

FOR SALE BY BIDS

141.6+/- Acres • Washington County, Kansas



HIGHLIGHTS:

- Full possession for 2019
- 94% tillable with mostly Class II soils
- Level to gently sloping topography
- Good access via gravel roads
- Rural water service

L-1800748

BIDS ACCEPTED:

November 1, 2018 through November 29, 2018

Contact Agent for Additional Details!

Property Location:

Four and one-half miles east and one mile south of Cuba, Kansas.

Legal Description:

NW $\frac{1}{4}$ 19-3S-1E, Washington County, Kansas.



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Company**TM

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For additional information, please contact:

Matt Dowell, Agent
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PROPERTY INFORMATION

Property Description: Highly productive upland crop ground with mostly Class II soils and level to gently sloping topography. The farm is 94% tillable with the balance in waterways and trees. Rural water service to north side of property.

Farm Data:

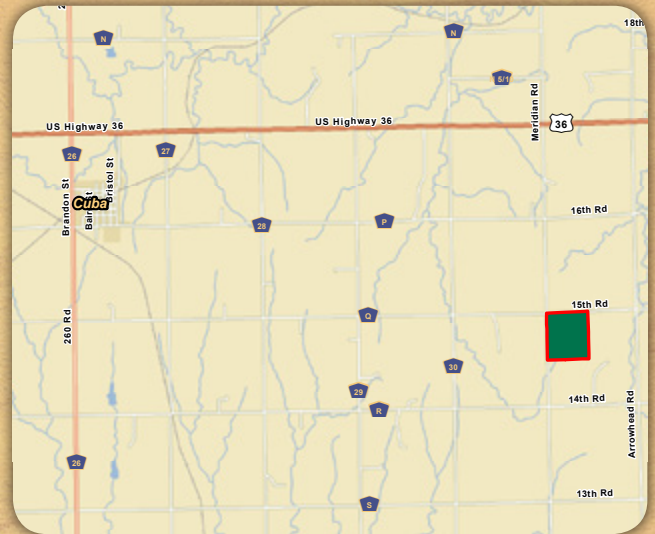
Cropland	133.24 acres
Hayland	6.28 acres
Non-crop	<u>2.08 acres</u>
Total	141.60 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	41.57 acres	39 bushels
Corn	39.37 acres	128 bushels
Soybeans	44.28 acres	45 bushels

2018 Taxes: \$2,770.44

Property Location Map



Aerial Map



Soils Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
3828	Crete silty clay loam, 1 to 3 percent slopes	IIe	105.9
3830	Crete silty clay loam, 3 to 7 percent slopes	IIIe	30.3
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	IIIe	5.4
TOTAL			141.5

Land for Sale by Bids

(No Oral Bidding)

Legal Description:

NW¼ 19-3S-1E, Washington County, Kansas

Bid Procedure:

Written bids will be received at the office of Farmers National Company, PO Box 368, Belleville, Kansas 66935, until 3:00 PM, on Thursday, November 29, 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 to modify bidding requirements at their discretion.

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 a 10% earnest money check with the balance due 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.

For more information, contact:

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Farmers National Company
PO Box 368
Belleville, Kansas 66935
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Telephone: (785) 564-1256

TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2018 payable in 2018/2019 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 January 10, 2019, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required by the successful bidder(s). 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: 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 paid equally 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.

Closing: The sale closing is on January 10, 2019, 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.

Sale Method: The real estate will be offered in one tract. Please submit your highest and best offer as there will be no oral bidding.

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 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: Lynet Baumchen

Bid Form

RE: L-1800748

Legal Description: NW¼ 19-3S-1E, Washington County, Kansas.

I hereby offer \$_____ for the above referenced farmland. 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.

Signature Date

Print Name

Address

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email

Bids Accepted November 1, 2018 through November 29, 2018.

Mail or email bid to:

Matt Dowell

Farmers National Company

PO Box 368, Belleville, Kansas 66935

Email: MDowell@FarmersNational.com

Telephone: (785) 564-1256

