

LAND AUCTION

SIMULCAST LIVE AND ONLINE

156.713+/- Acres • Sedgwick County, Kansas

Tuesday, January 25, 2022 • 10:00 AM

American Ag Credit | 4105 North Ridge Road, Wichita, Kansas

L-220082

Highlights:

- 100% tillable dryland farm
- All Class 2 Blanket silt loam
- Close to Gavilon Grain Terminal

ONLINE SIMULCAST BIDDING

Starts Friday, January 21, 2022, at 8:00 AM.

Closes Tuesday, January 25, 2022, at close of live event.

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

For additional information, please contact:

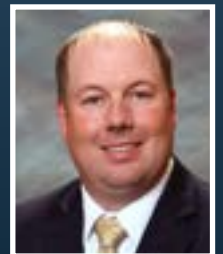
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Property Information

Location:

Three miles south of Macarthur Road at the intersection of West 63rd Street S and S Maize Road.

Farm Data:

Cropland	154.82 acres
Non-crop	<u>1.71 acres</u>
Total	156.53 acres

Legal Description:

SW1/4 EXC S 335 FT W 260 FT & EXC BEG 400 FT E SW COR SW1/4 N 327.12 FT W 139.98 FT S 330.10 FT E TO BEG & EXC BEG 1744.35 FT E OF SW COR SW1/4 N 130 FT E 130 FT S 130 FT W 130 FT TO BEG SEC 29-28-1W, Sedgwick County, Kansas.

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	125.60 acres	33 bushels
Grain Sorghum	15.90 acres	53 bushels

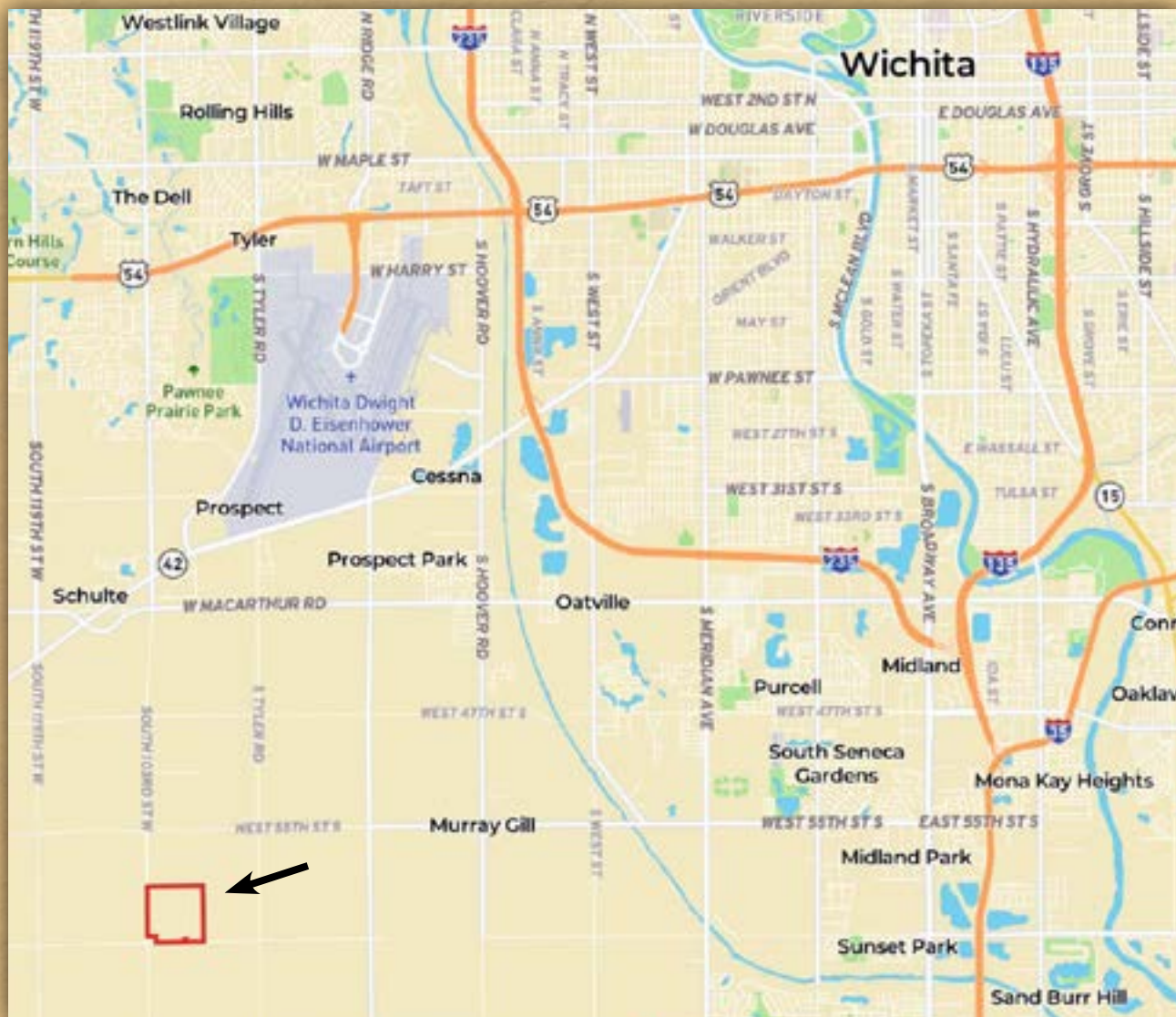
2021 Taxes:

\$1,500.73

Property Description:

Very nice dryland quarter section farm in southern Sedgwick County.

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP
6322	Blanket silt loam, 0 to 1 percent slopes	130.4	83.24	64	2c
6323	Blanket silt loam, 1 to 3 percent slopes	14.38	9.18	63	2e
5967	Tabler silty clay loam, 0 to 1 percent slopes	11.88	7.58	56	2s
TOTALS		156.65(*)	100%	63.31	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 date of 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 February 24, 2022 or such other date agreed to by the parties. Subject to growing wheat crop. Buyer to receive land owners share of the growing wheat crop and pay land owners share of expenses.

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 February 24, 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 Security 1st Title.

Sale Method: The real estate will be offered as a total unit. 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: Alan J Winterscheidt Rev Tr

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Friday, January 21, 2022, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, January 25, 2022, 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.

