

LAND AUCTION

306+/- Acres • Marion County, Kansas



Tuesday, February 19, 2019 • 10:00 AM
at the Marion Lake Hall Building
One Office Drive, Marion, Kansas

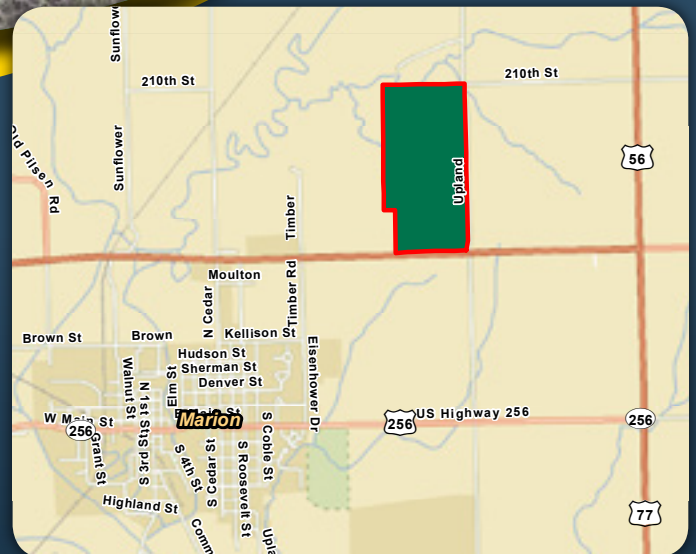
Highlights:

- Excellent native grass with good water
- Good portion of Class II soils
- Located close to Marion with all-weather access

L-1900218

Property Location: The property is located one mile east of Marion on Highway 56.

Legal Description: E1/2 Sec 28, Twp 19S, Rng 4E minus 14.44 acre tract.



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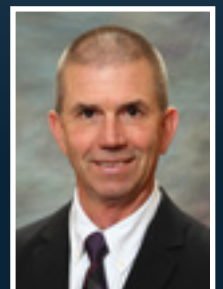
For additional information, please contact:

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Property Information

Property Description: Excellent native pasture with good water and all weather access.

Farm Data:

Pasture 306 acres

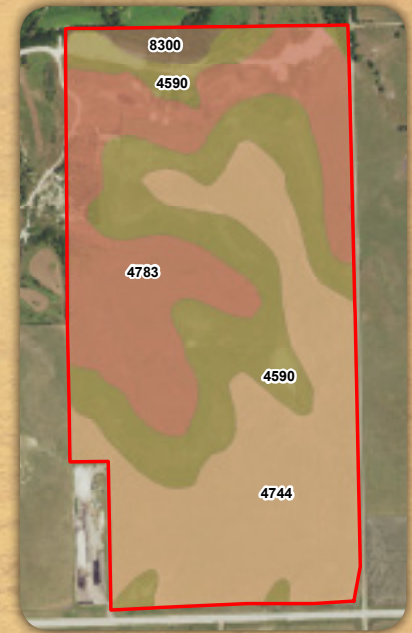
2018 Taxes: \$1,206.14 or \$3.94 per acre



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
4744	Labette-Dwight complex, 0 to 3 percent slopes	Ile	111.1
4590	Clime-Sogn complex, 3 to 20 percent slopes	Vle	92.4
4783	Tully silty clay loam, 3 to 7 percent slopes	IIIe	90.0
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	Vw	6.2
TOTAL			299.7

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 19, 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 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 on March 19, 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 as one individual tract. 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: Marc Hauser, Etal.

Auctioneer: Van Schmidt