

LAND AUCTION

160+/- Acres • Thomas County, Kansas

Monday, November 9, 2020 • 10:00 AM
Buffalo Bill Cultural Center
3083 US Highway 83, Oakley, Kansas

Highlights:

- Mostly Class II, productive soils
- Level topography
- Full possession at closing

L-210007

Property Location: 15 miles south of Brewster, Kansas, to the county line (Fort Fox Road) and one and one-half miles east. From Winona, Kansas, six miles west on Apache Acre, five miles north on 170 Road to Fort Fox Road, and one mile east.

Legal Description: SE $\frac{1}{4}$ Sec 34-10-36, Thomas County, Kansas.



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For additional information, please contact:

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Property Information

Property Description: Nice quarter section of cropland with an excellent yield history.

Farm Data:

Cropland 156.92 acres

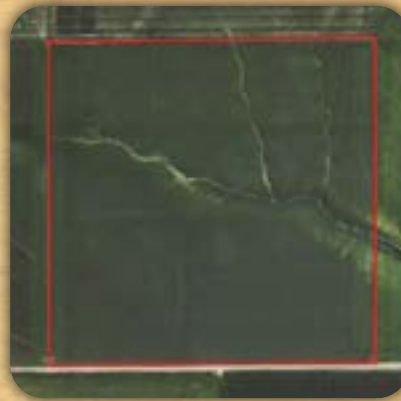
FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	58.3 acres	48 bushels
Corn	58.3 acres	133 bushels

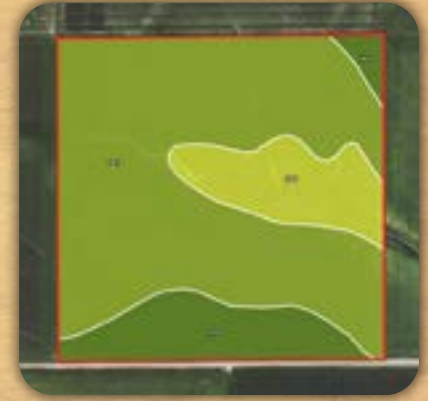
2019 Taxes: \$1,334.12



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1960	Buffalo Park silt loam, 3 to 6 percent slopes	21.3	13.44	4e
1623	Keith silt loam, 1 to 3 percent slopes, south	2.8	1.75	2e
1619	Keith silt loam, 0 to 1 percent slopes	22.4	14.11	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	112.1	70.71	3e
TOTALS		158.5	100%	2.98

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.

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 December 18, 2020 or such other date agreed to by the parties.

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 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 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.

Sale Method: The real estate will be offered as one 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: Wanamaker/Becker

Auctioneer: Van Schmidt