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FOR MORE INFO!**



ONLINE AUCTION

160± Acres, Neosho County, Kansas

Bidding starts | Monday, June 2, 2025 at 9:00 AM

Bidding closes | Wednesday, June 4, 2025 at 5:00 PM

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

Highlights:

- **High Percentage tillable acreage (93%)**
- **Well maintained, nice laying farm**
- **78.2 acres in corn, 70.88 acres in wheat/soybeans for 2025**



For additional information, please contact:

Jordan Olsen, Agent | (785) 766-2508

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Property Information

Directions to Property:

From Walnut, KS, 1 mile west to Xavier Rd, then north 2.5 miles to the SE corner of the property.

Legal Description:

160.00 +/- acres NE 1/4 of section 4-28S, 21E, Neosho County, KS

Property Description:

This productive quarter comes with well maintained fertility, terraces and waterways. It is currently farmed as two 80 acre tracts to capitalize on 3 crops per season. Only minutes from the nearest grain outlet, this quarter section is a great income producer, and will be ready for your wheat crop this fall.

Taxes:

\$2,397.34

Farm Data:

Cropland	149.08 acres
Non-crop	10.92 acres
Total	160.00 acres

FSA Information:

Tract 1323:	Base	PLC Yield
Wheat	59.90 acres	35 bushels
Grain Sorghum	38.70 acres	53 bushels
Soybeans	62.10 acres	22 bushels

Location Map



Aerial Map



Soil Map



I Boundary 161.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8863	Parsons silt loam, 0 to 1 percent slopes	93.88	58.06	0	85	3w
8775	Kenoma silt loam, 1 to 3 percent slopes	57.08	35.3	0	59	3e
8991	Zaar silty clay, 1 to 3 percent slopes	10.05	6.22	0	51	3e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	0.68	0.42	0	50	5w
TOTALS		161.69(*)	100%	-	73.56	3.01



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 payable in 2025 will be paid by the seller. All future taxes will be the responsibility of the Buyer(s). 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Subject to current lease. Possession after fall harvest.

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 Company.

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

Closing: The sale closing is on July 17th, 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 Company.

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. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Auction Sales: The real estate will be offered in one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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

Sale Method: All Bids are open for advancement starting Monday, June 2, 2025 at 9:00 AM until Wednesday, June 4, 2025 at 5:00 PM, subject to the automatic bid extend feature outline in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 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.

Additional Comments: Subject to current ag lease. Possession will take place after fall harvest is complete.

Sellers: Boyd Burns Trust

Online Bidding Procedure: This online auction begins on Monday, June 2, 2025 at 9:00 AM. Bidding closes on Wednesday, June 4, 2025 at 5:00PM.

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.