

SIMULCAST PUBLIC AND ONLINE LAND AUCTION

**377.90+/- Acres Offered in Three Tracts
Jewell and Cloud Counties, Kansas**

**Monday, November 29, 2021 • 10:00 AM
Randall Community Center | Main Street, Randall, Kansas**

L-2200058

Highlights:

- Highly productive cropland
- Close to market
- Located east of Randall on blacktop Highway 28

ONLINE SIMULCAST BIDDING

Starts Monday, November 22, 2021 at 8:00 AM.
Closes Monday, November 29, 2021 at close of
live event.

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



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For additional information, please contact:

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Property Information

Property Location:

- **Tract 1:** 6.5 miles east of Randall, Kansas, on Highway 28.
- **Tract 2:** 5.75 miles east of Randall, Kansas, on Highway 28.
- **Tract 3:** 2.5 miles east of Randall, Kansas, on Highway 28.

Legal Description:

- **Tract 1:** NE4 Section 7-5S-5W, 154.28± acres
- **Tract 2:** E2NE4 Section 12-5S-6W, 77.16± acres
- **Tract 3:** NE4 Section 9-5S-6W, 146.46± acres (cropland only)

Farm Data:

- **Tract 1:**
Cropland 157.33 acres
(FSA acres exceed taxable acres)
- **Tract 2:**
Cropland 73.24 acres
Non-crop 3.92 acres
Total 77.16 acres
- **Tract 3:**
Cropland 156.43 acres
(FSA acres exceed taxable acres)

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 1:		
Wheat	70.76 acres	44 bushels
Corn	4.02 acres	111 bushels
Grain Sorghum	43.01 acres	90 bushels
Soybeans	26.74 acres	36 bushels
• Tract 2:		
Wheat	32.96 acres	44 bushels
Corn	1.87 acres	111 bushels
Grain Sorghum	20.04 acres	90 bushels
Soybeans	12.46 acres	36 bushels
• Tract 3:		
Wheat	98.99 acres	41 bushels
Corn	4.15 acres	108 bushels
Grain Sorghum	22.14 acres	94 bushels
Soybeans	19.85 acres	32 bushels

(Tract 3 FSA data includes railroad easement acres currently in crop production.)

2020 Taxes:

- **Tract 1:** \$3,255.58
- **Tract 2:** \$1,725.04
- **Tract 3:** \$3,389.36

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	65.89	42.75	0	66	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	57.95	37.6	0	64	2e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	30.29	19.65	0	55	3e
TOTALS		154.14(*)	100%	-	63.08	2.2

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	42.78	55.49	0	64	2e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	26.89	34.88	0	55	3e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	5.38	6.98	0	66	2s
3755	Hord silt loam, rarely flooded	2.05	2.66	0	79	2c
TOTALS		77.1(*)	100%	-	61.4	2.35

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2614	Harney silt loam, 3 to 7 percent slopes	42.98	29.44	0	69	3e
2236	Roxbury silt loam, occasionally flooded	40.85	27.98	0	78	2w
2613	Harney silt loam, 1 to 3 percent slopes	36.32	24.88	0	70	2e
3755	Hord silt loam, rarely flooded	13.93	9.54	0	79	2c
3725	Detroit silty clay loam, rarely flooded	11.91	8.16	0	65	1
TOTALS		145.99(*)	100%	-	72.39	2.21



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 of Tracts 1 and 2 will be granted on January 1, 2022 or such other date agreed to by the parties. Possession of Tract 3 is subject to tenant's rights on growing wheat.

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-Concordia.

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 December 27, 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-Concordia.

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 multiple 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: Ocie Miller Trust

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, November 22, 2021, at 8:00 AM. Bidding will be simultaneous with the live auction on Monday, November 29, 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 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.