

SEALED BID SALE

78.91± Acres • Reno County, Kansas

SEALED BID DEADLINE: Friday, April 27, 2018 by 4:00 PM CST

Contact Agents for Additional Details!

Highlights:

- Hunters paradise
- Possible building site
- Good cover for wildlife



L-1800345

Property Location: From Buhler Road and 30th Avenue, the property is located one mile east and one and one-quarter miles north on Victory Road.

For additional information, please contact:

Richard Boyles, Agent
Newton, Kansas

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Chris Ostmeyer, AFM/Agent
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Property Information

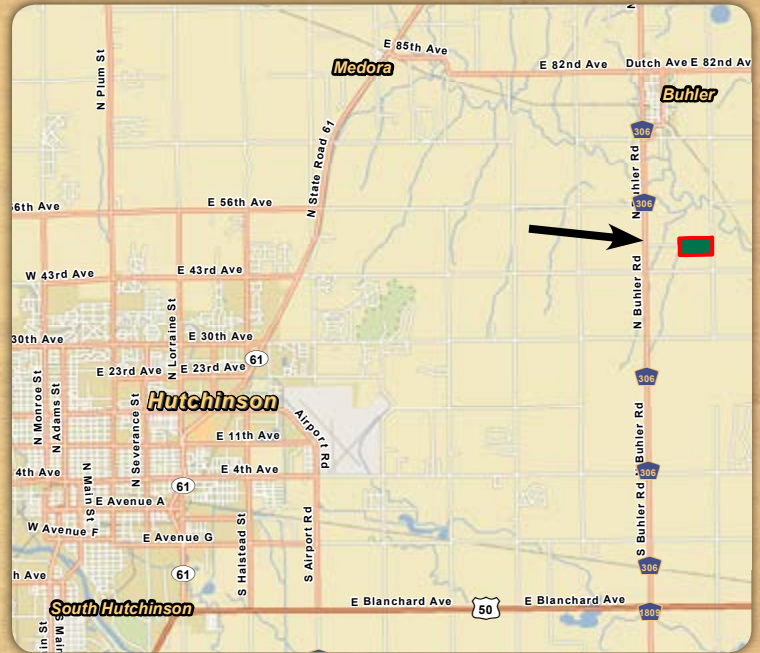
Legal Description: Little River Township, S28, T22, R04W, ACRES 78.91, N½SE¼, Exc Road ROW

Property Description: This property is a hunters paradise! Offering eastern red cedars and tall cottonwood trees on the north side with newer fencing on the north and south side. The fencing is below average on the east and west side.

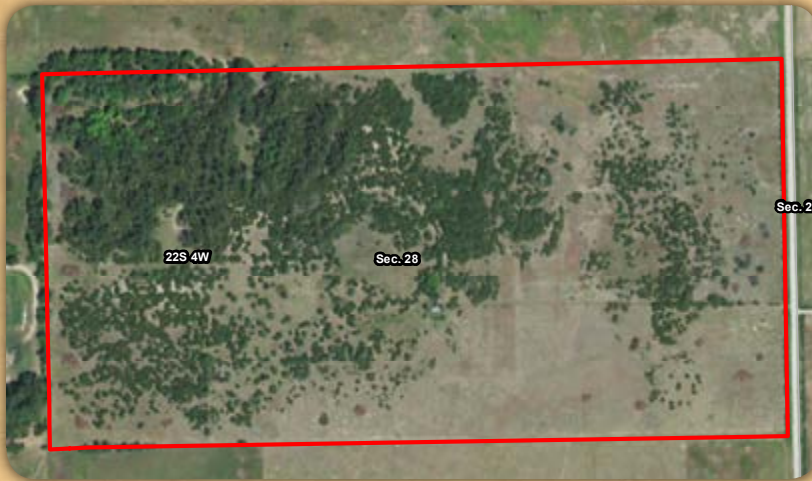
Improvements: There is an older farm shed on the property. The seller has reserved the wind mill tower on the east side near Victory Road and will remove it.

2017 Taxes: \$190.16

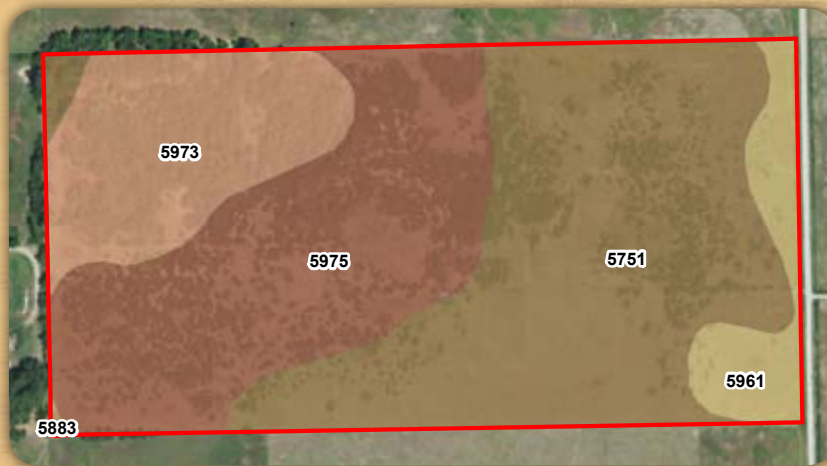
Location Map



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
5751	Kisiwa loam, 0 to 1 percent slopes	IVs		34.5
5975	Turon-Carway complex, 0 to 5 percent slopes	IIIe	Ile	25.6
5973	Tivin-Dillhut fine sands, 0 to 15 percent slopes	VIe		13.3
5961	Solvay loamy fine sand, 0 to 2 percent slopes	Ile	Ile	5.4
5883	Dillhut-Solvay complex, 0 to 3 percent slopes	Ile	Ile	0.1
TOTAL				78.9



Topography Map



Sealed Bid Form

Deadline: April 27, 2018 • 4:00 PM

Legal Description:

Little River Township, S28, T22, R04W, ACRES 78.91, N½SE¼, Exc Road ROW, Reno County, Kansas

I/we hereby offer \$ _____ for the above referenced property. Bid is total price NOT per acre. 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 in approximately 30 days.

Signature _____ Date _____

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Bid Procedure: Written Bids will be received at the office of Farmers National Company, 704 Cottonwood Crossing, Apt. 2, Newton, Kansas 67114 until 4:00 PM CST on Friday, April 27, 2018. Bids should be for the total dollar amount and not per acre. 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 in approximately 30 days. The seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance and escrow closing services will be shared equally between buyer and seller. 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 for 2017 will be paid by the Seller. 2018 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. Farmers National Company and its representatives are acting as agents of the Seller.



For More Information, Contact:

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