

FOR SALE BY BIDS

320+/- Acres • Lane County, Kansas

BID DEADLINE: 12:00 PM CDT • Thursday, October 14, 2021

Contact Agent for Additional Details!

HIGHLIGHTS:

- Good location in a diversified agricultural area
- Close to grain markets
- All owned minerals will be conveyed

Property Location: From Pendennis, Kansas one-half mile east on Highway 4, two miles south on Scout Road and then east one and one-half miles.

Legal Description: East 1/2 of Section 3, Township 17 South, Range 27 West of the 6th P.M., Lane County, Kansas.

Property Description: Productive dryland farm ground along with native pasture for grazing. Two man-made ponds on the property.

Farm Data:

Cropland	176.35 acres
Hayland	13.82 acres
Pasture	126.75 acres
Non-crop	<u>3.08 acres</u>
Total	320 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	99.7 acres	33 bushels
Grain Sorghum	28.40 acres	42 bushels

2020 Taxes: \$1,250.92



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Location Map



For additional information, please contact:

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Dighton, Kansas

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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1762	Richfield silt loam, 1 to 3 percent slopes	86.1	26.95	2e
1770	Richfield-Ulysses silt loams, 1 to 3 percent slopes	6.5	2.03	2e
1857	Ulysses silt loam, 1 to 3 percent slopes	0.6	0.2	3e
1771	Richfield-Ulysses silt loams, 3 to 6 percent slopes	9.0	2.81	3e
1967	Buffalo Park-Ulysses silt loams, 1 to 3 percent slopes, eroded	24.5	7.68	4e
1968	Buffalo Park-Ulysses silt loams, 3 to 6 percent slopes, eroded	85.7	26.83	4e
2750	Penden clay loam, 7 to 15 percent slopes	46.8	14.67	6e
1761	Richfield silt loam, 0 to 1 percent slopes	60.1	18.82	3c
TOTALS		319.3	100%	3.5



FOR SALE BY BID PROCEDURE AND TERMS

- All bidding parties will remain confidential during the bidding process.
- Buyers must bid on the property prior to 12:00 PM CDT, Thursday, October 14, 2021 to be included in the bidding pool. No new bidders will be accepted after the deadline.
- After the bidding pool deadline, all active bidders will be allowed to advance their bids. Bids will be accepted until no further advances are made. Bids should be by the acre and minimum bid increments shall be \$25.00 per acre.
- All bids may be submitted via telephone, email, or text.
- If a bid is accepted and a sales contract is executed by the Seller and Buyer, upon request, the agent will provide a copy of the bid sheet for any of the active bidders in the bidding pool.

AUCTION TERMS

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2021 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 or about November 16, 2021 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 Lane County Title Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lane County Title Company, 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 or about November 16, 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 Lane County Title Company.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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: Betty Bowles