

LAND AUCTION

SIMULCAST LIVE AND ONLINE

304.90+/- Acres • Rooks County, Kansas
Wednesday, December 7, 2022 • 10:00 AM
First Christian Church Fellowship Center
301 South Broadway Street, Plainville, Kansas

Highlights:

- Two tracts • SW1/4 30-9-16 and SE1/4 30-9-16
- Total of 223.63 well-maintained cropland acres
- Clean pasture with newer 5-wire fence
- Open for 2023 crop year

L-2200615



ONLINE SIMULCAST BIDDING

Starts Thursday, December 1, 2022 at 10:00 AM.
Closes Wednesday, December 7, 2022,
at close of live event.

To Register and Bid on this Auction, go to:

www.fncbid.com

For additional information, please contact:



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Property Information

Location:

From the intersection of Highway 183 and K18 in Plainville, Kansas, travel 5.5 miles east on Highway 18 to X Road. Travel 2 more miles east on X Road to the southwest corner of the property.

Legal Description:

- **Tract 1:** SW4 Section 30-9S-16W
- **Tract 2:** SE4 Section 30-9S-16W less tract

Property Description:

• **Tract 1** offers 139.77 tillable acres of gently sloping, well-maintained cropland with a productive history. The farm has impressive PLC yields of 120 for Sorghum and 51 for Wheat and most of the 7.62 acre waterway can be hayed.

• **Tract 2** consists of 83.86 acres of productive cropland and 68.72 acres of high-quality native pasture. 5-wire fence surrounds the pasture on all sides and most trees have been cleared. In addition to a small pond, well water supplies a stock tank in the northeast corner and an additional hydrant runs to the southwest corner of the pasture. NOTE: Wells are located on neighboring properties and water is supplied through an informal agreement with landowners. Adjacent landowners have indicated a willingness to work with new owner, but buyer will be responsible for maintaining that arrangement. No guarantees are made for future availability of water. **Buy one tract or both for great addition to your operation or land portfolio!**

Farm Data:

Tract 1:

Cropland	139.77 acres
Non-crop	1.41 acres
Waterway	<u>7.62 acres</u>
Total	148.80 acres

Tract 2:

Cropland	83.86 acres
Pasture	68.72 acres
Non-crop	.77 acres
Waterway	<u>2.75 acres</u>
Total	156.10 acres

FSA Information:

Tract 1

	<u>Base</u>	<u>Yield</u>
Wheat	73.13 acres	51 bushels
Grain Sorghum	48.87 acres	120 bushels

Tract 2

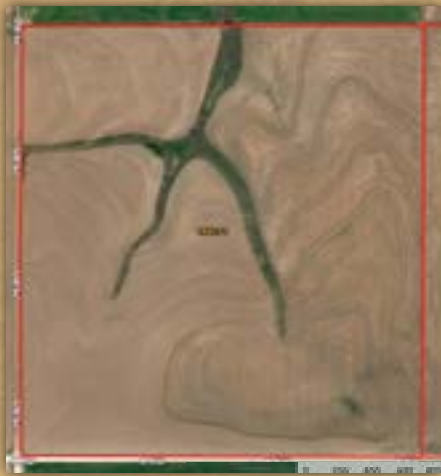
	<u>Base</u>	<u>Yield</u>
Wheat	43.8 acres	47 bushels
Grain Sorghum	6.2 acres	95 bushels

2021 Taxes:

- **Tract 1:** \$1,774.34
- **Tract 2:** \$1,229.32



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	118.18	79.51	0	70	2e
2623	Harney-Mento complex, 3 to 7 percent slopes	30.46	20.49	0	66	3e
TOTALS		148.64(*)	100%	-	69.18	2.2



Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	68.06	43.6	0	70	2e
2622	Harney-Mento complex, 1 to 3 percent slopes	41.71	26.72	0	65	2e
2623	Harney-Mento complex, 3 to 7 percent slopes	33.63	21.54	0	66	3e
2612	Harney silt loam, 0 to 1 percent slopes	7.46	4.78	0	71	2c
2660	Heizer-Brownell complex, 5 to 30 percent slopes	3.28	2.1	0	18	7s
2953	Wakeen silt loam, 3 to 7 percent slopes	1.42	0.91	0	47	4e
2236	Roxbury silt loam, occasionally flooded	0.54	0.35	0	78	2w
TOTALS		156.1(*)	100%	-	66.58	2.34



AUCTION TERMS

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

Taxes: Real estate taxes for 2022 payable in 2022/2023 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 January 11, 2023 or such other date agreed to by the parties. 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 Coast to Coast Title Co., Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Coast to Coast Title Co., Inc 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 11, 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 Coast to Coast Title Co., Inc.

Sale Method: The real estate will be offered in two 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. 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: Tract 1: Larry Teasley Revocable Trust AND Larry Dean Teasley share of Bonnie E. Teasley Trust
Tract 2: Larry Dean Teasley share of Bonnie E. Teasley Trust.

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Thursday, December 1, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, December 7, 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.

