

LAND AUCTION

SIMULCAST LIVE AND ONLINE

157+/- Acres • Hodgeman County, Kansas

Wednesday, November 30, 2022 • 5:00 PM CT

King Center | 308 Main, Jetmore, Kansas

Highlights:

- Nice dry land quarter
- All of the 2023 wheat crop goes to buyer
- Located in a diversified agricultural area

L-2200584-03

ONLINE SIMULCAST BIDDING

Starts Monday, November 21, 2022, at 8:00 AM CT.

Closes Wednesday, November 30, 2022,
at close of live event.

To Register and Bid on this Auction, go to:

www.fnccbid.com

For additional information, please contact:

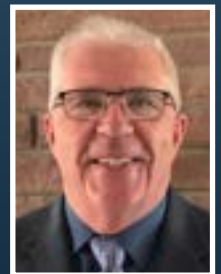
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Property Information

Location:

From Jetmore, eight miles west on Highway 156 then seven miles north.

Legal Description:

SE1/4 of Section 34, T21S, R25W, Hodgeman County, Kansas

Property Description:

Dry land farm located in the northwest portion of Hodgeman County planted to wheat for 2023. Grass draw in the east portion of the quarter.

Farm Data:

Cropland	124.5 acres
Pasture	25.03 acres
Non-crop	<u>7.47 acres</u>
Total	157 acres

FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Grain Sorghum	73 acres	38 bushels
Wheat	7.6 acres	29 bushels

2021 Taxes:

\$959.92

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	58.17	37.82	0	70	2e
2615	Harney silty clay loam, 1 to 3 percent slopes, eroded	34.62	22.51	0	61	3e
2762	Penden-Humbarger complex, 0 to 12 percent slopes	23.15	15.05	0	64	6e
2757	Penden silty clay loam, 3 to 7 percent slopes	21.37	13.89	0	69	3e
1643	Kim-Penden silty clay loams, 3 to 6 percent slopes, eroded	12.79	8.32	0	55	4e
2232	Roxbury and Bridgeport soils, channeled	2.26	1.47	0	46	3w
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	1.46	0.95	0	61	4e
TOTALS		153.81(*)	100%	-	65.25	3.17



AUCTION TERMS

Minerals: All minerals interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2022 payable in 2022 and 2023 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 will be granted at closing on or about January 3, 2023 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 First American Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American 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 or about January 3, 2023 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 First American Title.

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. Absentee or telephone bids will be accepted with 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: Charlene A Gernon Revocable Trust Dated August 6, 2009, Charlene A Gernon Trustee

Auctioneer: Tyler Ambrose

Comments: All of the 2023 wheat crop shall go to the Buyer. Buyer will reimburse Seller for production expenses related to the establishment of the 2023 wheat crop. Wheat crop insurance shall be transferred to buyer, buyer will pay the crop insurance premium.

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, November 21, 2022, at 8:00 AM CT. Bidding will be simultaneous with the live auction on Wednesday, November 30, 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.