

LAND AUCTION

SIMULCAST LIVE AND ONLINE

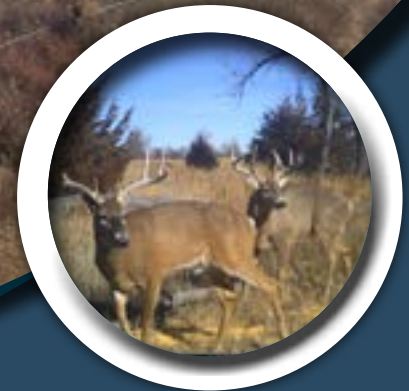
321.7+/- Acres • Ford County, Kansas

Tuesday, March 22, 2022 • 10:00 AM

Blue Hereford Restaurant | 809 Main Street, Ford, Kansas

Highlights:

- Recreational property that is ready to hunt!
- Located on the banks of the Arkansas River southeast of Dodge City, Kansas
- Immediate possession upon closing



L-2200163

ONLINE SIMULCAST BIDDING

Starts Friday, March 18, 2022, at 9:00 AM.

Closes Tuesday, March 22, 2022, at close of live event.

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

For additional information, please contact:

Matt Foos, AFM/Agent

Spearville, Kansas

Business: (620) 385-2151 • Cell: (620) 255-1811

MFoos@FarmersNational.com

www.FarmersNational.com/MattFoos

Jason Buschbom, Agent

McPherson, Kansas

Cell: (620) 241-4707

JBuschbom@FarmersNational.com

www.FarmersNational.com/JasonBuschbom



Serving America's Landowners Since 1929

www.FarmersNational.com



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Location: From Ford, Kansas, north on Highway 400 one and one-half miles and one-half mile east of Ridge Road, then north three miles on 126 Road and then eight miles east on Outlaw Road.

Legal Description: N/2 of Section 14-27S-21W lying W of W/L of River and Pt NW/4 Section 13-27S-21W lying W of W/L River, Ford County, Kansas.

Property Description: *A whitetail paradise along the banks of the Arkansas River!*

This 320 acre farm is situated in Ford County with the Arkansas River creating the eastern boundary of the property and along the "Wet Route" of Santa Fe Trail. The river bottom consists of a great amount of cover, including giant mature cottonwoods. The pasture adjacent to the river bottom has been grazed but if let go would become a dense mecca for bedding deer. The rest of the property consists of waste high to head high CRP grass.

As you drive down the dead end road on the north side of the property, you can see the beat down trails from the deer heading through the CRP field to the agriculture fields. The deer are definitely using this farm as their bedroom. The shelterbelt, that runs the length of the southern border, provides great bedding and there are trails that run throughout. Mature cottonwoods, locust, osage orange, and cedar trees make up the majority of this shelter belt, plenty of room to hang stands within and ambush deer coming and going to bed. As the shelterbelt moves east towards the

river, there are two groves of trees that expand out into the native grass. These two groves of trees have low lying areas that hold water and seem small from the aerial but you can get lost in these overgrown acreages. They both hold deer and a lot of them. There is an old gravel pit at the west end of the property that has a mature grove of trees surrounding it. The pit holds water and is a great little waterfowl hole. The other wildlife on the farm also uses this as a watering hole. There were signs of turkeys, pheasants, and quail. This would be a great spot to build a little cabin for all of the hunting trips you will be making to this property. The Arkansas River also holds ducks in its meandering banks. A little bit of everything for the all-around hunter!

Farm Data:

Cropland	244.59 acres
Pasture	51.37 acres
Non-crop	<u>25.74 acres</u>
Total	321.7 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	23.7 acres	35 bushels

CRP: 156.53 acres currently enrolled with an annual payment of \$2,651 (.6666 of \$3,978), and an expiration date of 9/30/2022.

2021 Taxes: \$1,185.66



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1187	Las Animas-Lincoln complex, occasionally flooded	167.95	52.98	0	30	4w
2156	Lesho-Lesho, saline clay loams, occasionally flooded	55.65	17.55	0	56	3w
6224	Canadian fine sandy loam, rarely flooded	22.82	7.2	0	52	2c
1185	Las Animas sandy loam, occasionally flooded	22.78	7.19	0	30	3w
2144	Leshara clay loam, occasionally flooded	22.39	7.06	0	61	2w
6060	Lincoln soils, frequently flooded	14.63	4.61	0	28	7w
2152	Lesho clay loam, occasionally flooded	8.15	2.57	0	54	3w
9994	Rivers	2.62	0.83	0	-	8w
TOTALS		317.02(*)	100%	-	38.61	3.61



Property Location Map



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 April 22, 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 April 22, 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 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 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: Michael Redfield, Katherine J. Vetter, Ernest A. Redfield

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Friday, March 18, 2022, at 9:00 AM. Bidding will be simultaneous with the live auction on Tuesday, March 22, 2022, with bidding concluding at the end of the live auction.**

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