

LAND AUCTION

937+/- Acres • Hodgeman County, Kansas

Tuesday, February 5 • 2:00 PM

at the King Center • 1312 Main Street • Jetmore, Kansas

Highlights:

- Non-irrigated crop land, CRP and pasture acres located near Horse Thief Reservoir west of Jetmore, Kansas
- Livestock water provided by pipeline to rubber tire tanks in pastures
- Two ponds for additional water sources



L-1900166-1

Property Location: From Jetmore, Kansas • **Tract 1:** Four miles west on Highway 156, then continue west on "M" Road one and one-quarter miles. • **Tract 2:** Four miles west on Highway 156, then continue on "M" Road two miles.



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For additional information, please contact:

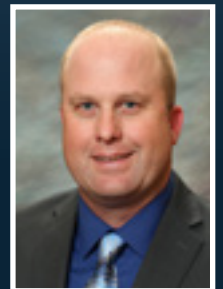
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Property Information

Property Description:

Non-irrigated cropland, pasture and CRP near Horse Thief Reservoir west of Jetmore, Kansas. Pasture is watered by one well and pipeline system with rubber tire tanks.

Legal Description:

- **Tract 1:** W/2SE/4 and E/2SW/4 Section 31-22S-24W
- **Tract 2:** SE/4 Section 35-22S-25W; S/2 and NW/4 Section 36-22S-25W; NW/4 Section 1-23S-25W

Farm Data:

• **Tract 1:**
 Cropland 155.67 acres
 Other 1.33 acres
 Total 157.0 acres

• **Tract 2**
 Cropland 254.68 acres
 Pasture 515.7 acres
 Other 9.62 acres
 Total 780 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 1		
Wheat	60.42 acres	32 bushels
Grain Sorghum	80.31 acres	60 bushels
• Tract 2		
Wheat	154.1 acres	CRP Reduction Acres
Oats	6.3 acres	CRP Reduction Acres
Barley	3.4 acres	CRP Reduction Acres

CRP:

- **Tract 2:** 202.89 acres enrolled expiring September 30, 2020. Annual payment of \$34.28 per acre with 66.67% to landowner.

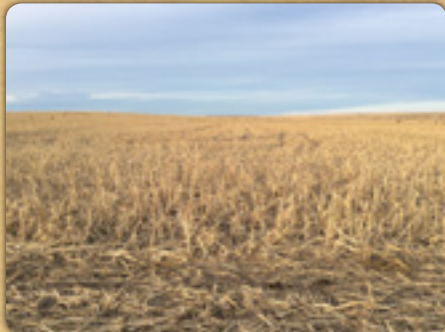
2018 Taxes:

- **Tract 1:** \$974.54
- **Tract 2:** \$1,740.70

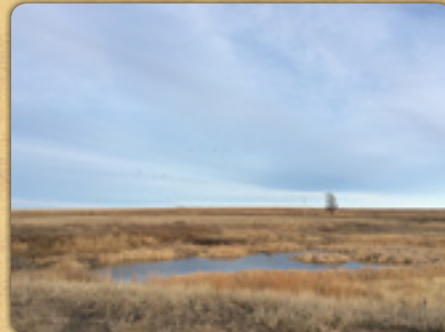
Improvements:

Rubber tire livestock tanks in pastures, pipeline system and some fencing replaced.

Tract 1



Tract 2



Tract 2



Tract 2



Tract 2

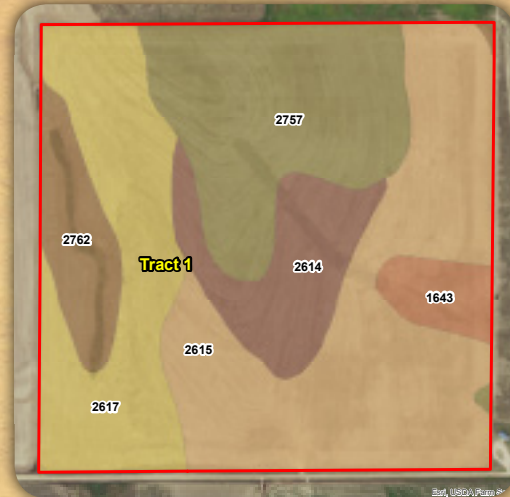


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Tract 1 Aerial Map

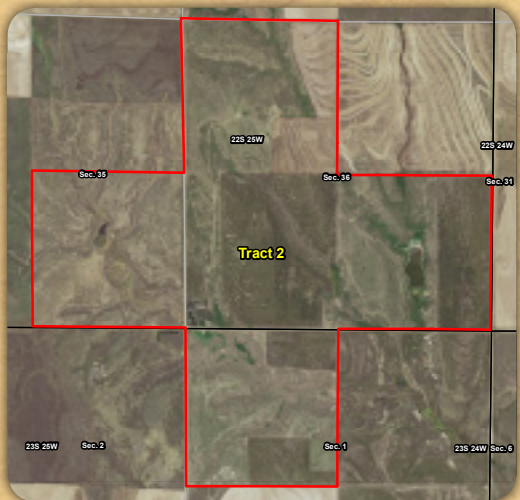


Tract 1 Soil Map

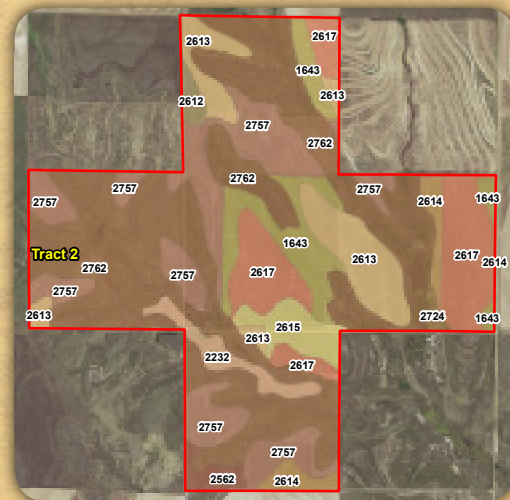


MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	IIIe	54.9
2757	Penden silty clay loam, 3 to 7 percent slopes	IIIe	35.4
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	IVe	33.7
2614	Harney silt loam, 3 to 7 percent slopes	IIIe	16.9
2762	Penden-Humbarger complex, 0 to 12 percent slopes	VIe	11.4
1643	Kim-Penden silty clay loams, 3 to 6 percent slopes, eroded	IVe	5.9
TOTAL			158.1

Tract 2 Aerial Map



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
2762	Penden-Humbarger complex, 0 to 12 percent slopes	VIe	344.9
2757	Penden silty clay loam, 3 to 7 percent slopes	IIIe	131.9
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	IVe	98.3
2613	Harney silt loam, 1 to 3 percent slopes	IIe	71.0
1643	Kim-Penden silty clay loams, 3 to 6 percent slopes, eroded	IVe	60.5
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	IIIe	24.6
2614	Harney silt loam, 3 to 7 percent slopes	IIIe	20.9
2232	Roxbury and Bridgeport soils, channeled	IIw	19.4
2562	Campus-Canlon complex, 3 to 30 percent slopes	VIe	11.0
2612	Harney silt loam, 0 to 1 percent slopes	IIc	6.7
2724	Nibson-Wakeen complex, 2 to 40 percent slopes	VIe	3.5
TOTAL			792.7

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 March 15, 2019 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 and any escrow closing services will be paid equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on March 15, 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.

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 both 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.

Sale Method: The real estate will be offered in two individual tracts. 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: Herbert C. White Estate, Rowena G. White Estate

Auctioneer: Van Schmidt

Property Location Map

