

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

317.84+/- Acres • Stafford County, Kansas

Tuesday, December 7, 2021 • 10:00 AM

Body & Sole Fitness Center

418 North Gilmore, Macksville, Kansas

Highlights:

- Immediate possession!
- Irrigation equipment included
- Excellent opportunity for recreational investor to purchase an income producing hunting property



L-2100656

ONLINE SIMULCAST BIDDING

Starts Friday, December 3, 2021 at 8:00 AM.

Closes Tuesday, December 7, 2021
at close of live event.

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

For additional information, please contact:

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Property Information

Property Location: Three miles south of Macksville on Southwest 120th Avenue and one-quarter mile west on Southwest 30th Road.

Legal Description: Lots 2, 3, and 4; S/2NW/4; SW/4NE/4; NE/ SW4 & NW/4 SE/4 of Section 4-25S-15W.

Property Description: Located three and one-quarter miles from Macksville, Kansas, with the main entrance to this farm one-half mile off a blacktop road. This irrigated farm features a 2012 9 Tower Reinke pivot with 165 acres currently under irrigation. There is potential to add more irrigated acres as entire property is authorized as a "place of use" under Water Right File #37963. Established shelter belts on the north and west sides of the property along with good grass surrounding the irrigated farm land would make this farm a great addition to a portfolio of a recreational investor looking for an income-producing hunting property or a livestock producer looking for a place to winter cattle.

Farm Data: (FSA acres exceed taxable acres.)

Cropland	185.74 acres
Non-crop	16.18 acres
Grass	<u>116.30 acres</u>
Total	318.22 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	141.20 acres	129 bushels
Soybeans	44.50 acres	49 bushels

2020 Taxes: \$5,172.33

Irrigation Equipment: 2012 9 Tower Reinke Model #2085/2065, 3.9L Cummins Diesel Motor, Lima Generator, Randolph Gear Head, McCrometer Water meter, Fuel Tank, and Fertilizer Tank.

Well Information: Water Right File # 37963 with an Authorized Quantity of 285 Acre-Feet (AF), Authorized Rate of 1260 Gallons Per Minute (GPM), and 321.41 Authorized Acres. Well was drilled to a depth of 147 feet by Clarke Well & Equipment, Inc. in 1985.

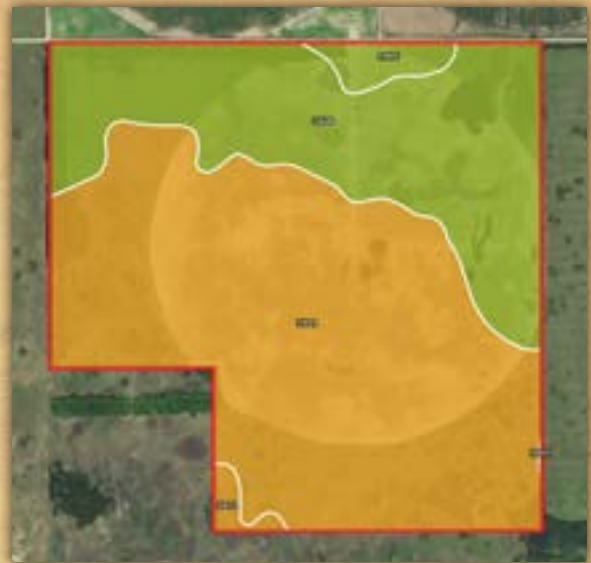
Location Map



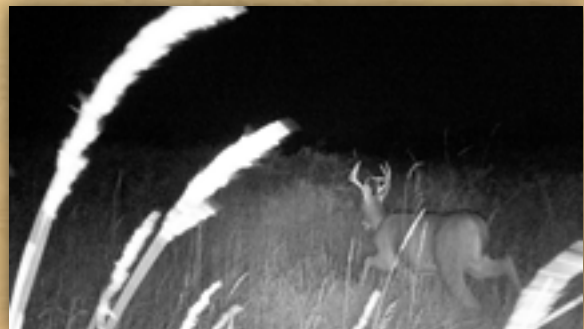
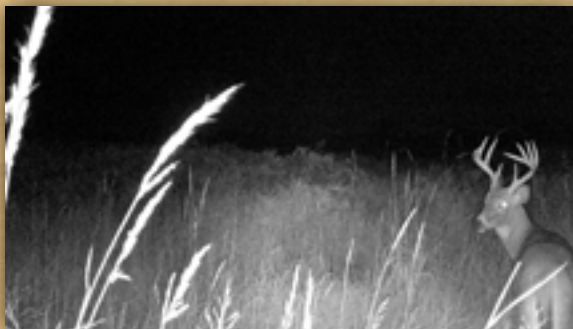
Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	199.75	62.87	27	6e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	107.19	33.74	32	3e
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	7.41	2.33	49	3e
5971	Tivin fine sand, 10 to 30 percent slopes	3.35	1.05	17	6e
TOTALS		317.7(*)	100%	29.09	4.92



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 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 January 7, 2022 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 High Plains Title, LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with High Plains Title, LLC, 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 January 7, 2022 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 High Plains Title, LLC.

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 Buyer and Seller will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual 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: Joseph & Marsha Johnson Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, December 3, 2021, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, December 7, 2021, with bidding concluding at the end of the live auction.**

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