

# LAND AUCTION

**3,600+/- Acres Offered in Multiple Tracts  
Sheridan and Decatur Counties, Kansas**

**Friday, February 28, 2020 • 9:00 AM**

***at the Sheridan County Fair Grounds 4-H Building • Hoxie, Kansas***

## Highlights:

- Irrigated cropland with excellent water
- Two irrigation wells pumping 1700 and 900 GPM
- Not in GMD4 LEMA
- High quality dryland and pasture



L-1900756

**Property Location:** The tracts are located in northeast Sheridan and southeast Decatur Counties, Kansas.

For additional information, please contact:

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# Property Information

**Property Description:** Offering high quality farmland featuring 659+/- irrigated acres, 2,125+/- acres of dryland and 751+/- acres of native grass. Irrigated acres are not restricted by the GMD 4 LEMA.

## Tract 1

**Legal Description:** SW $\frac{1}{4}$  Sec. 25-4-26, Decatur County, Kansas, consisting of 157 taxable acres.

### Farm Data:

Dryland 156.8 acres (Currently all wheat.)

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	52.95 acres	118 bushels
Wheat	39.58 acres	42 bushels
Milo	9.3 acres	73 bushels
Soybeans	7.18 acres	47 bushels

**2019 Taxes:** \$1,668.22

**Owned Minerals:** 100%

## Tract 2

**Legal Description:** SW $\frac{1}{4}$  Sec. 35-4-26, Decatur County, Kansas, consisting of 156 taxable acres.

### Farm Data:

Dryland 156.39 acres (Currently all wheat.)

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	52.82 acres	118 bushels
Wheat	39.48 acres	42 bushels
Milo	9.28 acres	73 bushels
Soybeans	7.17 acres	47 bushels

**2019 Taxes:** \$1,788.06

**Owned Minerals:** 100%

## Tract 3

**Legal Description:** NW $\frac{1}{4}$  Sec. 12-5-27 and SW $\frac{1}{4}$  Sec. 1-5-27, Decatur County, Kansas, consisting of 316 taxable acres.

### Farm Data:

Dryland 185.81 acres  
Pasture 123.14 acres  
Non-crop 6.03 acres  
Total 314.98 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	61.65 acres	122 bushels
Wheat	48.29 acres	40 bushels
Milo	5.31 acres	83 bushels
Soybeans	15.33 acres	57 bushels

## Tract 3 (Continued)

**2019 Taxes:** \$2,078.72

**Owned Minerals:** 100%

## Tract 4

**Legal Description:** N $\frac{1}{2}$  Sec. 23-5-27, Decatur County, Kansas, consisting of 309 taxable acres.

### Farm Data:

Dryland 209.37 acres  
Pasture 100.82 acres  
Total 310.19 acres  
(Currently 35.98 acres in wheat.)

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	68.15 acres	122 bushels
Wheat	53.38 acres	40 bushels
Milo	5.88 acres	83 bushels
Soybeans	16.95 acres	57 bushels

**2019 Taxes:** \$2,286.96

**Owned Minerals:** 100%

## Tract 5A

**Legal Description:** SW $\frac{1}{4}$  and the NW $\frac{1}{4}$  excluding pasture acres and dryland cropland in the E $\frac{1}{2}$  NW $\frac{1}{4}$  Sec. 27-6-27; NE $\frac{1}{4}$  Sec 28-6-27; NE $\frac{1}{4}$  Sec 33-6-27, Sheridan County, Kansas.

**Farm Data:** (acres are approximate)

Dryland 122.88 acres  
**Irrigated 412 acres**  
Non-crop 1.27 acres  
Total 536.15 acres  
(Currently 63.53 acres in wheat.)

**FSA Information:** (See Tract 5)

**2019 Taxes:** (Combined with 5B, contact Agent.)

**Owned Minerals:** 100%

## Tract 5B

**Legal Description:** SE $\frac{1}{4}$  and dryland cropland in the E $\frac{1}{2}$ NW $\frac{1}{4}$  and dryland cropland in the NE $\frac{1}{4}$  Sec. 27-6-27; SW $\frac{1}{4}$  Sec 26-6-27



## Tract 5B (Continued)

### Farm Data: (acres are approximate)

Dryland 156.92 acres

**Irrigated 247.37 acres**

Non-crop 1.88 acres

Total 406.17 acres

(Currently 62.93 acres in wheat.)

### FSA Information: (See Tract 5)

**2019 Taxes:** (Combined with 5A, contact Agent.)

**Owned Minerals:** 100% except for SE $\frac{1}{4}$  Sec. 27-6-27.

## Tract 5

### Legal Description: Combination 5A and 5B.

### Farm Data: (acres are approximate)

Dryland 279.8 acres

**Irrigated 659.37 acres**

Non-crop 3.15 acres

Total 942.32 acres

(Currently 126.46 acres in wheat.)

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	315.89 acres	122 bushels
Wheat	247.44 acres	40 bushels
Milo	27.23 acres	83 bushels
Soybeans	78.55 acres	57 bushels

(Tracts 5A, 5B and 7 are combined. If tracts are sold separately, FSA will split the base acres.)

**2019 Taxes:** \$20,157.96 (Includes pasture acres in N $\frac{1}{2}$  Sec. 27-6-27.)

**Owned Minerals:** 100% except for SE $\frac{1}{4}$  Sec. 27-6-27.

## Tract 6

**Legal Description:** W $\frac{1}{2}$  Sec. 22-6-27 including pasture acres in N $\frac{1}{2}$  27-6-27, Sheridan County, Kansas.

### Farm Data: (acres are approximate)

Dryland 158.42 acres

Pasture 287.26 acres

Non-crop 12.52 acres

Total 458.2 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	50.68 acres	122 bushels
Wheat	39.7 acres	40 bushels
Milo	4.37 acres	83 bushels
Soybeans	12.6 acres	57 bushels

## Tract 6 (Continued)

**2019 Taxes:** \$1,152.44 (Excludes pasture acres in N $\frac{1}{2}$  Sec 27-6-27.)

**Owned Minerals:** 100%

(If Tract 5 and 6 are sold separately, there will be a 35' easement put in place due to an underground water line running thru the south end of the pasture in Section 27.)

## Tract 7

**Legal Description:** SE $\frac{1}{4}$  Sec. 21-6-27, Sheridan County, Kansas, consisting of 161 taxable acres.

### Farm Data:

Dryland 33.97 acres (Currently all wheat.)

Pasture 103.87 acres

Feedlot/Bins 21.38 acres

Total 159.22 acres

**FSA Information:** (Combined with NE $\frac{1}{4}$  28-6-27) (See Tract 5).

**2019 Taxes:** \$851.00

**Owned Minerals:** 100%

## Tract 8

**Legal Description:** SE $\frac{1}{4}$  Sec. 22-6-26, Sheridan County, Kansas, consisting of 156.8 taxable acres.

### Farm Data:

Dryland 138.14 acres

Non-crop 18.03 acres

Total 156.17 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	41.71 acres	143 bushels
Wheat	56.73 acres	36 bushels
Milo	9.5 acres	46 bushels

**2019 Taxes:** \$1,209.62

**Owned Minerals:** 50%

## Tract 9

**Legal Description:** SE $\frac{1}{4}$  Sec. 35-6-26, Sheridan County, Kansas, consisting of 158 taxable acres.

### Farm Data:

Dryland 155.93 acres

(Currently 74 acres in wheat.)

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	120.6 acres	143 bushels

**2019 Taxes:** \$1,506.82

**Owned Minerals:** 33.33%



**Tract 10**

**Legal Description:** SE¼ Sec. 6-7-26, Sheridan County, Kansas, consisting of 156 taxable acres.

**Farm Data:**

Dryland 157.71 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	63.9 acres	143 bushels
Wheat	63.7 acres	38 bushels

**2019 Taxes:** \$1,296.84

**Owned Minerals:** 100%

**Tract 11**

**Legal Description:** SE¼ Sec. 5-7-26, Sheridan County, Kansas, consisting of 156 taxable acres.

**Farm Data:**

Dryland 160.38 acres (Currently all wheat.)

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	54.17 acres	118 bushels
Wheat	40.19 acres	42 bushels
Milo	9.51 acres	73 bushels
Soybeans	7.35 acres	47 bushels

**2019 Taxes:** \$1,331.12

**Owned Minerals:** 100%

**Tract 12**

**Legal Description:** SW¼ Sec. 8-7-26, Sheridan County, Kansas, consisting of 159 taxable acres.

**Farm Data:**

Dryland	114.18 acres
Pasture	<u>45.34 acres</u>
Total	159.52 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	32.5 acres	143 bushels
Wheat	32.5 acres	37 bushels

**2019 Taxes:** \$1,373.40

**Owned Minerals:** 100%

**Tract 13**

**Legal Description:** E½ Sec. 12-7-27, Sheridan County, Kansas, consisting of 306 taxable acres.

**Farm Data:**

Dryland	218.11 acres
Pasture	91.3 acres
Non-Crop	<u>1.93 acres</u>
Total	311.34 acres

**FSA Information:**

	<u>Base</u>	<u>Yield</u>
Corn	64.06 acres	143 bushels
Wheat	87.12 acres	36 bushels
Milo	14.59 acres	46 bushels

**2019 Taxes:** \$1,866.38

**Owned Minerals:** 100%

**Irrigation Well Information:**

- **Tract 5A:** Water right #10181, 770 ac/ft. Test pumped 1,700 GPM
- **Tract 5B:** Water right #13477, 530 ac/ft. Test pumped 900 GPM.

Contact Agent for complete test pump results.

**Irrigation Equipment:**• **Tract 5A** •

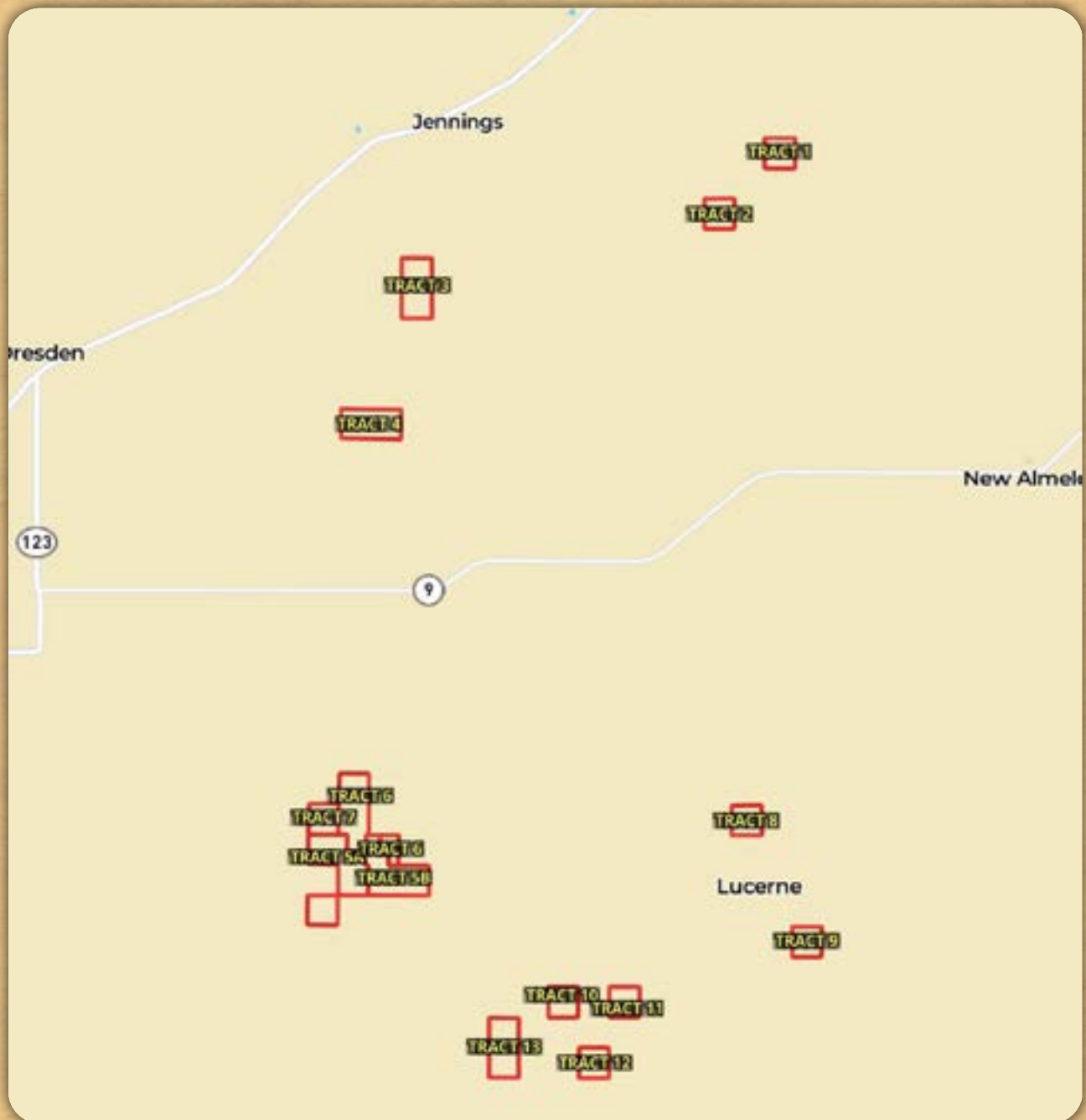
(NE¼ 33) 2012 7 Tower Valley Model 7000, SN 10885209, 1,298 Ft., 550 GPM w/agsense monitor  
 (SW¼ 27) 1993 7 Tower Reinke 60 Lepa, SN/3939492, 1295 Ft., 500 GPM w/agsense montitor  
 (NW¼ 27) 2012 Valley Model 7000, SN/10885205, 1,117 Ft., 300 GPM w/agsense monitor, half pivot  
 (NE¼ 28) 1993 7 tower Reinke 60 Lepa, SN 3939493, 1295 Ft., 550 GPM, w/agsense monitor  
 (W½ 27) West Well-6081 TF John Deere Diesel, 1810 hours, 200 HP Amarillo 1:1 Gearhead With Driveline and 10,000 gallon diesel tank w/fittings

## Irrigation Equipment: (Continued)

### • Tract 5B •

(SE $\frac{1}{4}$  27) 2012 7 Tower Valley Model 7000, SN/10885216, 1298 Ft., 550 GPM w/agsense monitor  
(SW $\frac{1}{4}$  26) – 1993 7 Tower Reinke 60 Lepa, SN/3939540, 1295 Ft., 550 GPM w/agsense monitor  
(W $\frac{1}{2}$  27) East Well-6067 TA/MCL Case IH Diesel, 10800 Hours 200 HP Randolph 1:1 Gearhead with driveline 10,000 Gallon Diesel Tank w/fittings.

### Property Location Map





**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	12.7	8.05	2c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	145.0	91.95	2e
TOTALS		157.6	100%	2.0



**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2817	Uly silt loam, 3 to 6 percent slopes	13.6	8.7	3e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	142.6	91.3	2e
TOTALS		156.2	100%	2.09



**Tract 3 Aerial Photo**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2582	Coly silt loam, 6 to 20 percent slopes	102.2	32.32	6e
2820	Uly silt loam, 6 to 11 percent slopes, eroded	7.3	2.32	4e
2817	Uly silt loam, 3 to 6 percent slopes	78.2	24.74	3e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	128.5	40.62	2e
TOTALS		316.2	100%	3.59



**Tract 4 Aerial Photo**



**Tract 4 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2820	Uly silt loam, 6 to 11 percent slopes, eroded	5.7	1.84	4e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	142.8	46.14	2e
2817	Uly silt loam, 3 to 6 percent slopes	51.4	16.61	3e
2582	Coly silt loam, 6 to 20 percent slopes	72.9	23.55	6e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	36.7	11.86	2c
TOTALS		309.5	100%	3.15





**Tract 5A Aerial Photo**



**Tract 5A Soil Map**



▣ All Polygons 554.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	56.1	10.13	3e
1619	Keith silt loam, 0 to 1 percent slopes	10.6	1.92	2c
1580	Colby silt loam, 6 to 15 percent slopes	13.8	2.49	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	473.6	85.46	2e
TOTALS		554.2	100%	2.2

▣ Tract 5A 397.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	44.5	11.19	3e
1619	Keith silt loam, 0 to 1 percent slopes	10.6	2.67	2c
1580	Colby silt loam, 6 to 15 percent slopes	13.8	3.47	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	328.8	82.66	2e
TOTALS		397.7	100%	2.25

▣ Tract 5A 156.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	11.6	7.43	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	144.8	92.58	2e
TOTALS		156.4	100%	2.07





Tract 5B Aerial Photo



Tract 5B Soil Map



Tract 5B 407.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	57.3	14.06	3e
1580	Colby silt loam, 6 to 15 percent slopes	13.2	3.23	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	337.3	82.71	2e
TOTALS		407.8	100%	2.27



## Tract 5 Aerial Photo



## Tract 5 Soil Map



All Polygons 961.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	113.1	11.77	3e
1619	Keith silt loam, 0 to 1 percent slopes	10.6	1.11	2c
1580	Colby silt loam, 6 to 15 percent slopes	27.1	2.82	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	810.6	84.31	2e
TOTALS		961.4	100%	2.23

Tract 5 805.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	101.7	12.63	3e
1619	Keith silt loam, 0 to 1 percent slopes	10.6	1.32	2c
1580	Colby silt loam, 6 to 15 percent slopes	27.1	3.36	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	666.0	82.69	2e
TOTALS		805.5	100%	2.26

Tract 5 155.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	11.4	7.32	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	144.5	92.68	2e
TOTALS		155.9	100%	2.07





**Tract 6 Aerial Photo**



**Tract 6 Soil Map**



▣ All Polygons 461.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	160.9	34.87	3e
1580	Colby silt loam, 6 to 15 percent slopes	282.2	61.13	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	18.5	4.01	2e
TOTALS		461.6	100%	4.79



▣ Tract 6 377.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	129.6	34.34	3e
1580	Colby silt loam, 6 to 15 percent slopes	229.3	60.76	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	18.5	4.9	2e
TOTALS		377.4	100%	4.77



▣ Tract 6 84.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	31.3	37.22	3e
1580	Colby silt loam, 6 to 15 percent slopes	52.9	62.77	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	0.0	0.0	2e
TOTALS		84.2	100%	4.88

**Tract 7 Aerial Photo**



**Tract 7 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	57.5	35.56	3e
1580	Colby silt loam, 6 to 15 percent slopes	97.1	60.01	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	7.2	4.43	2e
TOTALS		161.8	100%	4.76



**Tract 8 Aerial Photo**



**Tract 8 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	13.2	8.35	3e
1580	Colby silt loam, 6 to 15 percent slopes	25.9	16.41	6e
1623	Keith silt loam, 1 to 3 percent slopes, south	118.8	75.23	2e
TOTALS		157.9	100%	2.74





**Tract 9 Aerial Photo**



**Tract 9 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1619	Keith silt loam, 0 to 1 percent slopes	149.3	95.49	2c
1859	Ulysses silt loam, 3 to 6 percent slopes	7.0	4.5	3e
TOTALS		156.4	100%	2.04



**Tract 10 Aerial Photo**



**Tract 10 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1580	Colby silt loam, 6 to 15 percent slopes	2.1	1.33	6e
1859	Ulysses silt loam, 3 to 6 percent slopes	74.4	46.91	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	82.1	51.75	2e
TOTALS		158.6	100%	2.52



**Tract 11 Aerial Photo**



**Tract 11 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	60.0	37.65	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	99.4	62.34	2e
TOTALS		159.4	100%	2.38



**Tract 12 Aerial Photo**



**Tract 12 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1859	Ulysses silt loam, 3 to 6 percent slopes	48.1	30.17	3e
1580	Colby silt loam, 6 to 15 percent slopes	7.6	4.79	6e
3755	Hord silt loam, rarely flooded	77.7	48.72	2c
1623	Keith silt loam, 1 to 3 percent slopes, south	26.0	16.31	2e
TOTALS		159.5	100%	2.49





**Tract 13 Aerial Photo**



**Tract 13 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1580	Colby silt loam, 6 to 15 percent slopes	1.6	0.52	6e
3755	Hord silt loam, rarely flooded	29.1	9.42	2c
2236	Roxbury silt loam, occasionally flooded	18.4	5.94	2w
1859	Ulysses silt loam, 3 to 6 percent slopes	168.1	54.35	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	92.1	29.78	2e
TOTALS		309.2	100%	2.56



**Tract 7**





## AUCTION TERMS

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

**Taxes:** Seller will pay those real estate tax installments due and payable through 2019.

**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 April 1, 2020 or such other date agreed to by the parties. Subject to tenant's rights on growing wheat acres. Buyer(s) to receive 1/3 share of growing wheat. Buyer(s) will reimburse Seller for expenses related to 2020 wheat crop inputs and burndown expenses on open ground, where applicable.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. 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 the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 April 1, 2020 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 the closing agent.

**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 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 15 individual tracts. Tracts 1-4,5A,5B and 5-13. Tract 5 is a combination of tracts 5A and 5B. 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:** Abercrombie Marital Trust

**Auctioneer:** Van Schmidt

