

LAND AUCTION

640+/- Acres • Smith County, Kansas

Monday, October 19, 2020 • 10:00 AM

at the VFW Club • 620 A Street, Smith Center, Kansas

HIGHLIGHTS:

- High quality farmland
- Hunting paradise
- Good access

L-2000560

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 for any changes.



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Property Information

Property Location:

From the intersection of 36 Highway and Y Road, four miles south and two miles west on 200 Road.

Legal Description:

W½ Sec. 11-4-12, N½ Sec. 14-4-12, Smith County, Kansas

Property Description:

Productive cropland and good pasture acres with multiple ponds.

Improvements:

35 x 70 machine shed and a 40 x 60 machine shed, both in fair condition.

2019 Taxes:

\$5,947.14

Farm Data:

Cropland	363.30 acres
Pasture	228.25 acres
Non-crop	<u>47.71 acres</u>
Total	639.26 acres

FSA Information:

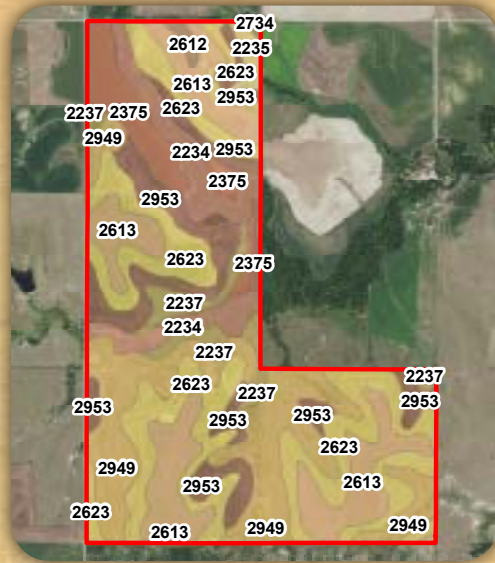
	<u>Base</u>	<u>Yield</u>
Wheat	159.2 acres	33 bushels PLC
Oats	22 acres	37 bushels PLC
Sorghum	95.3 acres	67 bushels PLC



Aerial Photo



Soil Map



MAP SYMBOL	NAME	NON IRR	ACRES
2623	Harney-Mento complex, 3 to 7 percent slopes	IIIe	171.8
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	VIe	134.2
2613	Harney silt loam, 1 to 3 percent slopes	IIe	110.9
2953	Wakeen silt loam, 3 to 7 percent slopes	IVe	85.0
2234	Roxbury silt loam, channeled	Vw	50.2
2375	Roxbury silt loam, rarely flooded	IIe	42.6
2237	Roxbury-Armo complex, 0 to 3 percent slopes	Ie	30.6
2235	Roxbury silt loam, frequently flooded	IIIw	7.4
2612	Harney silt loam, 0 to 1 percent slopes	IIc	3.6
2734	Nuckolls silt loam, 7 to 12 percent slopes	IVe	1.0
TOTAL			637.3



AUCTION TERMS

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

Taxes: Real estate taxes for 2020 payable in 2020 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 30, 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 Collier Abstract, 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 Collier Abstract 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 equally by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on November 30, 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 Collier Abstract, 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 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: David Holle Trust

Auctioneer: Van Schmidt

Property Location Map

