

LAND AUCTION

SIMULCAST LIVE AND ONLINE

249.80+/- Acres • Republic County, Kansas

Friday, April 14, 2023 • 10:00 AM

Munden Community Hall | 110 Main Street, Munden, Kansas

L-2300239

Highlights:

- SW1/4 and S1/2NW1/4 7-2-2
- 2023 Cash Rent to Buyer: \$33,000
- 218.33 Certified Crop Acres



**Online Simulcast Bidding Starts Monday, April 10, 2023 at 10:00 AM.
Closes Friday, April 14, 2023, 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

Location:

From the north edge of Belleville, Kansas, travel three miles north on Highway 81, then east one mile on Jade Road.

Legal Description:

SW1/4 and S1/2 NW1/4 Section 7, Township 2, Range 2, Republic County, Kansas.

Property Description:

This productive, well-maintained farm consists of 218.33 tillable acres, 7.04 acres of hayable waterways, with the balance in wildlife habitat. The farm features primarily Class II and III Crete and Hasting soils, ranging from flat to moderately sloping. The property is selling subject to current written lease in place through December 31st, 2023. The buyer will receive the 2023 Cash Rent. Payments of \$16,500 are due August 1st, 2023 and December 1st, 2023.

Farm Data:

Cropland	218.33 acres
Hayland	7.04 acres
Non-crop	27.63 acres
Other	<u>.76 acres</u>
Total	249.80 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	17.55 acres	98 bushels
Sorghum	17.91 acres	68 bushels
Soybeans	55.84 acres	30 bushels
Wheat	80.90 acres	35 bushels

2022 Taxes: \$5,273.10



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	77.26	30.96	0	64	2e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	70.33	28.18	0	67	6e
3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	34.61	13.87	0	67	6e
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	24.89	9.97	0	59	3e
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	15.17	6.08	0	55	3e
3872	Hastings silty clay loam, 3 to 7 percent slopes, severely eroded	14.99	6.01	0	55	3e
3848	Geary silty clay loam, 3 to 7 percent slopes, severely eroded	7.87	3.15	0	57	3e
3830	Crete silty clay loam, 3 to 7 percent slopes	4.43	1.78	0	62	3e
TOTALS		249.55(*)	100%	-	63.42	3.95



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 June 1, 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 Cloud Republic County 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 Cloud Republic County 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 June 1, 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 Cloud Republic County Title, LLC.

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: Kenneth Schultz

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Monday, April 10, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Friday, April 14, 2023, 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.

