

LAND AUCTION

SIMULCAST LIVE AND ONLINE

158.7+/- Acres • Rush County, Kansas

Tuesday, November 15, 2022 • 10:00 AM

Lacrosse Livestock Market | 2340 North Highway 183, Lacrosse, Kansas

Highlights:

- Non-irrigated crop land
- CRP acres provide cover for wildlife and income
- Immediate possession



L-2200620

ONLINE SIMULCAST BIDDING

Starts Friday, November 11, 2022, at 10:00 AM.

Closes Tuesday, November 15, 2022, at close of live event.

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

Property Location: From Alexander, Kansas, five miles south on County Road 120.

Legal Description: NW/4 of Section 21-19S-20W

Farm Data:

Cropland 104.52 acres
CRP 55.47 acres
Total 159.99 acres
(FSA acres exceed taxable acres)

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	38.82 acres	39 bushels
Grain Sorghum	65.7 acres	53 bushels

CRP: 55.47 acres enrolled with an annual payment of \$1,672, expiring September 30, 2035.

2021 Taxes: \$1,111.66

Location Map



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www.FarmersNational.com



For additional information, please contact:

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Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	86.11	54.29	0	70	2e
2817	Uly silt loam, 3 to 6 percent slopes	47.95	30.23	0	77	3e
2953	Wakeen silt loam, 3 to 7 percent slopes	24.55	15.48	0	47	4e
TOTALS		158.61(*)	100%	-	68.56	2.61

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 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 6, 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 Lacrosse Abstract & 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 Lacrosse Abstract & 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 and any escrow closing services will be equally paid by both the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on January 6, 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 Lacrosse Abstract & 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 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: Harry L. Bannister Jr. & Louise Bannister

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The on-line bidding begins on **Friday, November 11, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, November 15, 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. This auction will not be broadcast over the internet.

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.