



Farmers
National
Company.

www.FarmersNational.com

L-2300356

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

156.80± Acres, Clay County, Kansas

Wednesday, October 4, 2023 | 10:00 AM

American Legion | 3070 Frontier Road, Clifton, Kansas

Highlights:

- NE1/4 Section 27-6-2E
- 106.37 tillable acres, 44.25 acres pasture
- Primarily Class II Crete silty clay loam soils

For additional information, please contact:



Matt Dowell, AFM/ Agent
(785) 564-1256
MDowell@FarmersNational.com



Fred Olsen, AFM/Agent
(620) 285-9131
FOlsen@FarmersNational.com

Online Bidding starts | Wednesday, September 27, 2023 at 10:00 AM

Bidding closes | Wednesday, October 4, 2023 at Close of Live Event

To register and bid go to: www.fnctbid.com

Property Information

Location:

From Morganville, Kansas, go three miles north and one-half mile east.

Legal Description:

NE1/4 27-6-2E, Clay County, Kansas

Property Description:

This productive farm consist of 106.37 tillable acres, 44.25 fenced acres, with the balance in hay. The tillable acres are 85% Class II Crete silty clay loam soils. The pasture has 27 acres of the same Crete soils and lays well enough to convert the majority of acres to crop production. For the sportsman, there are native grass bedding areas throughout the pasture and the farm is flanked on the west by heavy timber. The property sits three miles west of Highway 15 and has easy access via gravel roads on both sides. ***Don't miss this opportunity to add to your farming operation or investment portfolio!***

Farm Data:

| | |
|----------|--------------------|
| Cropland | 106.37 acres |
| Hayland | 6.26 acres |
| Pasture | <u>44.25 acres</u> |
| Total | 156.8 acres |

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|----------|-------------|--------------|
| Soybeans | 52.52 acres | 39 bushels |
| Wheat | 51.88 acres | 37 bushels |

2022 Taxes: \$2,537.38

Property Location Map



Aerial Photo



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|---------------|-------|-----|-------|------|
| 3828 | Crete silty clay loam, 1 to 3 percent slopes | 118.1 2 | 75.19 | 0 | 64 | 2e |
| 3844 | Geary silt loam, 3 to 7 percent slopes | 21.4 | 13.62 | 0 | 73 | 3e |
| 3830 | Crete silty clay loam, 3 to 7 percent slopes | 16.34 | 10.4 | 0 | 62 | 3e |
| 3846 | Geary silty clay loam, 3 to 7 percent slopes, eroded | 1.09 | 0.69 | 0 | 62 | 3e |
| 3845 | Geary silt loam, 7 to 15 percent slopes | 0.14 | 0.09 | 0 | 67 | 6e |
| TOTALS | | 157.0 9(*) | 100% | - | 65.0 | 2.25 |



AUCTION TERMS

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

Taxes: Real estate taxes for 2023 payable in 2024 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 November 7, 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 Republican Valley Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Republican Valley 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 November 7, 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 Republican Valley Title.

Sale Method: The real estate will be offered as 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: Norman and Betty Bechard Trust

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Wednesday, September 27, 2023, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, October 4, 2023, at 10:00 AM, 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 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.

