

# LAND AUCTION

**189.58+/- Acres • Jefferson County, Kansas**

**Tuesday, October 20, 2020 • 10:00 AM**

**at the Double Tree by Hilton, 200 McDonald Drive, Lawrence Kansas**

## Highlights:

- Tract 1: Highly desirable bottom land with paved access
- Tract 2: Grass and timber, ideal for home site or recreational area
- Tract 3: Grass and timber, ideal for development, home site, or recreational area



L-2000513

*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 agent or check our website: [www.FarmersNational.com](http://www.FarmersNational.com) for any changes.*



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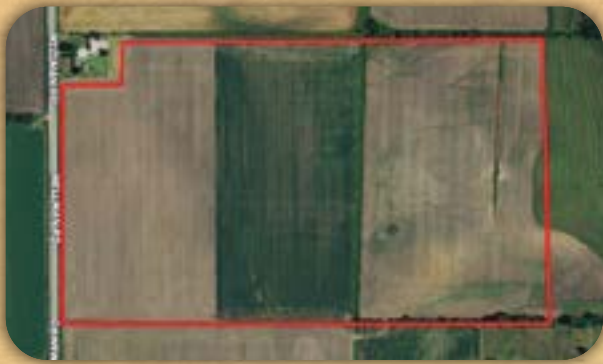


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**Tract 1 Aerial Photo**



**Tract 1 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7302	Martin silty clay loam, 3 to 7 percent slopes	18.5	20.5	3e
7261	Gymer silt loam, 3 to 7 percent slopes	7.9	8.81	3e
7091	Wabash silty clay, occasionally flooded	24.2	26.86	3w
7090	Wabash silty clay loam, occasionally flooded	27.1	30.06	3w
7213	Reading silt loam, moderately wet, very rarely flooded	12.4	13.78	2w
TOTALS		90.1	100%	2.86

**Tract 2 Aerial Photo**



**Tract 2 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	4.7	12.26	3e
7461	Oska silty clay loam, 3 to 8 percent slopes, eroded	7.3	18.98	3e
7302	Martin silty clay loam, 3 to 7 percent slopes	0.9	2.28	3e
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	25.3	66.11	7e
7254	Grundy silty clay loam, 3 to 7 percent slopes, eroded	0.1	0.36	3e
TOTALS		38.3	100%	5.64

**Tract 3 Aerial Photo**



**Tract 3 Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
7461	Oska silty clay loam, 3 to 8 percent slopes, eroded	1.4	2.42	3e
7302	Martin silty clay loam, 3 to 7 percent slopes	23.4	39.91	3e
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	32.9	56.21	7e
7261	Gymer silt loam, 3 to 7 percent slopes	0.9	1.47	3e
TOTALS		58.6	100%	5.25



# 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 21, 2020 or such other date agreed to by the parties, subject to current lease.

**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 Lawyers Title of Kansas, Inc.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lawyers Title of Kansas, Inc. 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 21, 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 Lawyers Title of Kansas, Inc.

**Sale Method:** The real estate will be offered in three 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:** William Frank Augustus Trust

**Auctioneer:** Van Schmidt

## Property Location Map

