

LAND AUCTION

102+/- Acres • Saline County, Kansas

Tuesday, February 9, 2021 • 3:00 PM

at the Community Auditorium • 621 Maple Street, Gypsum, Kansas

Highlights:

- Quality farmland close to markets
- Predominantly Class III soils
- Wheat crop transfers to buyer, immediate possession

L-2100164

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: Two miles east of Kipp, Kansas, at Schilling Road and Donmeyer Road.

Legal Description: SW1/4 Sec 35, Twp 14, Rng 1W, minus tracts, Saline County, Kansas.

Property Description: This land would make an ideal addition to any farming operation. It is a well maintained upland farm with good quality soils. Terraces are in good condition with no erosion issues.

Farm Data:

Cropland	94.55 acres
Hayland	<u>7.45 acres</u>
Total	102 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	96.3 acres	37 bushels
Barley	.20 acres	41 bushels

Wheat Expense: \$25 per acre expense (94.55 acres) for 95# seed, 30 units of P, and 20 units of N for a total of \$2,363.75 due to Seller at closing.

2020 Taxes: \$930.08

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
4673	Irwin silty clay loam, 3 to 7 percent slopes	34.1	33.39	4e
4671	Irwin silty clay loam, 1 to 3 percent slopes	49.6	48.61	3s
4555	Clime silty clay loam, 3 to 7 percent slopes	18.4	18.0	3e
TOTALS		102.1	100%	3.33



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 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 March 9, 2021 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 Security 1st Title, Abilene, Kansas.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title, Abilene, Kansas, 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 March 9, 2021 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 Security 1st Title, Abilene, Kansas.

Sale Method: The real estate will be offered in 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: K-4 Farms LLC

Auctioneer: Van Schmidt

