

SIMULCAST AUCTION

160± Acres, Osborne County, Kansas

Friday, June 9, 2023 • 11:00 AM

First Christian Church Fellowship Center | 301 South Broadway Street, Plainville, Kansas

Highlights:

- Full possession after 2023 wheat harvest
- CRP income to transfer to Buyer(s)
- Productive soils with good access

L-2300304

ONLINE BIDDING AVAILABLE!

Starts Wednesday, June 7, 2023, at 8:00 AM

Closes Friday, June 9, 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

Legal Description: Southwest Quarter of Section 30-9S-15W

Property Location: From Natoma, Kansas, travel one mile west on Highway 18 to 31 Road. Go three miles north on 31 Road to the southwest corner of the property, at the intersection of 31 Road and X Road.

Property Description: This farm offers 152.58 acres of level to gently sloping, mostly class II, well-maintained, productive crop grounds. 23.24 acres are currently enrolled in CRP providing income through 2030. Most of the 6.76 acre waterway can be hayed.

Taxes: \$2,099.96

CRP Information: 23.24 acres, due to expire September 30, 2030. Annual payment of \$786.00

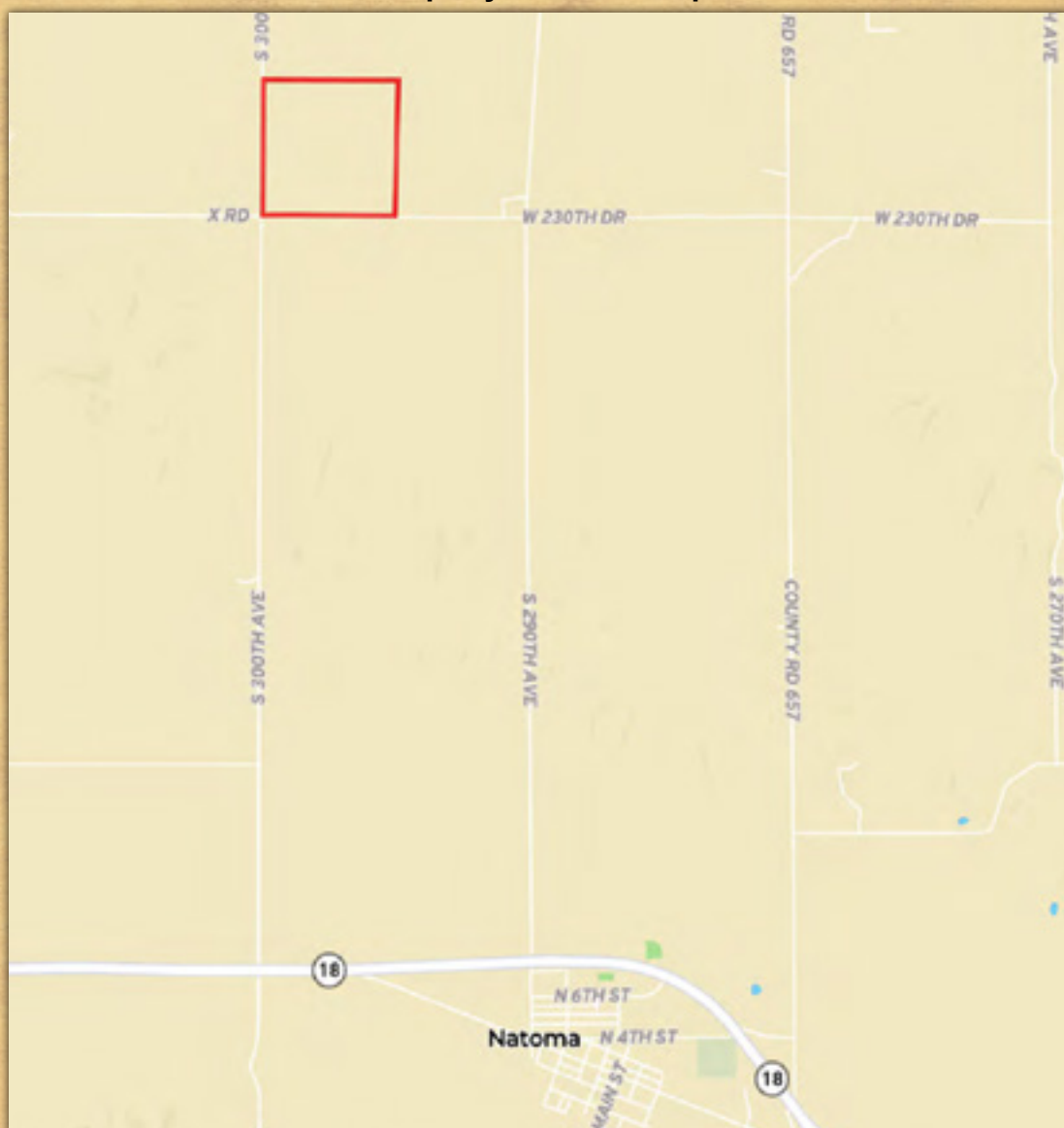
FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	100.1 acres	36 bushels
Grain Sorghum	28.3 acres	57 bushels

Farm Data:

Cropland	129.34 acres
Hayland	6.76 acres
CRP	23.24 acres
Other	<u>0.58 acres</u>
Total	159.92 acres

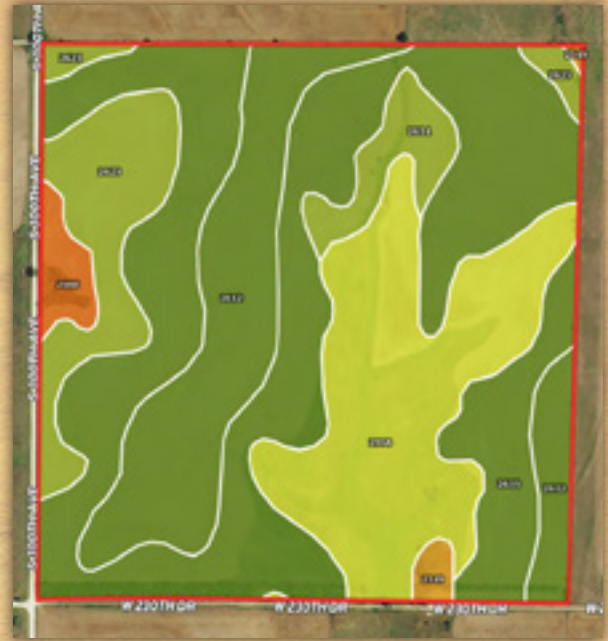
Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	70.72	44.26	0	70	2e
2958	Wakeen-Mento complex, 3 to 7 percent slopes	34.42	21.54	0	50	4e
2612	Harney silt loam, 0 to 1 percent slopes	28.51	17.84	0	71	2c
2623	Harney-Mento complex, 3 to 7 percent slopes	15.93	9.97	0	66	3e
2614	Harney silt loam, 3 to 7 percent slopes	5.67	3.55	0	69	3e
2660	Heizer-Brownell complex, 5 to 30 percent slopes	3.15	1.97	0	18	7s
2549	Brownell-Wakeen complex, 8 to 20 percent slopes	1.4	0.88	0	32	6e
TOTALS		159.8(*)	100%	-	64.08	2.7



Simulcast 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 July 10, 2023, or such other date agreed to by the parties. Subject to Completion of 2023 wheat harvest. CRP contract to transfer to Buyer(s). 2023 payment goes to seller.

Earnest Payment: A 10% earnest money payment is required on the day of the auction. The payment may be in the form of cash, cashier's check, personal check, or company check. All funds will be deposited and held by Collier Abstract.

Contract and Title: Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with Collier Abstract the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be July 10, 2023, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in cash, guaranteed funds, or by wire transfer at the discretion of Collier Abstract.

Auction Sales: 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. 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(s): Hachmeister Revocable Trust

Auctioneer: Van Schmidt

Online Bidding Procedure

Online bidding begins Wednesday,
June 7, 2023, at 8:00 AM.
Bidding ends on Friday, June 9, 2023,
at the close of the live auction.

To register and bid on this auction go to:
www.FNCBid.com

All bids on the tract will be visible online, 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.

