

SEALED BID SALE

280+/- Acres • Dickinson County, Kansas

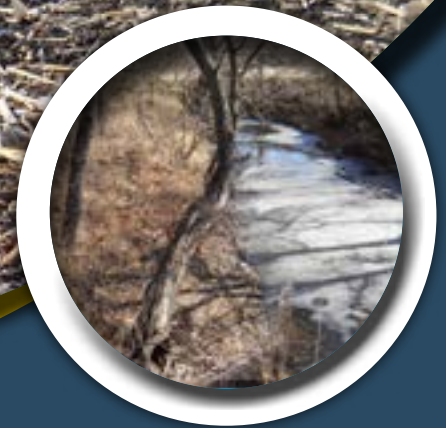
Sealed Bid Deadline: Tuesday, March 6, 2018 by 3:00 PM

Contact Agent for Bidding and Property Details!

THREE TRACTS!

Highlights:

- High quality bottom ground with Class I and II soils
- All weather road, two miles to elevator
- Herington Lake across the road
- Exceptional hunting property with timber and creek through property



L-1800260

Property Location Map



Property Location:

Two miles west of Herington, Kansas on 500 Avenue.

Legal Description:

- **Tract 1:** S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec 8, Twp 16, Rng 4E.
- **Tract 2:** SE $\frac{1}{4}$ Sec 8, Twp 16, Rng 4E, less 5 acre farmstead.
- **Tract 3:** SW $\frac{1}{4}$ SW $\frac{1}{4}$ N of RW and SE $\frac{1}{4}$ SW $\frac{1}{4}$ N of RW Sec 9, Twp 16, Rng 4E.



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For additional information, please contact:

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Land Information

Property Description:

Excellent bottom ground below Lake Herington, Class I and II soils, exceptional hunting property, on all-weather road.

Farm Data:

•Tract 1

Cropland 32 acres
Hayland 25 acres
Other 14 acres
Timber 9 acres
Total 80 acres

•Tract 2

Cropland 82 acres
Hayland 20 acres
Other 8 acres
Timber 45 acres
Total 155 acres

•Tract 3

Cropland 24 acres
Other 2 acres
Timber 14 acres
Total 40 acres

2017 Taxes:

- Tract 1: \$920.06 or \$11.96 per acre
- Tract 2: \$1,809.50 or \$11.78 per acre
- Tract 3: \$580.66 or \$14.85 per acre

Minerals:

Mineral rights will be retained for a period of 10 years.

FSA Information:

	<u>Base</u>	<u>Yield</u>
•Tracts 1, 3 and 4		
Wheat	52.13 acres	45 bushels
Corn	24.53 acres	80 bushels
Grain Sorghum	47.64 acres	90 bushels
Soybeans	21.3 acres	28 bushels

CRP:

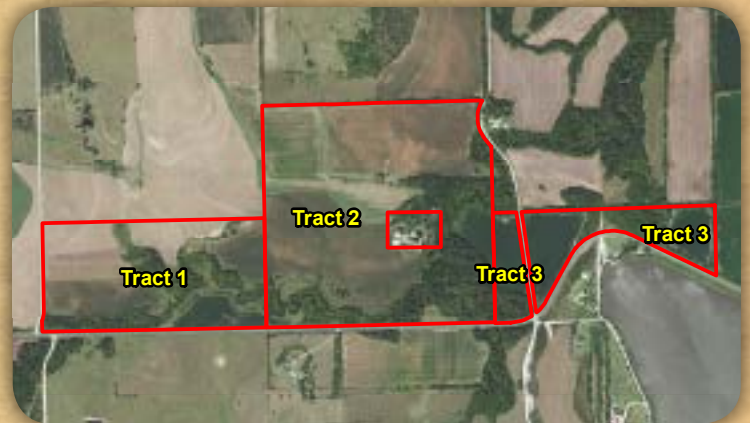
•Tract 1

7.5 acres enrolled in CRP, due to expire 9/30/19, at an annual payment of \$70.62 per acre.

•Tract 2

13.6 acres enrolled in CRP, due to expire 9/30/19, at an annual payment of \$69.81 per acre.

Aerial Photo



Tract 1 Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
4671	Irwin silty clay loam, 1 to 3 percent slopes	IIIIs	42.9
3561	Hobbs silt loam, occasionally flooded	IIw	30.1
4590	Clime-Sogn complex, 3 to 20 percent slopes	VIe	3.8
4555	Clime silty clay loam, 3 to 7 percent slopes	IIIe	0.5
TOTAL			77.2



Tract 2 Soil Map



MAP SYMBOL	NAME	LCC	ACRES
4671	Irwin silty clay loam, 1 to 3 percent slopes	Ills	94.5
3561	Hobbs silt loam, occasionally flooded	Ilw	52.6
4673	Irwin silty clay loam, 3 to 7 percent slopes	IVe	4.3
3775	Muir silt loam, rarely flooded	Iw	2.4
3844	Geary silt loam, 3 to 7 percent slopes	Ille	0.3
4590	Clime-Sogn complex, 3 to 20 percent slopes	Vle	0.0
TOTAL			154.0

Tract 3 Soil Map



MAP SYMBOL	NAME	LCC	ACRES
3775	Muir silt loam, rarely flooded	Iw	28.7
3561	Hobbs silt loam, occasionally flooded	Ilw	7.7
4673	Irwin silty clay loam, 3 to 7 percent slopes	IVe	3.0
TOTAL			39.4



Bid Terms

Bid Procedure

Written bids will be received at the office of Farmers National Company, PO Box 526, Manhattan, Kansas, 66505, until 3:00 p.m. on March 6, 2018. Bids should be for the total dollar amount and not per acre. All bids will be final. Please bid with that in mind. There will be no further bidding once your bid is submitted. The real estate will sell to the highest bidder on each individual tract.

Terms of Sale and Closing

Terms of the sale are cash with no contingencies. A 10% earnest money check will be required of the successful bidder on the date of the sale, with the balance due at closing in approximately 30 days. 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 Seller and Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing. Seller reserves the right to reject any and all bids and modify bidding requirements.

Possession

Possession of the crop land at closing. Possession of the wheat acres after 2018 wheat harvest.

Bid Form

I/we hereby offer the following amount(s) for the parcels listed below:

Tract 1: S $\frac{1}{2}$ SW $\frac{1}{4}$ Sec 8, Twp 16, Rng 4E

Bid amount \$_____

Bid is for the total price NOT per acre.

Tract 2: SE $\frac{1}{4}$ Sec 8, Twp 16, Rng 4E minus 5 acre farmstead

Bid amount \$_____

Bid is for the total price NOT per acre.

Tract 3: SW $\frac{1}{4}$ SW $\frac{1}{4}$ N of RW and SE $\frac{1}{4}$ SW $\frac{1}{4}$ N of RW Sec 9, Twp16, Rng 4E Bid amount \$_____

Bid is for the total price NOT per acre.

I acknowledge there will not be an oral bidding and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print name

Address

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email

Return no later than 3 PM, March 6, 2018.

For more information, contact:

Fred Olsen, AFM/Agent

Office: (785) 320-2033

Cell: (620) 285-9131

Mail, fax, or email your bid to:

Farmers National Company

P.O. Box 526, Manhattan, Kansas 66505

Fax: (785) 320-2800

Email: FOlsen@farmersnational.com



Please contact agent to verify your bid was received.