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FOR MORE INFO!



ONLINE AUCTION

790.3± Acres, Rice and Reno Counties, Kansas

Bidding starts | Friday, December 13, 2024 at 8:00 AM

Bidding closes | Tuesday, December 17, 2024 at 12:00 PM

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

Highlights:

- Investment potential with hunting and ag lease income
- Possession for the 2025 crop year on most acres
- Excellent hunting



For additional information, please contact:

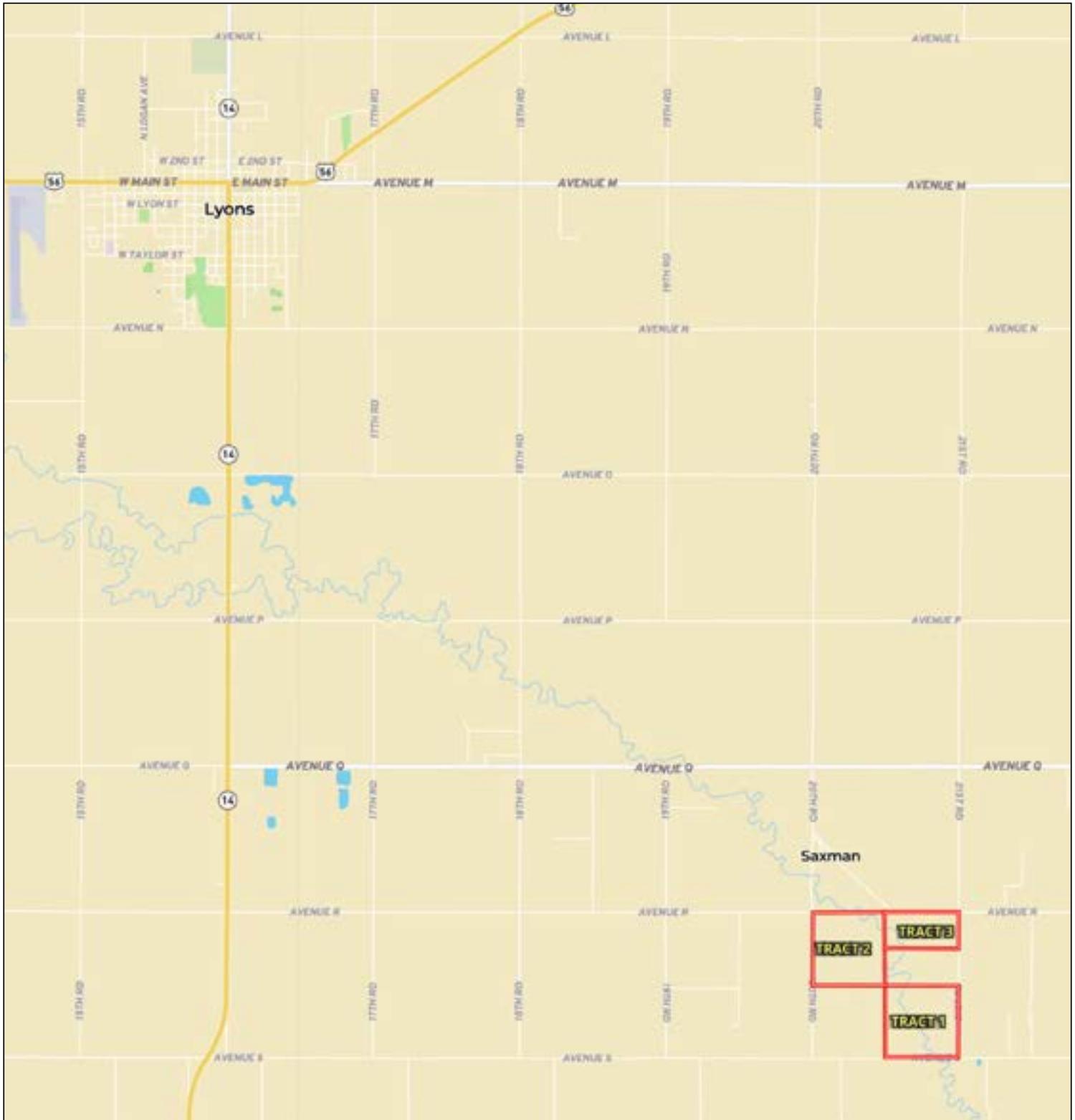
Chris Ostmeyer, AFM/Agent
(316) 788-4240 or (785) 672-8672
COstmeyer@FarmersNational.com



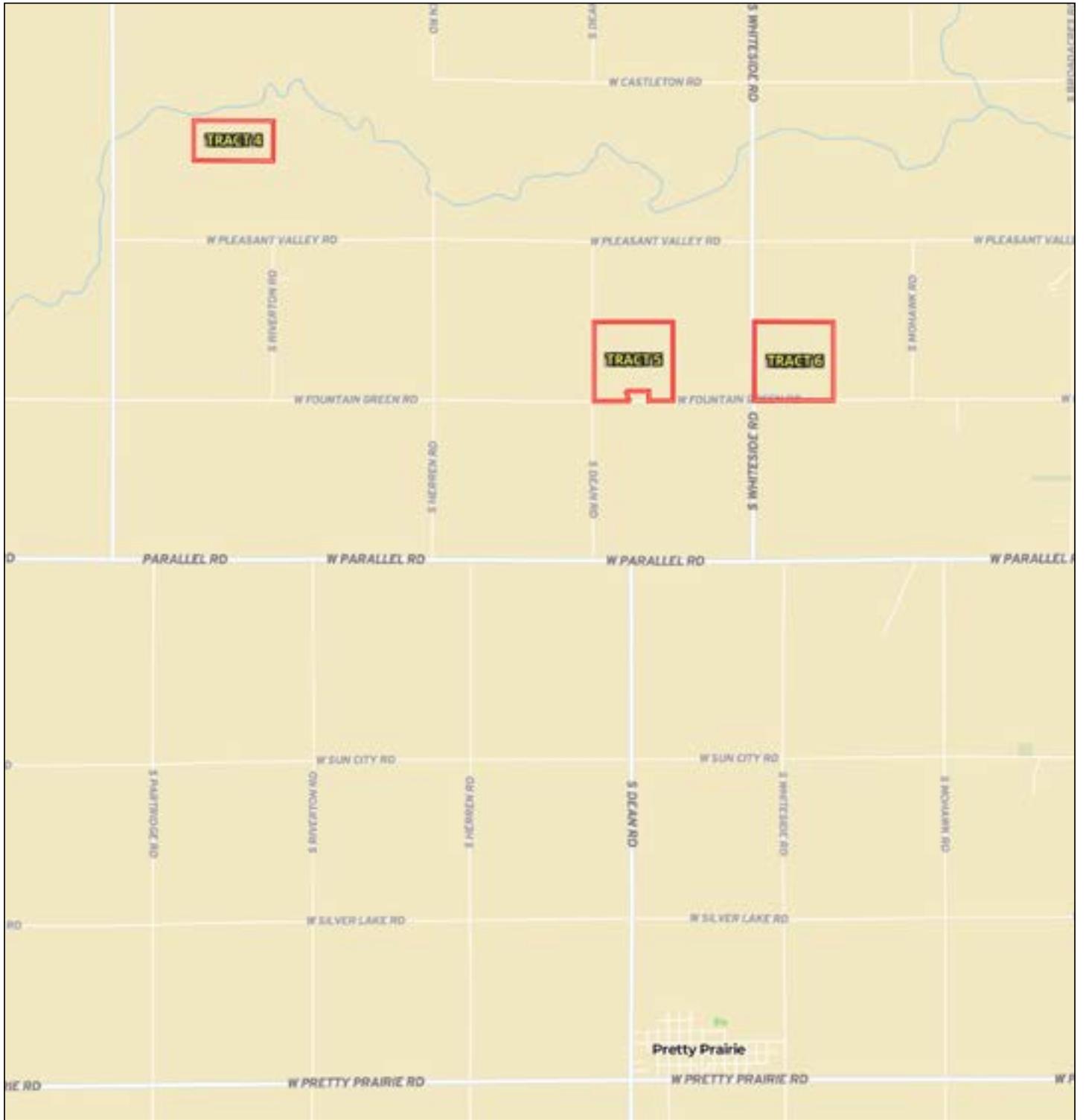
Richard Boyles, CGA/Agent
(316) 867-0340 or (785) 639-6285
RBoyles@FarmersNational.com

This auction has something for everyone! Investment quality farmland, recreational parcels that include heavily treed creeks with solid bottoms and pastureland acres with good livestock watering options.

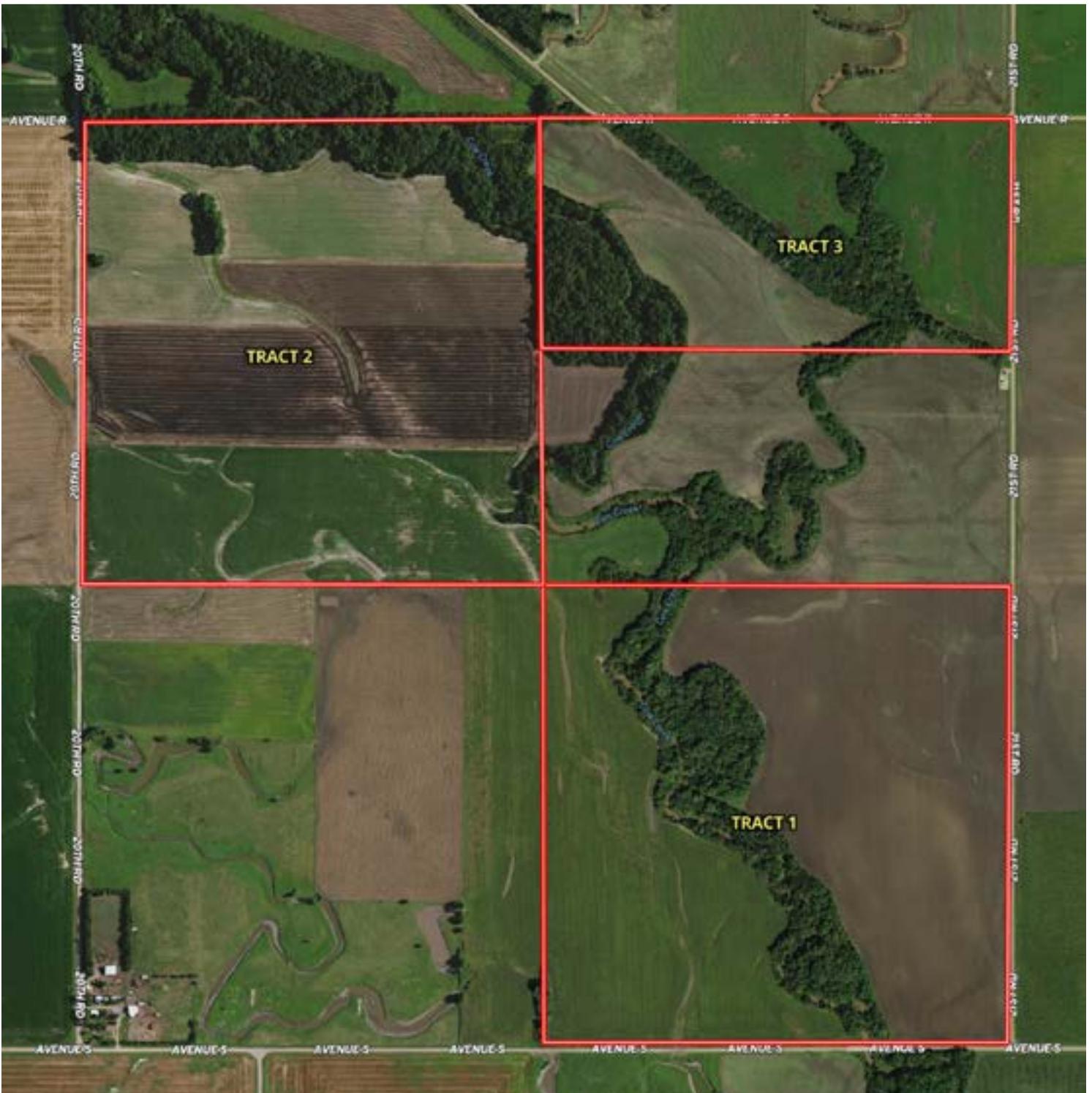
Location Map of Tracts 1, 2, and 3



Location Map of Tracts 4, 5, and 6



Aerial Map of Tracts 1, 2, and 3



Soils maps are available from the agents or you can view them on our website at:

<https://www.fncrealestate.com/properties/A-22813>

Tract 1 | 160 ± Acres Will be Surveyed

Location: Located at the corner of Avenue S and 21st Road.

Legal Description: SE 1/4 32-20-7W, Rice County, Kansas

Property Description: This tract has mostly class I and II soils with some soils below class III and has great cover with Cow Creek meandering through the property. The creek creates a tremendous habitat for bucks to survive and thrive. The creek is near the center of the section with cropland on both sides allowing deer access to the creek and fields without being pressured. The creek provides a great water source not only for the deer but also waterfowl. The crop fields have growing wheat. The 80 to the north is a property owned by the Salt Plant and it is our understanding hunting is not allowed. This tract is in Deer Management unit 6.

Farm Data:

| | |
|----------|--------------------|
| Cropland | 136.33 acres |
| Timber | <u>23.67 acres</u> |
| Total | 160.00 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|---------------|-------------|--------------|
| Wheat | 53.03 acres | 39 bushels |
| Oats | 2.97 acres | 41 bushels |
| Corn | 36.92 acres | 136 bushels |
| Grain Sorghum | 25.25 acres | 59 bushels |
| Soybeans | 34.01 acres | 32 bushels |

2023 Taxes: \$1,867.84

Possession: The farm has 136.33 of acres of wheat growing, and will be sold subject to tenant rights, buyer to receive landowners portion of cash rent on wheat acres. Buyer will have access to open acres on March 1, 2025, hunting and fishing rights at closing, and wheat acres after wheat harvest or August 1, 2025 whichever occurs first. **Bidding on tracts 1,2,3 will not end until bidding has ceased on all three tracts for at least 5 minutes.**

Aerial Map



Tract 2 | 160 ± Acres Will be Surveyed

Location: Located at the corner of Avenue R and 20th Road.

Legal Description: NW 4 32-20-7W, Rice County, Kansas

Property Description: This tract has mostly class II soils with some soils below class III and has great cover with Cow Creek meandering along the north and east sides of the property. The creek creates a tremendous habitat for bucks to survive and thrive and deer can use the creek and the fields without being pressured. The creek provides a great water source not only for the deer but also waterfowl. The creek bottom is surrounded by great crop fields. The crop fields have growing wheat and milo stalks. The 80 to the east is a property owned by the Salt Plant and it is our understanding hunting is not allowed. This tract is in Deer Management unit 6.

Farm Data:

Cropland 140.97 acres
Timber 19.03 acres
Total 160.00 acres

FSA Information: (Tracts 2 and 3 Combined)

| | <u>Base</u> | <u>Yield</u> |
|---------------|-------------|--------------|
| Wheat | 95.80 acres | 33 bushels |
| Grain Sorghum | 89.70 acres | 57 bushels |
| Soybeans | 6.40 acres | 24 bushels |

2023 Taxes: Combined with Tract 3 totaling \$1,997.32

Possession: The farm has 63 of acres of wheat growing, and will be sold subject to tenant rights, buyer to receive landowners portion of cash rent on wheat acres. The tenant plans to graze milo crop residue this winter. Buyer will have access to open acres on March 1, 2025, hunting/fishing rights at closing, and wheat acres after wheat harvest or August 1, 2025 whichever occurs first. **Bidding on Tract 1,2,3 will not end until bidding has ceased on all three tracts for at least 5 minutes.**

Aerial Map



Tract 3 | 80 ± Acres Will be Surveyed

Location: Located at the corner of Avenue R and 21st Road.

Legal Description: N2 NE 32 20 7W, Rice County, Kansas

Property Description: This tract has mostly class I soils with some soils below class I and has great cover with Cow Creek meandering through the west side of the property and the old railroad right-of-way and Jarvis Creek cutting across the property. The creeks and old right-of-way create tremendous habitat for big bucks to hide out. Deer can use the creeks and the fields without being pressured. The creek provides a great water source not only for the deer but also waterfowl. The creek bottom is surrounded by great crop fields. The crop fields have growing wheat. The 80 to the south is a property owned by the Salt Plant and it is our understanding hunting is not allowed. This tract is in Deer Management unit 6.

Farm Data:

| | |
|----------|--------------------|
| Cropland | 53.19 acres |
| Timber | <u>26.81 acres</u> |
| Total | 80.00 acres |

FSA Information: (Tracts 2 and 3 Combined)

| | <u>Base</u> | <u>Yield</u> |
|---------------|-------------|--------------|
| Wheat | 95.80 acres | 33 bushels |
| Grain Sorghum | 89.70 acres | 57 bushels |
| Soybeans | 6.40 acres | 24 bushels |

2023 Taxes: Combined with Tract 2 totaling \$1,997.32

Possession: The farm has 53.19 of acres of wheat growing, and will be sold subject to tenant rights, buyer to receive landowners portion of cash rent on wheat acres. Buyer will have access to any open acres March 1, 2025, hunting/fishing rights at closing and wheat acres after wheat harvest or August 1, 2025 whichever occurs first. **Bidding on Tracts 1,2,3 will not end until bidding has ceased on all three tracts for at least 5 minutes.**

Aerial Map



Tract 4 | 79.8 ± Acres Taxable

Location: From S Partridge Road, east on Pleasant Valley Road one mile, north on S Riverton Road one-half mile to property.

Legal Description: S/2 NW1/4 22-25-07W, Reno County, Kansas

Property Description: This tract offers great deer hunting potential. Even though it is just an 80, the property can handle multiple hunters at the same time. There are several areas to put stands and food plots out giving you a great experience with each trip. The tract lies at the end of a minimum maintenance county road allowing for very little disturbance from traffic. The North Fork Ninnescah flows less than 150 feet north of the northwest property line. The property offers over 53 acres of cropland according to FSA, but over 10 acres of this has been over taken by large mature trees. Hunting lease has expired and buyer will have full possession of the property at sale closing. This tract is in Deer management unit 15.

Farm Data:

| | |
|----------|--------------------|
| Cropland | 53.04 acres |
| Timber | <u>26.76 acres</u> |
| Total | 79.80 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|---------------|-------------|--------------|
| Wheat | 37.78 acres | 30 bushels |
| Corn | 1.33 acres | 120 bushels |
| Grain Sorghum | 9.75 acres | 45 bushels |
| Soybeans | 2.32 acres | 29 bushels |

2023 Taxes: \$178.11

Possession: Buyer will have immediate possession at closing. The hunting lease is expired.

Access: According to Reno County Roads, the access road is an open minimum maintained road.

Aerial Map



Tract 5 | 152.4 ± Acres Taxable

Location: Located at the corner of S Dean Road and W Fountain Green Road.

Legal Description: SW 1/4 30-25-06W EXC TR COM AT SW COR SW/4 TH E 1226.56FT FOR POB TH N 30FT TH NWLY 234.31FT TH NW 109.27FT TH R-E 724.93FT TH S 340.23FT TH W 579.08 FT TO POB, Reno County, Kansas

Property Description: This property spans 102.75 acres of farmland, currently used for grazing or hay production, along with 43.25 acres of recreational land. The recreational area offers a diverse habitat, featuring mature timber, woody draws, and grassy hillsides, making it an ideal environment for attracting wildlife such as whitetail deer, turkeys, and more. Additionally, the tract includes a dog kennel, a farm well (currently non-operational), and several older buildings. A designated building site provides the perfect opportunity to enhance the property for your own hunting retreat or rural residence. This tract is in Deer management unit 15.

Farm Data:

| | |
|----------|------------------|
| Cropland | 107.45 acres |
| Pasture | 43.25 acres |
| Non-Crop | <u>1.7 acres</u> |
| Total | 152.4 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|---------------|-------------|--------------|
| Wheat | 72.85 acres | 30 bushels |
| Corn | 2.57 acres | 120 bushels |
| Grain Sorghum | 18.8 acres | 45 bushels |
| Soybeans | 4.46 acres | 29 bushels |

2023 Taxes: \$1,594.82

Possession: Buyer will have possession at closing, subject to tenant rights, tenant plans to winter graze the farm, full possession March 1, 2025, hunting rights available at closing.

Access to Building Site: There is a 30 foot ingress/egress easement to access the building site from the south road. Contact agents for more information.

Aerial Map



Tract 6 | 158.1 ± Acres Surveyed

Location: Located at the corner of W Fountain Green Road and Whiteside Road.

Legal Description: SW 1/4 29-25-06W, Reno County, Kansas

Property Description: The property offers great cattle grazing. There was a new water well drilled in April of 2024 that has not been used yet offering clean livestock water. There is also a wet weather creek offering cover for deer running through the property north to south. Along with a large spring fed pond in the center of the pasture. The pond is fence to keep livestock off if wanted, offering an opportunity for fishing and waterfowl hunting. Property has excellent access with a county blacktop bordering the farm to the west. There is no fence on the north boundary of the property. The current tenant leases both tracts. The boundary line has been surveyed and marked. Adjoining landowner has agreed to share in fence expense. This tract is in Deer management unit 15.

Farm Data:

Pasture 158.1 acres

2023 Taxes: \$319.13

Possession: Buyer will have possession at closing for grazing or hunting.

Aerial Map



Online Auction Terms

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

Taxes: Real estate taxes for 2024 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 17, 2025, or such other date agreed to by the parties. **Tracts 1, 2, and 3:** Buyer will have access to open acres and hunting rights after March 1, 2025 and wheat acres after wheat harvest or August 1, 2025 whichever occurs first. **Tract 4:** Buyer will have immediate possession at closing. **Tract 5:** Buyer will have possession at closing, subject to tenant rights, tenant plans to winter graze the farm, full possession March 1, 2025, hunting rights available at closing. **Tract 6:** Buyer will have immediate possession at closing.

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 Buyer(s) and Seller. The cost of any escrow closing services will be equally paid by the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 17, 2025, 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.

Survey: Tracts 1,2,3 are being surveyed. Final prices will be adjusted to reflect any difference between the advertised and actual surveyed acres. Tract 4 and 5 have not been surveyed, and will not have a survey completed and will sell by the taxable acres recorded at the county. Tract 6 was surveyed and is selling by the surveyed acres less the road ROW.

Sale Method: The real estate will be offered in six individual tracts. **All bids are open for advancement starting Friday, December 13, 2024, at 8:00 AM, until Tuesday, December 17, 2024, at 12:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Markel Properties LLC

Online Bidding Procedure: This online auction begins on Friday, December 13, 2024, at 8:00 AM. Bidding closes on Tuesday, December 17, 2024, at 12:00 PM.

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

All bids on the tracts 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 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.



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