

FOR SALE BY BIDS

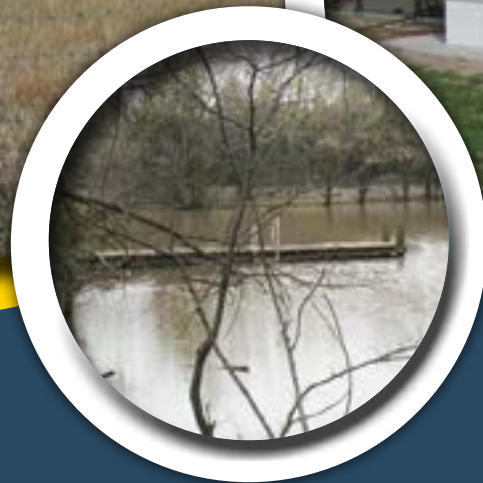
43.1± Acres • Sedgwick County, Kansas

SEALED BID DEADLINE: Wednesday, May 8, 2019 by 2:00 PM

Contact Agents for Additional Details!

Highlights:

- Rural acreage offered in three tracts
- Located in the Derby School District
- Recreation and hunting opportunities



A-31359

Property Location: Two and one-half miles east of Derby, Kansas.

Open House:

**Saturday, April 27
8:00 AM - 12:00 PM**

For additional information, please contact:

**Chris Ostmeyer, AFM/Agent
Kechi, Kansas**

Business: (316) 788-4240

Cell (785) 672-8672

COstmeyer@FarmersNational.com

www.FarmersNational.com/ChrisOstmeyer



**Gavin Seiler, Agent
Andale, Kansas**

Business: (316) 444-2964

Cell: (316) 250-4460

GSeiler@FarmersNational.com

www.FarmersNational.com/GavinSeiler



Serving America's Landowners Since 1929

www.FarmersNational.com



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil and Gas Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Property Description: Rural acreage located close to Derby, Kansas, with house, two-car attached garage and additional small detached garage. There is rural water to the house and an additional rural water meter purchased for Tract 1, but it has not been connected to the rural water line. Additional acreage provides grass hay, pond, and hunting potential.

Legal Description:

- **Tract 1:** SE $\frac{1}{4}$ NW $\frac{1}{4}$ except the W 208.71 ft. of the S 417.42 ft and except the E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$
- **Tract 2:** E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$
- **Tract 3:** NE $\frac{1}{4}$ except the N 1980 ft. and except the E 2341.1 ft., all in Section 3, Township 29, Range 2 East, Sedgwick County, Kansas.

Farm Data:

- **Tract 1:** 28.09± Total Acres
- **Tract 2:** 9.96± Total Acres
- **Tract 3:** 5.03± Total Acres

Improvements:

- **Tract 2** includes a three bedroom, three bath ranch style home built in 1951 with 1,806 sq ft. Outbuildings include a barn and small detached garage as well as a two-car attached garage.

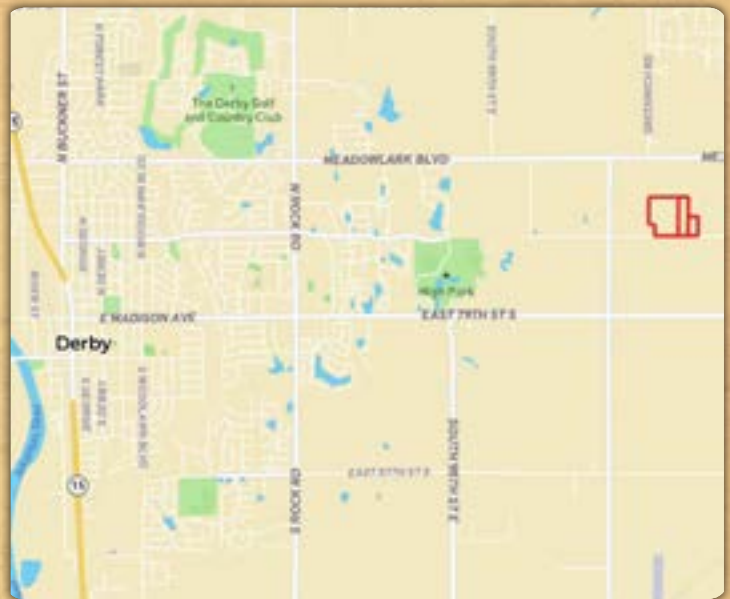
2018 Taxes:

- **Tract 1:** \$29.93
- **Tract 2:** \$2,133.31
- **Tract 3:** \$92.55

• Home on Tract 2 •



Location Map



Aerial Map



Estimated Room Sizes

Master Bedroom	12 x 16
Living Room	16 x 30
Family Room	13 x 18
Kitchen	11 x 12
Dining Room	11 x 11
Bedroom	11 x 12
Bedroom	11 x 12
Laundry Room	8 x 16
Basement Family Room	12 x 9
Basement Living Room	14 x 14
Basement Bonus Room	12 x 12
Basement Storage Room	19 x 23

Land For Sale By Bids

43.1± Acres • Sedgwick County, Kansas

Bid Procedure: Written Bids will be received at the office of Farmers National Company, P.O. Box 40, Kechi, Kansas 67067 until 2:00 PM on Wednesday, May 8, 2019. Bids should be for the total dollar amount and not per acre, and should specify which tract the bid is for. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and/or modify the bidding requirements at their discretion.

Terms of Sale and Closing: Terms of the sale are cash with no contingencies. The successful bidder(s) will be required to sign a purchase agreement and provide 10% earnest money with the balance due in full at closing on May 29, 2019. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

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 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. Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guaranties or warranties as to its accuracy.

Possession: Possession will be granted at closing on May 29, 2019 or such other date agreed to by the parties.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

For more information, contact:

Chris Ostmeyer, AFM/Agent

Business: (316) 788-4240 • Cell (785) 672-8672

Email: COstmeyer@FarmersNational.com

Gavin Seiler, Agent

Business: (316) 444-2964 • Cell: (316) 250-4460

Email: GSeiler@FarmersNational.com

• Tract 1 •



• Tract 2 •



• Tract 3 •



Sealed Bid Form

I/we hereby offer the following amount(s) for the tracts listed below.

Tract 1: SE $\frac{1}{4}$ NW $\frac{1}{4}$ except the W 208.71 ft. of the S 417.42 ft and except the E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 29, Range 2 Sedgwick County, Kansas (28.09 \pm acres)

Bid amount \$ _____

Tract 2: E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 29, Range 2 Sedgwick County, Kansas (9.96 \pm acres)

Bid amount \$ _____

Tract 3: NE $\frac{1}{4}$ except the N 1980 ft. and except the E 2341.1 feet, of Section 3, Township 29, Range 2 East, Sedgwick County, Kansas

Bid amount \$ _____

Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding** and I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder with the balance due at closing on May 29, 2019.

Signature _____

Date _____

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 2:00 PM, Wednesday, May 8, 2019, to:

Chris Ostmeyer, Agent
Farmers National Company
P.O. Box 40, Kechi, Kansas 67067
Email: COstmeyer@FarmersNational.com
Telephone: Office (316) 788-4240 • Cell: (785) 672-8672

