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L-2300555

LAND AUCTION

SIMULCAST LIVE AND ONLINE

151.4± Acres, Reno County, Kansas

Friday, November 3, 2023 | 2:00 PM

American Ag Credit | 4105 N Ridge Road, Wichita, Kansas

PROPERTY SHOWING: Sunday, October 29, 2023 | 2:00-4:00 PM | On the Property

Highlights:

- Rural residential property with pastureland acreage
- Cropland has productive soils
- Near Cheney Lake with blacktop access on two sides

For additional information, please contact:

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For additional information, please contact:

Richard Boyles, CGA, Agent | (785) 639-6285 or (316) 867-0340
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Bidding starts | Friday, October 27, 2023, at 8:00 AM
Bidding closes | Friday, November 3, 2023, at close of live event

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

Property Information

Directions to Property:

- 13010 E Maple Grove, Mount Hope, Kansas

Legal Description:

W1/2 SW1/4 & N1/2 W1/2 E1/2SW 1/4 EXC TR BEG 783.4'E OF THE SW COR TH N 215 FT TH E 315.6' TH S 215 FTTH W 315.6FT TO POB AND E1/2 SW1/4 EXC N1/2 W1/2 E1/2 SW 1/4 & EXC TRACT BEG 100 FT E OF THE SW COR E1/2 SW1/4TH N 220 FT TH E 200 FT TH S 220 FT TH W 200 FT TO POB AND LESS ROAD R/W; all in Section 26-26-4W.

Exact tract legals to be determined by survey if sold to different buyers.

Property Description:

The property is currently one parcel and will be offered as two parcels. The rural residential house and buildings will be offered with the pastureland acreage, while the cropland acres will be offered separately. The rural residential house is an older, two-story home with four bedrooms and two baths. It offers 2,349 square feet of living space, with outbuildings, including a 60' x 34' farm storage shed. Located in a small rural community with black top access, this is a very unique property. The pastureland has a pond and is fenced. The cropland acres are good productive soils. The properties are across the road from the St. Joseph Ost Catholic Church.

Farm Data:

• Tract 1:	
Cropland	89.94 acres
Non-crop	<u>0.56 acres</u>
Total	90.50 acres
• Tract 2:	
Cropland	5.73 acres
Pasture	51.67 acres
Non-crop	<u>3.50 acres</u>
Total	60.90 acres

FSA Information (Tracts 1 and 2):

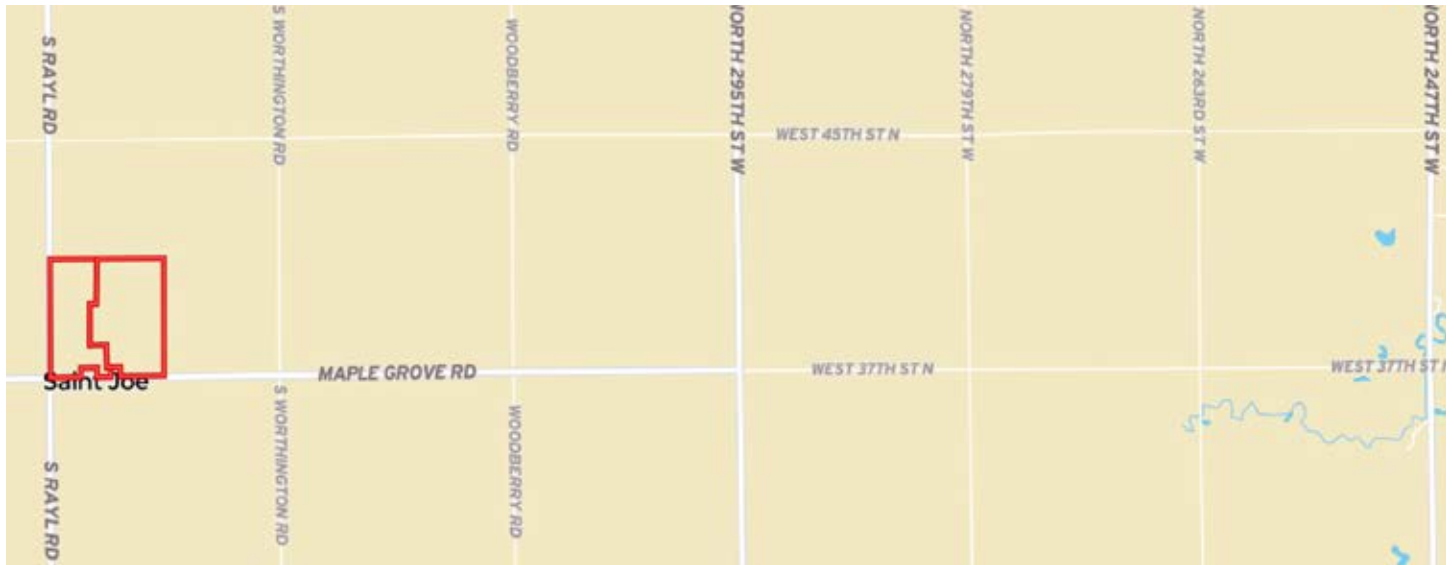
	<u>Base</u>	<u>Yield</u>
Wheat	34.97 acres	35 bushels
Grain Sorghum	32.09 acres	63 bushels
Soybeans	21.97 acres	24 bushels

Taxes (Tracts 1 and 2):

- \$3,401.50



Property Location



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	74.8	83.49	0	57	2e
5926	Penalosa silt loam, 1 to 3 percent slopes	7.46	8.33	0	59	2s
5924	Ost-Clark loams, 1 to 3 percent slopes	6.98	7.79	0	69	2e
5880	Clark-Ost loams, 3 to 7 percent slopes	0.35	0.39	0	65	3e
TOTALS		89.59(*)	100%	-	58.13	2.0

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5924	Ost-Clark loams, 1 to 3 percent slopes	17.6	28.2	0	69	2e
5880	Clark-Ost loams, 3 to 7 percent slopes	17.36	27.81	0	65	3e
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	12.04	19.29	0	57	2e
6348	Jamash-Piedmont clay loams, 1 to 3 percent slopes	10.15	16.26	0	27	4s
5926	Penalosa silt loam, 1 to 3 percent slopes	5.28	8.46	0	59	2s
TOTALS		62.43(*)	100%	-	57.91	2.6



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 December 5, 2023, or such other date agreed to by the parties. Subject to tenant's rights. Buyer(s) to receive landowner's cash rent on planted wheat acres.

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 Security 1st Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title 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 Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 5, 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 Security 1st Title.

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 will pay 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 two individual tracts. 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: Julius P. Ast Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, October 27, 2023, at 8:00 AM. Bidding will be simultaneous with the live auction at 2:00 PM on Friday, November 3, 2023, with bidding concluding at the end of the live auction.

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