

LAND FOR SALE BY BIDS

157.2+/- Acres • Russell County, Kansas

Deadline: 5:00 PM • Friday, June 7, 2019

Contact Agent for Details!

Highlights:

- CRP income for immediate cash flow
- Mostly Class II soils
- Easy access on blacktop highway, close to town



L-1900424

Property Location: Four miles south on Highway 281 from the Russell I-70 exit.

Legal Description: Southwest quarter (SW $\frac{1}{4}$) of Section 26, Township 14, Range 14, Russell County, Kansas.



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For additional information, please contact:

Monty Smith, AFM/Agent
Salina, Kansas
Business: (785) 623-6701
MSmith@FarmersNational.com
www.FarmersNational.com/MontySmith



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Property Information

Farm Data:

Cropland	148.49 acres
Non-crop	<u>8.28 acres</u>
Total	156.77 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	3.4 acres	37 Bushels

CRP Program:

7.0 acres enrolled expiring in 2019 with an annual payment of \$409 and 138.1 acres enrolled expiring in 2021 with an annual payment of \$6,445.

2018 Taxes: \$2,577.12

Minerals: Seller is reserving all owned mineral interests.

Possession: Possession will be granted at closing on July 8, 2019.

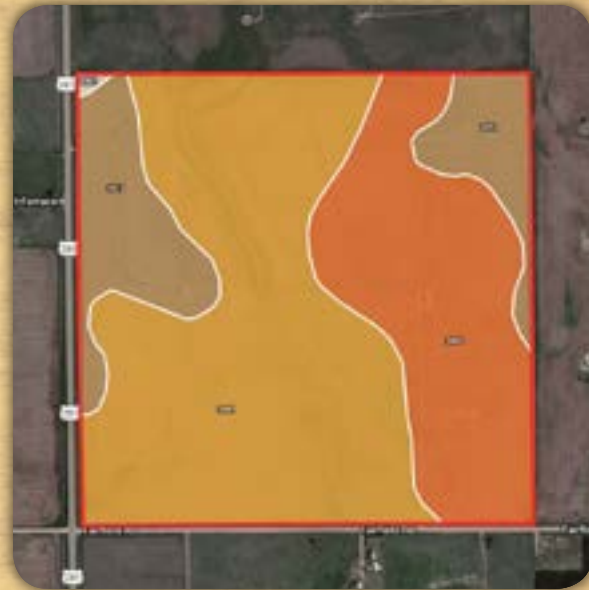
Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2613	Harney silt loam, 1 to 3 percent slopes	27.2	17.27	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	46.3	29.42	2s
2951	Waken silt loam, 1 to 3 percent slopes	0.4	0.25	3e
3491	Wells loam, 1 to 3 percent slopes	83.6	53.06	2e
TOTALS		157.5	100%	2.0

Land for Sale by Bids

(No Oral Bidding)

Legal Description

Southeast quarter (SW $\frac{1}{4}$) of Section 26, Township 14, Range 14, Russell County, Kansas.

Bid Procedure

Written bids will be received at the office of Farmers National Company until 5:00 PM, on Friday, June 7, 2019. 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. Bids may be submitted by postal service: PO Box 2126, Salina, Kansas 67402 or email: MSmith@FarmersNational.com.

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 a 10% earnest money check with the balance due at closing on July 8, 2019 or such other date agreed to by the parties. 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. Seller will pay those real estate tax installments due and payable through 2018.

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-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

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(s)

Jerry Krug

For more information, contact:

Monty Smith, AFM/Agent
Farmers National Company
PO Box 2126
Salina, Kansas 67402
Email: MSmith@FarmersNational.com
Phone: (785) 623-6701



Bid Form

RE: Southeast quarter (SW¹/₄) of Section 26, Township 14, Range 14, Russell 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 _____

Return no later than 5:00 PM, Friday, June 7, 2019, to:

Monty Smith, AFM/Agent
Farmers National Company
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Salina, Kansas 67402
Email: MSmith@FarmersNational.com

Phone: (785) 623-6701

