

SIMULTANEOUS PUBLIC AND ONLINE LAND AUCTION

654.8+/- Acres Offered in Six Tracts

Marion and McPherson Counties, Kansas

Monday, October 18, 2021 • 10:00 AM

McPherson County Fairgrounds | 1514 27th Avenue, Canton, Kansas

L-2100692

Highlights:

- Productive dryland farms
- Excellent access to local grain markets
- Possession after fall harvest

ONLINE SIMULCAST BIDDING

Starts Wednesday, October 13, 2021 at 8:00 AM.

Closes Monday, October 18, 2021 at close of live event.

To Register and Bid on this Auction, go to:

www.fncbid.com



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www.FarmersNational.com/



For additional information, please contact:

Van Schmidt, Agent/Auctioneer

Newton, Kansas

Phone: (620) 345-6879

VSchmidt@FarmersNational.com

www.FarmersNational.com/VanSchmidt



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Property Information

Property Location:

- **Tract 1:** Located just east of Canton, Kansas in Marion County.
- **Tract 2-6:** Located east and north of Mound Ridge, Kansas in McPherson County.

Legal Description:

- **Tract 1:** The E 1/2 of the NE 1/4 of Sec. 20-19-1 E, 80 acres more or less, Marion County, Kansas
- **Tract 2:** The N 1/2 of the NW 1/4 of 22-20-2 W, 80 acres more or less, McPherson County, Kansas
- **Tract 3:** The NE 1/4 of the NE 1/4 of 22-20-2 W, 40 acres more or less, McPherson County, Kansas.
- **Tract 4:** The SW 1/4 of 8-21-1 W, with the exception, 148.1 acres, more or less, McPherson County, Kansas.
- **Tract 5:** The S 1/2 of the NW 1/4 and the SW 1/4 of 17-21-1 W, 240 acres more or less, McPherson County, Kansas
- **Tract 6:** The W 1/2 of the NE 1/4 of 20-21-1 W, 80 acres more or less, McPherson County, Kansas

Property Description:

Great offering of productive McPherson and Marion County dryland farms near Canton, Kansas. A great opportunity to add land to your existing operation or purchase as an investment.

- **Tract 1:** Expired CRP offering excellent recreational and hunting opportunities!!
- **Tract 3:** Potential building site acreage with paved access along east border.

Farm Data:

• Tract 1:	
Cropland	22.8 acres
Non-crop	0 acres
CRP	<u>54.3 acres</u>
Total	77.1 acres
• Tract 2:	
Cropland	76.8 acres
Non-crop	<u>0 acres</u>
Total	76.8 acres
• Tract 3:	
Cropland	37.8 acres
Non-crop	<u>0 acres</u>
Total	37.8 acres
• Tract 4:	
Cropland	147.83 acres
Non-crop	<u>.27 acres</u>
Total	148.1 acres
• Tract 5:	
Cropland	235.3 acres
Non-crop	<u>.0 acres</u>
Total	235.5 acres

• Tract 6:	
Cropland	79.7 acres
Non-crop	<u>0 acres</u>
Total	79.7 acres

FSA Information: Base Yield

• Tract 1: (52.4 CRP reduction acres)		
Wheat	17.27 acres	45 bushels
Corn	.52 acres	121 bushels
Sorghum	1.53 acres	64 bushels
Soybeans	1.44 acres	31 bushels
• Tract 2:		
Wheat	64.24 acres	45 bushels
Corn	1.95 acres	121 bushels
Sorghum	5.7 acres	64 bushels
Soybeans	5.37 acres	31 bushels
• Tract 3:		
Wheat	32.18 acres	45 bushels
Corn	.98 acres	121 bushels
Sorghum	2.86 acres	68 bushels
Soybeans	2.69 acres	31 bushels
• Tract 4:		
Wheat	121.67 acres	45 bushels
Corn	3.69 acres	121 bushels
Sorghum	10.8 acres	68 bushels
Soybeans	10.17 acres	31 bushels
• Tract 5:		
Wheat	195.21 acres	45 bushels
Corn	5.92 acres	121 bushels
Sorghum	17.32 acres	64 bushels
Soybeans	16.32 acres	31 bushels
• Tract 6:		
Wheat	67.11 acres	45 bushels
Corn	2.03 acres	121 bushels
Sorghum	5.96 acres	68 bushels
Soybeans	5.61 acres	31 bushels

CRP:

- **Tract 1:** 54.3 acres

2020 Taxes:

- **Tract 1:** \$662.80
- **Tract 2:** \$1,078.04
- **Tract 3:** \$507.96
- **Tract 4:** \$1,523.74
- **Tract 5:** \$2,357.84
- **Tract 6:** \$897.70

Location Maps



Tract 1

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
4673	Irwin silty clay loam, 3 to 7 percent slopes	31.02	40.26	59	4e
3391	Lancaster loam, 3 to 7 percent slopes	24.52	31.83	52	4e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	18.09	23.48	46	5w
4671	Irwin silty clay loam, 1 to 3 percent slopes	3.42	4.44	58	3s
TOTALS		77.04(*)	100%	53.68	4.19

Tract 2

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	40.5	52.72	64	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	36.32	47.28	66	2s
TOTALS		76.82(*)	100%	64.95	2.0

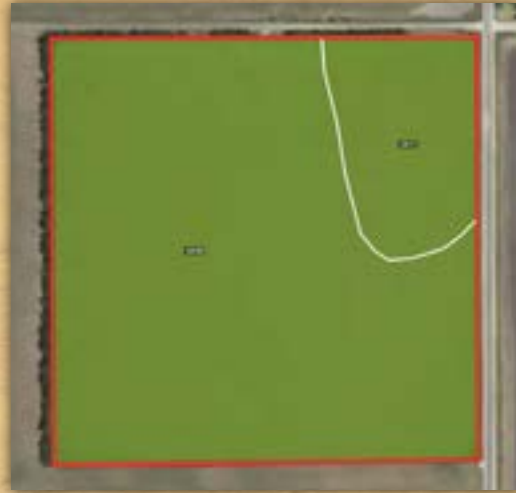


Tract 3

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	31.77	83.98	53	2s
3857	Goessel silty clay, 0 to 1 percent slopes	6.06	16.02	50	2s
TOTALS		37.83(*)	100%	52.52	2.0

Tract 4

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
3857	Goessel silty clay, 0 to 1 percent slopes	141.33	95.42	50	2s
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	6.79	4.58	53	2s
TOTALS		148.12(*)	100%	50.14	2.0

Tract 5

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
3857	Goessel silty clay, 0 to 1 percent slopes	235.23	100.0	50	2s
TOTALS		235.23(*)	100%	50.0	2.0

Tract 6

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
3857	Goessel silty clay, 0 to 1 percent slopes	66.09	82.88	50	2s
5893	Farnum loam, 1 to 3 percent slopes	13.65	17.12	65	2c
TOTALS		79.74(*)	100%	52.57	2.0

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 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 November 18, 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 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 November 18, 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.

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 and Buyer(s) 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 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: Melvern A Goering Trust and Erma J Goering Trust

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, September 20, 2021, at 8:00 AM. Bidding will be simultaneous with the live auction on Friday, September 24, 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 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.

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