

# LAND FOR SALE BY BIDS

## 480+ Acres • Finney County, Kansas

Bid Deadline: Wednesday, November 7, 2018 at 2:00 PM

*Contact Agent For Additional Details!*

### Highlights:

- Excellent dry land farmland
- Located in a diversified agricultural area, close to grain markets



L-1800803

**Property Location:** The property is located 17 miles north of Garden City, Kansas.

**Legal Description:** • Tract 1: NW¼ of Section 27 - T21S - R33W, Finney County, Kansas  
• Tract 2: E½ of Section 21 - T21S - R33W, Finney County, Kansas.



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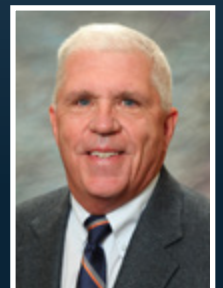


For additional information, please contact:

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# Property Information

**Property Description:** Good dry land farmground in northern Finney County in a diversified agricultural area. Close to grain markets and local feedyards.

## Farm Data:

### • Tract 1

Cropland 156.26 acres  
Other 3.74 acres  
Total 160.0 acres

### • Tract 2

Cropland 320 acres

## FSA Information:

### • Tracts 1 and 2

	Base	Yield
Corn	78.6 acres	144 bushels (ARC County)
Wheat	152.31 acres	34 bushels (ARC County)
Grain Sorghum	69.99 acres	67 bushels (PLC)

*Base acre division is subject to FSA after sale of the property.*

## 2017 Taxes:

- Tract 1: \$535.97
- Tract 2: \$1,247.79

Buyer will be required to sign a Certification of Non-Affiliation to UMB Bank, n.a., Farmers National Company or any of their employees, officers, directors, subsidiaries or affiliates or any of such affiliates' or subsidiaries' employees, officers or directors.

## Property Location Map

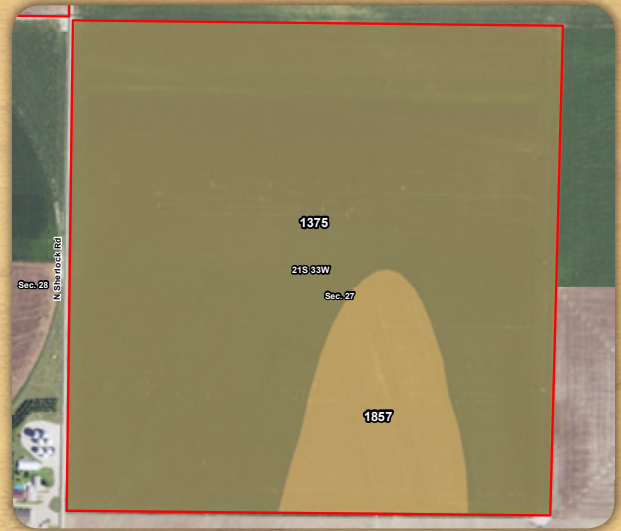


• TRACT 1 •

Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
1375	Beeler silt loam, 0 to 1 percent slopes	lls	le	137.3
1857	Ulysses silt loam, 1 to 3 percent slopes	llle	lle	21.5
<b>Total</b>				<b>158.8</b>

• TRACT 2 •

Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
1375	Beeler silt loam, 0 to 1 percent slopes	lls	le	136.1
1857	Ulysses silt loam, 1 to 3 percent slopes	llle	lle	111.6
1856	Ulysses silt loam, 0 to 1 percent slopes	llc	lw	72.3
<b>Total</b>				<b>320.0</b>

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## Auction Bidding Procedure

- All bidding parties will remain confidential during the bidding process.
- Buyers must bid on the property prior to 2:00 PM, November 7, 2018 to be included in the bidding pool. No new bidders will be accepted after the deadline.
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Minimum bid increment is \$20.00 per acre.
- All bids must be submitted via telephone, text, or email.
- If a bid is accepted and a sales contract is executed by the seller and buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.
- Tracts will remain stand alone and will not be combined for bidding purposes.

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## Auction Terms

**Minerals:** No minerals will be conveyed.

**Taxes:** Real estate taxes for 2018 payable in 2018 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 is subject to current lease.

**Earnest Payment:** A 10% earnest money payment is required immediately after receiving notice of being the successful bidder. 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 paid equally by the Seller and the Buyer(s). The cost of any escrow closing services will be paid equally by the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on December 11, 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.

**Sale Method:** The real estate will be offered in two individual tracts.

**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:** UMB Bank n.a. Trustee of the Gano T. Haine Residue Trust