

SIMULTANEOUS LIVE AND ONLINE LAND AUCTION

495.72+/- Acres • McPherson County, Kansas

Tuesday, March 30, 2021 • 2:00 PM

Grade School Auditorium • 310 Swedonia Street, Marquette, Kansas



Highlights:

- Irrigated and dryland cropland offered in four tracts
- Tracts 1 and 3 are open for 2021 crop year
- All tracts are easily accessible by blacktop

L-2100210

ONLINE SIMULCAST BIDDING

Starts Friday, March 26, 2021 at 10:00 AM.

Closes Tuesday, March 30, 2021 at close of live event.

To Register and Bid on this Auction, go to: www.fnccbid.com

For additional information, please contact:

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Property Information

Location:

One tract of irrigated and three tracts of dry cropland located three to seven miles south of Marquette along a blacktop road, 5th Avenue.

Legal Description:

- **Tract 1:** SW/4 Section 1-18S-5W
- **Tract 2:** SE/4 Section 2-18S-5W less home in SE corner and less grass acres in the SW side. Survey will be completed for exact legal.
- **Tract 3:** NE/4 Section 14-18S-5W less home in the NW corner
- **Tract 4:** E/2SE/4 Section 26-18S-5W, all in McPherson County, Kansas

Property Description:

Property will include 115 irrigated acres, water right #10201 and two domestic water rights numbers MP26-05 and 25403-01, a 1992 valley 6000 pivot and propane ford power unit; 350.14 acres of dry-land with mostly Class II soils; Tract 1 all Class II, Tract 2 is 50% Class II and 50% Class III, Tract 3 is mostly Class II, Tract 4 is mostly Class IV but does include Class II soils. Balance of the farm acres in wildlife habitat and grass waterways.

Farm Data:

- **Tract 1:**
Cropland 155.68 acres
Non-crop 2.02 acres
Total 157.7 acres
- **Tract 2:**
Cropland 99.29 acres
Non-crop 8.13 acres
Total 107.42 acres
- **Tract 3:**
Cropland 142.01 acres
Non-crop 12.49 acres
Total 154.5 acres
- **Tract 4:**
Cropland 68.16 acres
Non-crop 7.94 acres
Total 76.1 acres

FSA Information:

• Tracts 1 and 2:	<u>Base</u>	<u>Yield</u>
Wheat	130.5 acres	41 bushels
Corn	7.7 acres	115 bushels
Grain Sorghum	65.6 acres	101 bushels
Soybeans	31.5 acres	37 bushels
• Tract 3:	<u>Base</u>	<u>Yield</u>
Wheat	73.6 acres	41 bushels
Corn	4.3 acres	115 bushels
Grain Sorghum	37.1 acres	101 bushels
Soybeans	17.7 acres	37 bushels
• Tract 4:	<u>Base</u>	<u>Yield</u>
Wheat	40.5 acres	41 bushels
Corn	2.4 acres	115 bushels
Grain Sorghum	20.4 acres	101 bushels
Soybeans	9.8 acres	37 bushels

2020 Taxes:

- **Tract 1:** \$2,585.36
- **Tract 2:** \$1,509.70 Includes the grass acres not included in sale.
- **Tract 3:** \$2,040.62
- **Tract 4:** \$833.80

Irrigation Equipment:

- **Tract 1:** 1992 Valley Pivot, Ford propane engine, Gearhead and pump sell with the farm.

Well Information: Water Right 10210 Authorized for 160 Acres with 120 Acre feet @ 610 gallon per minute.



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.

Property Location Map



Tract 1

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3921	Smolan silty clay loam, 1 to 3 percent slopes	7.7	4.86	2e
3755	Hord silt loam, rarely flooded	150.3	95.14	2c
TOTALS		158.0	100%	2.0



Tract 2

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3755	Hord silt loam, rarely flooded	2.4	2.23	2c
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	0.2	0.22	6e
3921	Smolan silty clay loam, 1 to 3 percent slopes	53.4	49.57	2e
3403	Longford silty clay loam, 3 to 7 percent slopes	51.7	47.97	3e
TOTALS		107.7	100%	2.49



Tract 3

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3921	Smolan silty clay loam, 1 to 3 percent slopes	84.0	54.23	2e
3403	Longford silty clay loam, 3 to 7 percent slopes	14.9	9.65	3e
3755	Hord silt loam, rarely flooded	40.2	25.95	2c
2266	Tobin silt loam, occasionally flooded	15.7	10.17	2w
TOTALS		154.8	100%	2.1



Tract 4

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3921	Smolan silty clay loam, 1 to 3 percent slopes	22.2	29.12	2e
3404	Longford silty clay loam, 3 to 7 percent slopes, eroded	45.5	59.69	4e
3403	Longford silty clay loam, 3 to 7 percent slopes	8.5	11.19	3e
TOTALS		76.3	100%	3.31



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 date of 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 April 29, 2021 or such other date agreed to by the parties, subject to growing wheat crop on Tracts 2 and 4. Buyer will get landlords 1/3 share of the growing wheat and pay landlords 1/3 share of expenses. Buyer will get full possession after the wheat is harvested. Buyer will be granted immediate possession to perform necessary operations in preparation for 2021 cropping on Tracts 1 and 3. In the event the transaction is not closed at no fault of the Seller, the Buyer will not be reimbursed for operations or inputs.

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.

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 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 the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on April 29, 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.

Sale Method: The real estate will be offered in four individual tracts. 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: Dorothy Myers Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, March 26, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, March 30, 2021, with bidding concluding at the end of the live auction.**

To register and bid on this auction go to:
www.fncbid.com

All bids on the tract will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.