

SEALED BID SALE

301.33± Acres • Kay County, Oklahoma

SEALED BID DEADLINE: Wednesday, March 13, 2019 by 2:00 PM

Contact Agents for Additional Details!

Highlights:

- Excellent quality farmground offered in three tracts
- Rare opportunity to buy mineral rights with farmground
- Tract 2 has blacktop frontage to Highway 60, close to I-35



L-1900269

Property Location: All tracts are located just west and north of Tonkawa, Oklahoma.

For additional information, please contact:



**Farmers
National
Company™**

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Property Information

Property Description: Excellent farmground with close proximity to Tonakawa grain markets. Rare opportunity to buy mineral rights along with good farmground. Also offers a potential development opportunity with land so close to Tonkawa.

Legal Description:

- **Tract 1:** TONKAWA TWP 20-26-1W SW/4
- **Tract 2:** TONKAWA TWP - 32-26-1W N/2 NE/4, LESS HWY & LESS TR BEG NE/C NE/4 S 301' TO POB, TH S 660' W 2640.30' N 660' E 2640.3' TO POB ; TONK - TRS 32-26-1W TR BEG NE/C NE/4 S 301' TO POB, TH CON'T S359' W2640.30' N 399' E2640.30' TO POB
- **Tract 3:** CARLISLE TWP 22- 26- 2W E/2 NW/4

2018 Taxes:

- **Tract 1:** \$590 or \$3.69 per acre
- **Tract 2:** \$165 or \$2.69 per acre
- **Tract 3:** \$187 or \$2.34 per acre

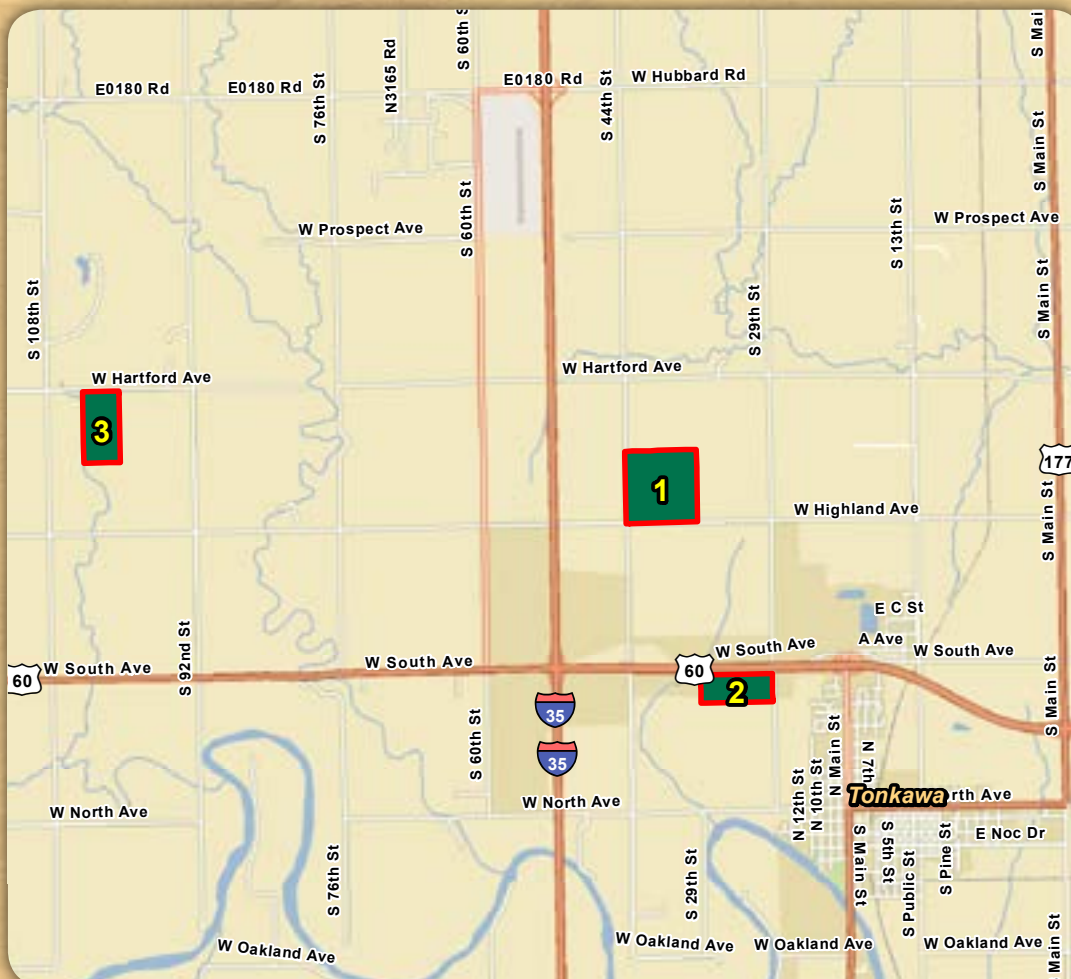
Farm Data:

• Tract 1	
Cropland	153.38 acres
Other	<u>6.62 acres</u>
Total	160 acres
• Tract 2	
Cropland	<u>61.33 acres</u>
Total	61.33 acres
• Tract 3	
Cropland	29.37 acres
Pasture	50.59 acres
Other	<u>0.04 acres</u>
Total	80 acres

FSA Information:

• Tract 1	Base	Yield
Wheat	153.38 acres	39 bushels PLC
• Tract 2	Base	Yield
Wheat	61.3 acres	39 bushels PLC
• Tract 3	Base	Yield
Wheat	29.22 acres	39 bushels PLC

Location Map



Tract 1 Aerial Photo



Tract 1 Soil Map



MAP		NON IRR	IRR	
SYMBOL	NAME	LCC	LCC	ACRES
KnB	Kirkland silt loam, 1 to 3 percent slopes	11s	11s	128.8
KrC2	Kirkland-Renfrow complex, 3 to 5 percent slopes, eroded	11le		29.8
BeA	Bethany silt loam, 0 to 1 percent slopes	11e	11e	0.3
TOTAL				158.9



Tract 2 Aerial Photo



Tract 2 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
VaB	Vanoss silt loam, 1 to 3 percent slopes	Ile		28.4
VaA	Vanoss silt loam, 0 to 1 percent slopes	Ie	Ie	17.7
KnB	Kirkland silt loam, 1 to 3 percent slopes	IIs	IIs	11.3
ShC	Lovedale fine sandy loam, 3 to 5 percent slopes	IIle		3.4
NoC	Milan loam, 3 to 5 percent slopes	IIIe		1.0
TOTAL				61.8

Tract 3 Aerial Photo



Tract 3 Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	ACRES
CuB	Carwile, ponded-Eda complex, 0 to 3 percent slopes	IIle		66.3
Bk	Grainola-Ashport, frequently flooded, complex, 0 to 12 percent slopes	Ive		5.3
PtC	Eda loamy fine sand, 3 to 8 percent slopes	Ive	IIle	5.1
W	Water	VIII		2.1
KnB	Kirkland silt loam, 1 to 3 percent slopes	IIs	IIs	1.0
Krc2	Kirkland-Renfrow complex, 3 to 5 percent slopes, eroded	IIle		0.2
TOTAL				79.8

Land For Sale By Bids

301.33± Acres • Kay County, Oklahoma

Bid Procedure:

Written Bids will be received at the office of Farmers National Company, P.O. Box 513, Winfield, Kansas 67156 until 2:00 PM on Wednesday, March 13, 2019. Bids should be for the total dollar amount and not per acre, and should specify which tract the bid is for. 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/or modify the bidding requirements at their discretion.

Terms of 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 10% earnest money with the balance due in full at closing in approximately 30 days. The seller will furnish a continued abstract of title evidencing marketable title. Buyer has option to get attorney's opinion and purchase title insurance. Sale is not contingent upon Buyer(s) financing.

Minerals:

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

Taxes:

Real estate taxes for 2018 will be paid by the Seller. 2019 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.

Agency:

Farmers National Company and its representatives are acting as Agents of the Seller.

For more information, contact:

Trevor Smith, Agent
Farmers National Company
Business: (620) 705-5763
Cell: (316) 618-4406
Email: TSmith@FarmersNational.com

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Sealed Bid Form

I/we hereby offer the following amount(s) for the tracts listed below.

Tract 1: TONKAWA TWP 20- 26- 1W SW/4; 160± acres Bid amount \$ _____

Tract 2: TONKAWA TWP - 32-26-1W N/2 NE/4, LESS HWY &
LESS TR BEG NE/C NE/4 S 301' TO POB, TH S 660' W 2640.30'
N 660' E 2640.3' TO POB ; TONK - TRS 32-26-1W TR BEG
NE/C NE/4 S 301' TO POB, TH CON'T S359' W2640.30'
N 399' E2640.30' TO POB; 61.33± acres Bid amount \$ _____

Tract 3: CARLISLE TWP 22- 26- 2W E/2 NW/4; 80± acres Bid amount \$ _____

Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding** and I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder with the balance due at closing in approximately 30 days.

Signature _____ Date _____

Print name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 2:00 PM, Wednesday, March 13, 2019, to:

Trevor Smith, Agent
Farmers National Company
P.O. Box 513, Winfield, Kansas 67156
Email: TSmith@FarmersNational.com
Telephone: Office (620) 705-5763 • Cell: (316) 618-4406



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