

# LAND AUCTION

**162+/- Acres • Clay County, Kansas**

**Tuesday, October 29, 2019 • 10:00 AM**

**at the Community Center • Morganville, Kansas**

## Highlights:

- Tract 1: Level, Class I soils, blacktop access, one mile from elevator
- Tract 2: Good farmland, Class II and III soils, timber



L-1900642



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# Property Information

## Property Location:

- **Tract 1:** One mile north of Morganville at the corner of Jayhawk Road and 25th Road.
- **Tract 2:** Two miles north of Morganville on Jayhawk Road, one mile west on 26th Road, and one mile north on Indian Road.

## Legal Descriptions:

- **Tract 1:** S½SW¼ Sec 34, Twp 6, Rng 2E
- **Tract 2:** S½SW¼ and 5 ac NE¼SW¼ Sec 21, Twp 6, Rng 2E

## Property Description:

- **Tract 1:** Nearly ideal farm land, field is level with mainly Class I soils, blacktop access, just one mile from grain elevator.
- **Tract 2:** Good farmland with 41 acres of timber for recreational use or logging for additional income, creek access.

## Farm Data:

• <b>Tract 1:</b>	
Cropland	77.46 acres
• <b>Tract 2:</b>	
Cropland	41.47 acres
Timber	<u>42 acres</u>
Total	83.47 acres

## FSA Information:

<b>Tract 1</b>	<b>Base</b>	<b>Yield</b>
Wheat	39.7 acres	42 bushels
Soybeans	37.50 acres	44 bushels

  

<b>Tract 2</b>	<b>Base</b>	<b>Yield</b>
Wheat	16.09 acres	42 bushels

## 2018 Taxes:

- **Tract 1:** \$1,851.12
- **Tract 2:** \$539.30

## Property Location Map



**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3261	Muir silt loam, very rarely flooded	64.0	83.21	1
3254	Sutphen silty clay loam, very rarely flooded	12.9	16.79	2w
TOTALS		76.9	100%	1.17



**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2113	Inavale loamy sand, occasionally flooded	29.0	34.25	3w
3580	Huscher silt loam, occasionally flooded	4.8	5.73	2w
3521	Cass fine sandy loam, occasionally flooded	5.0	5.95	2w
3261	Muir silt loam, very rarely flooded	0.0	0.0	1
3844	Geary silt loam, 3 to 7 percent slopes	0.7	0.82	3e
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	1.8	2.07	3e
3845	Geary silt loam, 7 to 15 percent slopes	5.8	6.81	6e
3545	Hobbs silt loam, channeled, frequently flooded	37.5	44.37	5w
TOTALS		84.6	100%	3.98

# 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 November 25, 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 cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Republican Valley Title.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Republican Valley Title 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 November 25, 2019 or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Republican Valley Title.

**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 Buyer(s) will pay 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:** Katherine O Aston Trust

**Auctioneer:** Van Schmidt

## Tract 2

