

LAND AUCTION

314.9+/- Acres • Washington County, Kansas

Wednesday, October 21, 2020 • 10:00 AM

at the Washington County Fairgrounds • Washington, Kansas

Highlights:

- Combination farm offered as three tracts and as a total unit
- Mature trees and running creek offering excellent wildlife habitat
- 204+ acres of productive cropland, balance in grass and creek

L-2000574

Property Location: From Washington, Kansas, three miles north then three miles east on 20th Road.

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 Description:

- **Tract 1:** Highly tillable, very productive cropland with Class I and II soils.
- **Tract 2:** Pasture and very productive cropland with Class II and III soils.
- **Tract 3:** Highly tillable, very productive cropland with mostly Class II and III soils.

Legal Description:

- **Tract 1:** 32.4 acres in the SE 1/4 SW 1/4 exc portion laying east of Mill Creek, Exc Road and Adjusted Abandoned RR; section 21-T02S-R04E of the 6th PM
- **Tract 2:** 189.8 acres, E 1/2 NE 1/4, NW 1/4 NE 1/4 & E 32 acres of NE 1/4 NW 1/4 & All land laying north of Mill Creek in SW1/4 NE 1/4 & in E 32 acres SE 1/4 NW1/4 & in NE 1/4 SW 1/4 except Road ROW; Section 28-T02S-R04E of the 6th PM
- **Tract 3:** 92.7 acres in the E 1/2 NW 1/4 & ALL Blocks 2-6 including vacant street within, exc road ROW & except 1 acre for cemetery in NE corner E 1/2 NW 1/4 and Adjusted Abandoned RR; Section 29-T02S-R04E of the 6th PM, all in Washington County, Kansas.

2020 Taxes:

- **Tract 1:** \$760.02
- **Tract 2:** \$2,444.02
- **Tract 3:** \$2,342.19

Farm Data:

- **Tract 1:**
Cropland 29.5 acres
Non-crop 2.9 acres
Total 32.4 acres
- **Tract 2:**
Cropland 96.4 acres
Pasture 93.4 acres
Total 189.8 acres
- **Tract 3:**
Cropland 78.4 acres
Non-crop 14.3 acres
Total 92.7 acres

FSA Information:

Tracts 1 and 2	Base	Yield
Wheat	15.17 acres	36 bushels
Corn	44.26 acres	98 bushels
Milo	10.13 acres	95 bushels
Soybeans	53.97 acres	38 bushels
Tract 3	Base	Yield
Wheat	24.5 acres	36 bushels
Corn	71.48 acres	98 bushels
Milo	16.36 acres	95 bushels
Soybeans	87.16 acres	38 bushels

Improvements:

- **Tract 3:** House and outbuildings in poor condition. Not available for internal inspections.

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	0.5	1.69	2s
3775	Muir silt loam, rarely flooded	19.8	65.48	1
3561	Hobbs silt loam, occasionally flooded	10.0	32.83	2w
TOTALS		30.3	100%	1.35

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3561	Hobbs silt loam, occasionally flooded	67.3	35.43	2w
3391	Lancaster loam, 3 to 7 percent slopes	5.7	3.0	4e
4783	Tully silty clay loam, 3 to 7 percent slopes	7.3	3.85	3e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	0.4	0.21	2s
4725	Kipson-Sogn complex, 5 to 30 percent slopes	25.8	13.57	6s
3828	Crete silty clay loam, 1 to 3 percent slopes	1.0	0.52	2e
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	34.6	18.22	6e
3775	Muir silt loam, rarely flooded	37.0	19.48	1
7433	Morrill loam, 3 to 7 percent slopes	10.8	5.71	3e
TOTALS		190.0	100%	3.23

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3775	Muir silt loam, rarely flooded	18.1	19.34	1
3830	Crete silty clay loam, 3 to 7 percent slopes	18.8	20.09	3e
3828	Crete silty clay loam, 1 to 3 percent slopes	24.5	26.22	2e
7433	Morrill loam, 3 to 7 percent slopes	9.2	9.84	3e
3402	Longford silt loam, 3 to 7 percent slopes	0.7	0.73	3e
3561	Hobbs silt loam, occasionally flooded	22.2	23.78	2w
TOTALS		93.4	100%	2.11

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 and 2021 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 December 18, 2020, or such other date agreed to by the parties. Subject to current tenants rights expiring February 28, 2021. Sellers will transfer the balance of the 2020 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 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 December 18, 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 and Buyer(s) will each 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 three individual tracts or as a total unit. Bids on the tracts and the total unit will compete. 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: Quince Tree LLC

Auctioneer: Van Schmidt

Property Location Map

