

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

614.45+/- Acres • McPherson County, Kansas

Tuesday, September 14, 2021 • 10:00 AM

McPherson County Fair Grounds | 1514 27th Avenue, Canton, Kansas

Highlights:

- Highly productive dryland, 100% tillable with mostly all Class II soils
- Pastureland and recreational land
- **Offered in six individual tracts!**
- Great access with blacktop road
- Access to dryland after the fall crops are harvested, Tract 2 access at contract signing, access to pastureland after closing.



L-2100507

ONLINE SIMULCAST BIDDING

Starts Friday, September 10, 2021 at 10:00 AM.

Closes Tuesday, September 14, 2021 at close of live event.

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

For additional information, please contact:

Chris Ostmeyer, AFM/Agent

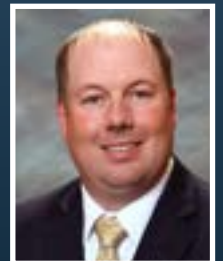
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Six tracts! Five tracts of highly productive soils and one tract of pastureland and recreational land. These properties are some of the most productive and nicest quarters in McPherson County. The recreational ground is perfect for white tail deer, and the pastureland has good hard grass in a desirable area.

Property Location Map



Property Information

Legal Description:

- **Tract 1:** SW/4 S10, T19, R01, ACRES 157.4, LESS R/W
- **Tract 2:** NW/4 S06, T20, R01, ACRES 150.4, LESS ROW & EX TR CA NW/C NW4 TH E638.1' FOR POB TH E675.7' S360' W675.7' N360' TO POB
- **Tract 3:** a 96.35± acre tract of dryland in 3-19-1W created by a survey in the SW/4 of the NE/4 and E/2 SW1/4
- **Tract 4:** a 54± acre tract of dryland created by a survey in 16-19-1W in the NE4
- **Tract 5:** a 67.1± acre tract of dryland being created by combining two parcels in SW and SE quarters of 15-19-01W
- **Tract 6:** an 89.2± acre tract of recreational and pastureland created by a survey in the NE/4 of 16-19-1W

Farm Data:

• Tract 1:	
Cropland	157.78 acres
Non-crop	<u>.77 acres</u>
Total	157.4 acres
• Tract 2:	
Cropland	128.34 acres
Non-crop	<u>22.06 acres</u>
Total	150.40 acres
• Tract 3:	
Cropland	<u>96.35 acres</u>
Total	96.35 acres
• Tract 4:	
Cropland	47.27 acres
Non-crop	<u>6.73 acres</u>
Total	54.0 acres
• Tract 5:	
Cropland	63.89 acres
Non-crop	2.21 acres
Buildings	<u>1.0 acre</u>
Total	67.1 acres
• Tract 6:	
Pasture	<u>89.2 acres</u>
Total	89.2 acres

FSA Information:

• Tract 1:	<u>Base</u>	<u>Yield</u>
Wheat	104.09 acres	46 bushels
Corn	12.94 acres	121 bushels
Grain Sorghum	28.82 acres	68 bushels
Soybeans	11.93 acres	32 bushels
• Tract 2:	<u>Base</u>	<u>Yield</u>
Wheat	62.37 acres	43 bushels
Corn	14.32 acres	104 bushels
Grain Sorghum	13.73 acres	90 bushels
Sunflowers	14.32 acres	840 pounds
Soybeans	17.74 acres	29 bushels
• Tract 3:	<u>Base</u>	<u>Yield</u>
Wheat	46.84 acres	43 bushels
Corn	10.75 acres	104 bushels
Grain Sorghum	10.31 acres	90 bushels
Sunflowers	10.75 acres	840 pounds
Soybeans	13.31 acres	29 bushels
• Tract 4:	<u>Base</u>	<u>Yield</u>
Wheat	33.52 acres	46 bushels
Corn	4.17 acres	121 bushels
Grain Sorghum	9.28 acres	68 bushels
Soybeans	3.85 acres	32 bushels
• Tract 5:	<u>Base</u>	<u>Yield</u>
Wheat	3.18 acres	46 bushels
Corn	0.4 acres	121 bushels
Grain Sorghum	0.88 acres	65 bushels
Soybeans	0.35 acres	32 bushels
Wheat	8.3 acres	45 bushels
Grain Sorghum	50.5 acres	66 bushels

Improvements:

- **Tract 5:** 72 x 36 shed in fair condition and an 80 x 24 lean-to in good condition.

2020 Taxes:

- **Tract 1:** \$2,519.68
- **Tract 2:** \$1,938.08
- **Tract 3:** \$1,978.68 (this is part of a larger 235.7 acre tract in Section 3 that is not selling.)
- **Tract 4, 6:** \$1,074.48
- **Tract 5:** \$1,328.50

Tract 1 Aerial Photo

Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5893	Farnum loam, 1 to 3 percent slopes	42.4	26.85	2c
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	49.3	31.24	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	47.7	30.22	2e
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	18.4	11.69	2s
TOTALS		157.8	100%	2.0

Tract 2 Aerial Photo

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	81.3	53.91	2s
4671	Irwin silty clay loam, 1 to 3 percent slopes	8.0	5.32	3s
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	61.4	40.76	2s
TOTALS		150.7	100%	2.05

Tract 3 Aerial Photo

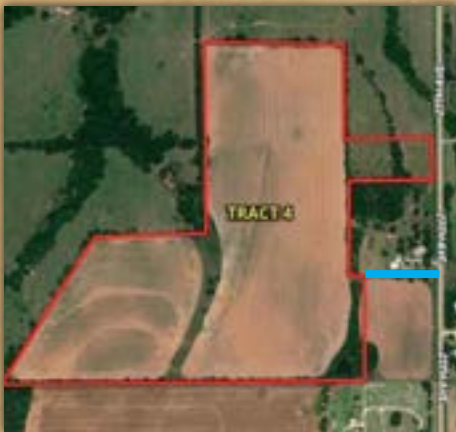


Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5893	Farnum loam, 1 to 3 percent slopes	7.1	7.46	2c
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	64.0	67.03	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	24.2	25.33	2e
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	0.2	0.18	6e
TOTALS		95.5	100%	2.01


Tract 4 Aerial Photo



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	26.4	50.51	2e
3403	Longford silty clay loam, 3 to 7 percent slopes	2.0	3.77	3e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	23.9	45.72	2s
TOTALS		52.3	100%	2.04

 Represents a 60 foot ingress/egress easement to enter the cropland from 27th Street.

Tract 5 Aerial Photo

Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	66.7	100.0	2s
TOTALS		66.7	100%	2.0

Tract 6 Aerial Photo

Tract 6 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3403	Longford silty clay loam, 3 to 7 percent slopes	42.3	46.44	3e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	35.4	38.87	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	0.5	0.59	2s
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	12.9	14.1	6e
TOTALS		91.2	100%	3.03

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 October 14, 2021 or such other date agreed to by the parties. Subject to growing crops on Tracts 1, 3, 4 and 5. Buyer will be granted immediate access to Tract 2 to perform necessary operations in preparation for the 2022 crop if they desire. In the event that the transaction is not closed at no fault of the Seller, the Buyer will not be reimbursed for operations or inputs. Buyer will be responsible for the wheat stubble herbicide burn down applied after 2021 wheat harvest on Tract 2 at closing.

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, McPherson, 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, McPherson, 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 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 October 14, 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, McPherson, Kansas.

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 will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres

Sale Method: The real estate will be offered in six 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: Marlys Marston Trust, Twig and Mary Marston, Shad Marston

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, September 10, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, September 14, 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 tracts 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.

LAND AUCTION

614.45+/- Acres • McPherson County, Kansas

Offered in Six Tracts!

Tract 1: \$ _____

Tract 2: \$ _____

Tract 3: \$ _____

Tract 4: \$ _____

Tract 5: \$ _____

Tract 6: \$ _____



Tract 6