

LAND AUCTION

SIMULCAST LIVE AND ONLINE

**400+/- Acres Offered in Three Tracts
Smith and Osborne Counties, Kansas**

**Monday, May 23, 2022 • 10:00 AM
Memorial Hall | 500 Morgan Avenue, Downs, Kansas**

L-2200327

Highlights:

- High quality cropland offering Class I to Class III soils
- Tract 3 has irrigation potential
- Good access and close to market

ONLINE SIMULCAST BIDDING

Starts Monday, May 16, 2022, at 10:00 AM.
Closes Monday, May 23, 2022, 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:** From the intersection of 24 and 181 Highways in Downs, Kansas, travel two miles north and one-half mile west.
- **Tract 2:** From the intersection of 24 and 181 Highways in Downs, Kansas, travel four miles north and one mile east.
- **Tract 3:** One-quarter mile east of Tract 2.

Legal Description:

- **Tract 1:** SW4 Sec. 9-6S-11W, Osborne County.
- **Tract 2:** SW4 Sec. 36-5S-11W, Smith County
- **Tract 3:** E2SE4 Sec. 36-5S-11W, Smith County

Farm Data:

- **Tract 1:**
Cropland 157.23 acres
(FSA acres exceed taxable acres)
- **Tract 2:**
Cropland 157.25 acres
Non-crop 1.35 acres
Total 158.6 acres
- **Tract 3:**
Cropland 56.44 acres
Non-crop 20.86 acres
Total 77.30 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
• Tract 1:		
Wheat	133.6 acres	44 bushels
Grain Sorghum	22.8 acres	64 bushels
• Tract 2:		
Wheat	77.14 acres	42 bushels
Corn	9.8 acres	101 bushels
Grain Sorghum	31.59 acres	78 bushels
Soybeans	4.28 acres	41 bushels
• Tract 3:		
Wheat	27.69 acres	42 bushels
Corn	3.52 acres	101 bushels
Grain Sorghum	11.34 acres	89 bushels
Soybeans	1.54 acres	41 bushels

Well Information:

- **Tract 3:** Surface water rights out of Oak Creek.

2021 Taxes:

- **Tract 1:** \$2,445.52
- **Tract 2:** \$2,259.12
- **Tract 3:** \$1,015.04

Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2614	Harney silt loam, 3 to 7 percent slopes	53.33	34.16	0	69	3e
2264	Tobin and Roxbury silt loams, occasionally flooded	49.6	31.77	0	79	2w
2613	Harney silt loam, 1 to 3 percent slopes	32.23	20.65	0	70	2e
2524	Armo-Bogue complex, 7 to 20 percent slopes	10.97	7.03	0	46	6e
2623	Harney-Mento complex, 3 to 7 percent slopes	9.97	6.39	0	66	3e
TOTALS		156.1(*)	100%	-	70.58	2.69

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2366	New Cambria silty clay, rarely flooded	51.59	32.58	0	56	2s
2623	Harney-Mento complex, 3 to 7 percent slopes	51.33	32.42	0	66	3e
2613	Harney silt loam, 1 to 3 percent slopes	22.19	14.01	0	70	2e
2536	Bogue clay, 3 to 15 percent slopes	17.67	11.16	0	29	6e
2225	New Cambria silty clay, frequently flooded	12.38	7.82	0	47	5w
2734	Nuckolls silt loam, 7 to 12 percent slopes	3.09	1.95	0	77	4e
2592	Corinth silty clay loam, 3 to 7 percent slopes	0.12	0.08	0	43	4e

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2375	Roxbury silt loam, rarely flooded	42.88	55.5	0	80	2e
2234	Roxbury silt loam, channeled	20.71	26.81	0	49	5w
2347	McCook silt loam, rarely flooded	8.24	10.67	0	56	1
3755	Hord silt loam, rarely flooded	3.2	4.14	0	79	2c
2613	Harney silt loam, 1 to 3 percent slopes	2.24	2.9	0	70	2e



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 June 27, 2022 or such other date agreed to by the parties. Seller to keep growing wheat. Buyer(s) to receive Landlord's share of spring planted crops. Any open acres, Buyer(s) to receive early access. 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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent, 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 June 27, 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 the closing agent.

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 three 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: Vandergiesen

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, May 16, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Monday, May 23, 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 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.