

LAND AUCTION

110+/- Acres • Marion County, Kansas

Monday, July 27, 2020 • 9:00 AM

at the Wheat Building • 200 North Poplar, Goessel, Kansas

HIGHLIGHTS:

- Good farm ground with mostly Class III soils clay loam, no fences
- Easily accessible via black top County Road 120 east of Goessel



L-2000446

Property Location: East of Goessel, Kansas, on County Road 120.

Legal Description: 113+ Acres to be determined by a survey in S03, T21, R01E, ACRES 153.23, W/2 SE/4 & N/2 SW/4, Marion County, Kansas.

Property Description: One tract of good farmland on good roads.

Farm Data:

Cropland	103 acres
Non-crop	<u>7.0 acres</u>
Total	110 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	49.94 acres	35 bushels
Corn	24.98 acres	68 bushels
Grain Sorghum	24.98 acres	52 bushels

Taxes: \$1,043.82

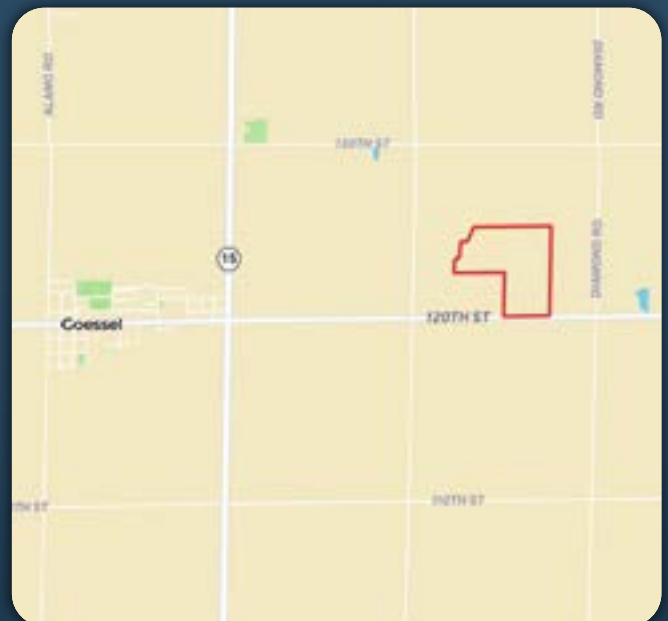


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Property Location Map



For additional information, please contact:

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Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	0.5	0.46	3s
3491	Wells loam, 1 to 3 percent slopes	19.3	16.41	2e
4540	Clime silty clay loam, 1 to 3 percent slopes	21.0	17.9	3e
3911	Rosehill silty clay, 1 to 3 percent slopes	0.6	0.51	3e
4555	Clime silty clay loam, 3 to 7 percent slopes	75.6	64.4	3e
4710	Kipson silty clay loam, 5 to 30 percent slopes	0.4	0.31	6s
TOTALS		117.3	100%	2.85

Important Notice: Farmers National Company and its agents take the responsibility to connect buyers and sellers very seriously. We also understand the prime importance of personal and public safety during the Covid-19 situation. Therefore, please be aware that allowable auction crowd size and procedures may change without notice based on directives by local, state and federal agencies. Please call the agents or check our website: www.FarmersNational.com for any changes.

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 after fall crops are harvested.

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 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 will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on August 28, 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: 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 as one individual 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: Schmidt, Louise M Revocable Trust