

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

193+/- Acres • Wabaunsee County, Kansas

Friday, December 3, 2021 • 10:00 AM

Wells Creek Church | 25043 Wells Creek Road, Belvue, Kansas

Highlights:

- 182.6 tillable acres
- 146 acres of bottom land
- Very nice level cropland

L-2100690

ONLINE SIMULCAST BIDDING

Starts Monday, November 29, 2021 at 12:00 PM.

Closes Friday, December 3, 2021 at close of live event.

To Register and Bid on this Auction, go to:

www.fncbid.com



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Property Information

Property Location: From Wamego, Kansas, one and one-half miles south of the Kansas River on Highway 99. One and one-half miles east on Wells Creek Road.

Legal Description: Lots 1 and 4 in the NW1/4 and lots 5 and 6 in the SW 1/4 Section 22, Township 10, Range 10E of the 6th PM.

Property Description: Your opportunity to purchase a very nice farm in the Kansas River bottom with irrigation potential. Two miles to the elevator on good roads. Majority of the tillable acres are level Class II soils. 182.61 corn and soybean base acres. ***Don't let this opportunity pass, it will make a great addition to your current investment portfolio or farming acres.***

Farm Data:

Cropland	182.61 acres
Non-crop	<u>10.39 acres</u>
Total	193 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	84.66 acres	105 bushels
Soybeans	96.54 acres	37 bushels

2020 Taxes: \$3,775.52

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
7106	Eudora-Bismarckgrove silt loams, rarely flooded	83.82	43.46	76	2w
7107	Bismarckgrove-Kimo complex, rarely flooded	72.92	37.81	74	2w
7132	Stonehouse-Eudora complex, rarely flooded	15.13	7.85	54	4s
7302	Martin silty clay loam, 3 to 7 percent slopes	14.13	7.33	52	3e
7265	Gymer silty clay loam, 3 to 7 percent slopes	6.85	3.55	79	3e
TOTALS		192.86(*)	100%	71.86	2.27



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 2022 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 December 30, 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 Tall Grass Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Tall Grass Title Co., 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 December 30, 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 Tall Grass Title Co.

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 will pay 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 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: Uhlrich Farm LLC

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, November 29, 2021, at 12:00 PM. Bidding will be simultaneous with the live auction on Friday, December 3, 2021, with bidding concluding at the end of the live auction.**

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