

LAND AUCTION

34.4+/- Acres • Reno County, Kansas

Tuesday, September 25, 2018 • 6:00 PM

at the Sand Hills Event Center • 4601 North Plum Street • Hutchinson, Kansas

Highlights:

- Small acreage with building site potential
- Offered in two tracts
- Wildlife habitat
- Located close to Hutchinson



Property Location: The property is located two miles southwest of Buhler, Kansas, near the corner of 43rd Avenue and Willison Road.

L-1800731

Legal Description: Little River Township, S29, T22, R04W, ACRES 34.4, TR COM SW COR SW1/4 N 209FT TO POB N993.65FT E1319.42FT S 1202.62FT W

For additional information, please contact:

Chris Ostmeyer, AFM/Agent
Kechi, Kansas

Office: (316) 788-4240

Cell: (785) 672-8672

COstmeyer@FarmersNational.com

www.FarmersNational.com/ChrisOstmeyer



Richard Boyles, Agent
Newton, Kansas

Business: (785) 639-6285

RBoyles@FarmersNational.com

www.FarmersNational.com/RichardBoyles



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

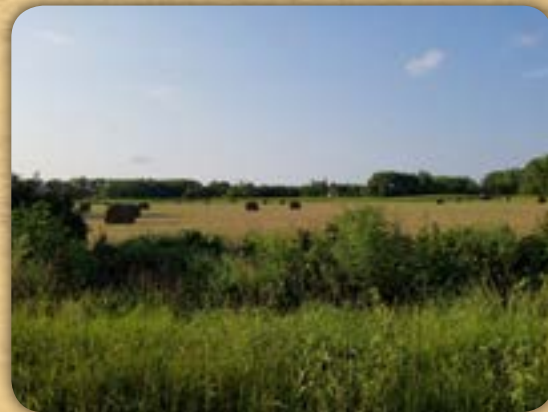
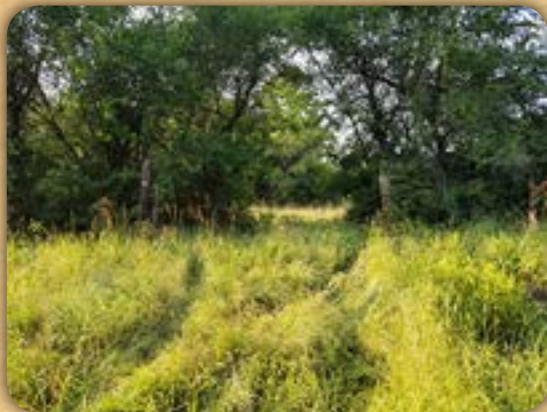
Property Description: The property has approximately 21.70 acres of dryland with class II soils, 11.70 acres in grass and recreational land, and the balance in roads and waste. This is a unique parcel that is nicely wooded, surrounding several meadows that the deer and other wildlife like to hide and lay down in. This would make an awesome building site. The county would allow one split and the owners will share in the cost of a survey.

Farm Data:

Cropland	21.70 acres
Non-crop	11.70 acres
Other	<u>1.0 acres</u>
Total	34.40 acres

2017 Taxes: \$137.72

Aerial Photo



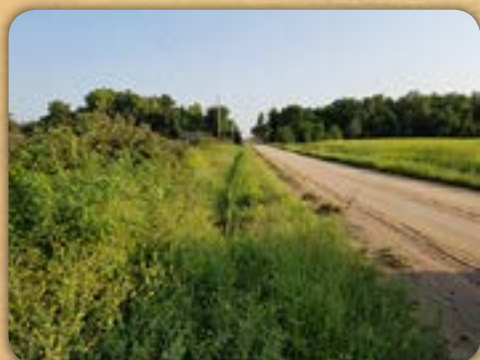
Property Location Map



Tract 1 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
5883	Dillhut-Solvay complex, 0 to 3 percent slopes	Ile	7.4
5870	Carway and Carbika soils, 0 to 1 percent slopes	Ilw	5.9
5975	Turon-Carway complex, 0 to 5 percent slopes	Ille	0.0
TOTAL			13.3



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
5870	Carway and Carbika soils, 0 to 1 percent slopes	Ilw	11.0
5883	Dillhut-Solvay complex, 0 to 3 percent slopes	Ile	4.6
5975	Turon-Carway complex, 0 to 5 percent slopes	Ille	4.2
5927	Pratt fine sand, 5 to 10 percent slopes	Ive	1.2
TOTAL			21.0

AUCTION TERMS

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.

Possession: Possession will be granted at closing on November 9, 2018, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Farmers National Company in their trust account.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Farmers National 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 equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is November 9, 2018 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Farmers National 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. The Seller and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Buyer Premium: A 10% Buyer Premium will be added to the final bid price and included in the total real estate contract price that is due and payable from the Buyer(s).

Sale Method: The real estate will be offered in multiple tracts and as a total unit. Bids on the tracts and the total unit will compete. 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. No absentee or telephone bids will be accepted without prior approval of Farmers National Company and Seller. All decisions of the Auctioneer 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 Seller.

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

Seller: Darold Devena Estate, Roberta Mugler, Executor.

Auctioneer: Van Schmidt

