

LAND AUCTION

162+/- Acres • Ford County, Kansas

Tuesday, March 10, 2020 • 10:00 AM

at the *Blue Hereford Restaurant* • 809 Main Street, Ford, Kansas

Highlights:

- Non-irrigated cropland with high quality soils
- Nearly all tillable tract
- Immediate possession at closing

L-2000176

Property Location Map



Property Location: From Ford, Kansas, six miles west on Saddle Road and two miles south on 120 Road.

Legal Description: NE¼ of Section 17-28S-23W, Ford County, Kansas.

2019 Taxes: \$1,568.06



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For additional information, please contact:

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Property Information

FSA Information:

Base Yield

Wheat 138.36 acres 39 bushels
 Grain Sorghum 5.29 acres 43 bushels

Farm Data: *(FSA acres exceed taxable acres.)*

Cropland 163.62 acres
 Non-crop 2.33 acres
 Total 165.95 acres



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2822	Uly-Coly silt loams, 3 to 6 percent slopes, eroded	19.5	11.93	4e
2613	Harney silt loam, 1 to 3 percent slopes	143.9	88.07	2e
TOTALS		163.4	100%	2.24

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s), except and subject to the reservation of all royalties from Rinehart #1-17 well pursuant to documents of record.

Taxes: Real estate taxes for 2019 will be paid by the Seller. 2020 real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, zoning ordinances 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 10, 2020 or such other date agreed to by the parties.

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 High Plains Title LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with High Plains Title LLC 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 paid equally by both the Seller and Buyer(s). The cost of any escrow closing services will be paid by the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 10, 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 High Plains Title LLC.

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 and Buyer(s) will both pay one-half of 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 one 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: Rinehart CC & 7 LLC

Auctioneer: Van Schmidt