percent slopes, eroded	IIIe	IIIe	10.9
TOTAL				153.7

# All Tract Information | 1,439.5± Acres in Marion and Chase Counties, Kansas

## Farm Data

Acres	Tract	1	2	3	4	5	6	7	8	9	10	11
<b>Cropland</b>				104.75	155.97	75.04	89.4	154.82	214.38	101.37	121.03	
<b>Hayland</b>							45.03				35.89	
<b>Pasture</b>				69.34						32.55		150.76
<b>Non-Crop</b>					1.39		2.5	4.14	13.58		1.62	1.94
<b>CRP</b>									6.75			
<b>Timber</b>							24.44			20.83		
<b>Buildings</b>				11.98								
<b>Total</b>		58.5	127.57	186.07	157.36	75.04	161.37	158.96	234.71	154.75	158.54	152.70

## FSA Information

Tract	Crop	Base Acres	Yield
3	Wheat	62.5	36
3	Corn	6.1	58
3	Grain Sorghum	28.7	48
3	Soybeans	2	12
4	Wheat	42.32	50
4	Corn	51.77	89
4	Soybeans	47.23	30
5	Wheat	20.72	50
5	Corn	25.34	89
5	Soybeans	23.12	30
6	Wheat	24.67	50
6	Corn	30.17	89
6	Soybeans	27.53	30
7	Wheat	69.26	39
7	Grain Sorghum	40.92	54
7	Soybeans	44.24	30
8	Wheat	42.32	50
8	Corn	51.77	89
8	Soybeans	47.23	30
8	Wheat	16.75	33
8	Corn	16.75	91
8	Soybeans	33.5	27
9	Corn	44.78	109
9	Soybeans	44.02	30
10	Wheat	33.39	50
10	Corn	40.83	89
10	Soybeans	37.25	30



**Existing water well on tracts 4, 6, 8, 9, and 10.**

# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Taxes will be prorated to date of closing based on 2022 real estate taxes.

**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 on the cropland after the fall crop is harvested or March 1, 2024 whichever occurs first or such date agreed to by the parties. Possession on the Pasture will be after cattle are removed or December 31, 2023 or such other date agreed by the parties. Subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required by the successful bidder upon the close of the auction. 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 cost of title insurance will be paid equally by both. The cost of any escrow closing services will be paid equally by both the Buyers and Sellers. Sale is not contingent upon Buyer(s) financing.

**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 will pay the survey cost. Final contact price will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** The real estate will be offered in 11 individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or 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.

**Closing:** The sale closing is on October 13, 2023, 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.

**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:** Terrill Eberhard Trust

**Auctioneer:** Van Schmidt

**Simulcast Bidding Procedure:** Bidding begins Wednesday, September 6, 2023, at 8:00 AM with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:**  
[www.fnccbid.com](http://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.