

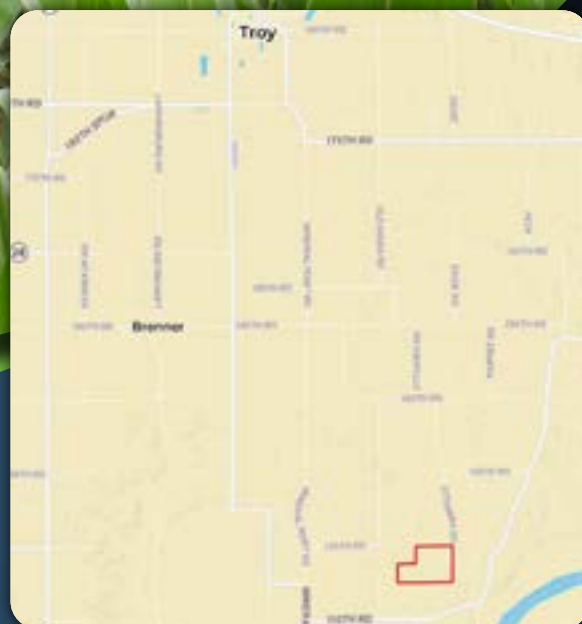
# LAND AUCTION

**195.6+/- Acres • Doniphan County, Kansas**

**Tuesday, October 20, 2020 • 2:00 PM**  
**at the Troy Community Center**  
**1217 Last Chance Road, Troy, Kansas**

## Highlights:

- High production bottom land combined with quality upland
- Very impressive recreational property with stream and big timber
- Terminal grain markets nearby



**Property Location:** Two miles north of Doniphan on Mineral Point Road, two and one-quarter miles east on 110 Road, two miles north on Monument Road, one mile west on 130 Road, then one mile south on Ottumwa Road.

**Legal Description:** NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  Sec 27, Twp 4, Rng 21E, Doniphan County, Kansas.

*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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# Property Information

**Property Description:** A high quality farm with good base acres and yields. Exceptional hunting/recreational benefits.

**Farm Data:**

Cropland 113.49 acres

**FSA Information:**

|          | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Corn     | 72.96 acres | 136 bushels  |
| Soybeans | 39.04 acres | 41 bushels   |

**2019 Taxes:** \$4,243.60

**Aerial Photo**



**Soil Map**



| SOIL CODE | SOIL DESCRIPTION                                      | ACRES | %     | CAP  |
|-----------|---|-------|-------|------|
| 7051      | Kennebec silt loam, frequently flooded                | 44.2  | 22.36 | 5w   |
| 7215      | Bendena-Rock outcrop complex, 20 to 40 percent slopes | 21.7  | 10.99 | 7s   |
| 7970      | Palermo silty clay loam, 18 to 30 percent slopes      | 34.8  | 17.61 | 6e   |
| 7050      | Kennebec silt loam, occasionally flooded              | 9.1   | 4.63  | 2w   |
| 7971      | Palermo-Knox complex, 10 to 18 percent slopes         | 52.4  | 26.53 | 4e   |
| 7170      | Reading silt loam, rarely flooded                     | 35.3  | 17.87 | 1    |
| TOTALS    |   | 197.5 | 100%  | 4.28 |

## 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 Euler Abstract.

**Contract and Title:** Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Euler 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 and 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 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 Euler Abstract.

**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:** Margaret C Weidmaier Rev. Trust

**Auctioneer:** Van Schmidt