

L-2400079



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FOR MORE INFO!



ONLINE AUCTION

385.99± Acres Offered in Four Tracts, Atchison County, Kansas

Bidding starts | Thursday, January 11, 2024 at 8:00 AM

Bidding closes | Thursday, January 18, 2024 at 11:00 AM for Tract 1, 11:15 AM for Tract 2, 11:30 AM for Tract 3, and 11:45 AM for Tract 4. (See Terms for Details.)

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

Highlights:

- High quality bottom ground
- Indoor horse arena/storage in Atchison city limits
- Stone Ridge Subdivision with 29 lots



For additional information, please contact:

Fred Olsen, AFM/Agent | (785) 320-2033 or (620) 285-9131

FOlsen@FarmersNational.com

Property Location Map



Property Information | Tract 1 - 156.89+ Acres

Directions to Property:

2.5 miles east of Cummings, Kansas, on 230th Road.

Legal Description:

SE1/4 Sec 5, Twp 7, Rng 20E

Property Description:

High Quality bottom ground with a small portion of upland, on paved road.

Farm Data:

Cropland	128.98 acres
Timber	<u>27.91 acres</u>
Total	156.89 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	57.4 acres	125 bushels
Soybeans	57.4 acres	44 bushels

2023 Taxes: \$4,292.98

Aerial Photo



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7061	Muscotah silty clay loam, occasionally flooded	52.62	33.57	0	67	2w
7050	Kennebec silt loam, occasionally flooded	46.43	29.62	0	94	2w
7051	Kennebec silt loam, frequently flooded	15.81	10.09	0	76	2w
7550	Rosendale-Bendena silty clay loams, 3 to 40 percent slopes	11.79	7.52	0	32	7e
7576	Shelby clay loam, 8 to 12 percent slopes, eroded	8.45	5.39	0	62	4e
7851	Judson silt loam, 1 to 5 percent slopes	6.12	3.9	0	78	2e
7907	Armster clay loam, 8 to 12 percent slopes, eroded	5.33	3.4	0	62	4e
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	5.18	3.3	0	47	3e
7913	Armster clay loam, 12 to 20 percent slopes, eroded	5.01	3.2	0	58	4e
TOTALS		156.74(*)	100%	-	72.31	2.65



Property Information | Tract 2 - 157.86+ Acres

Directions to Property:

2 miles south of Atchison on Rawlins Road.

Legal Description:

SE1/4 Sec 23, Twp 6, Rng 20E

Property Description:

Good quality upland farm, some bottom ground, conservation improvements in place.

Farm Data:

Cropland	106.49 acres
Non-Crop	.28 acres
Timber	<u>51.09 acres</u>
Total	157.86 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	35.04 acres	125 bushels
Soybeans	66.86 acres	44 bushels

2023 Taxes: \$3,180.39

Aerial Photo



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7971	Palermo-Knox complex, 10 to 18 percent slopes	41.76	26.48	0	77	4e
7851	Judson silt loam, 1 to 5 percent slopes	32.14	20.38	0	78	2e
7051	Kennebec silt loam, frequently flooded	28.89	18.32	0	76	2w
7951	Gosport silty clay loam, 25 to 45 percent slopes	19.93	12.64	0	11	7e
7912	Armster clay loam, 12 to 20 percent slopes	16.64	10.55	0	50	6e
7910	Armster clay loam, 6 to 12 percent slopes	12.07	7.65	0	52	4e
7052	Kennebec-Colo silt loams, occasionally flooded	5.95	3.77	0	85	2w
7959	Knox-Gosport complex, 10 to 30 percent slopes	0.33	0.21	0	61	6e
TOTALS		157.71(*)	100%	-	64.19	3.74



Property Information | Tract 3 - 20.98+ Acres

Directions to Property:

7124 Logeman Road, Atchison, Kansas.

Property Description:

Very nice indoor arena or storage with water and electricity with a mobile home site.

Improvements:

Nice, well-maintained 70'x205' shed with 20'x205' attached open front. Mobile home is privately owner and not part of the auction.

2023 Taxes: \$1,980.78

Aerial Photo



Property Information | Tract 4 - 29 Lots

Directions to Property:

One mile west of the Atchison Airport on 286th Road.

Property Description:

29 lots, water and electric on site.

Legal Description:

Sec 32, Twp 5, Rng 20E

2023 Taxes: \$207.92

Aerial Photo



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 February 16, 2024 or such other date agreed to by the parties. Tract 3: Mobile home site has a one-year lease ending December 31, 2024. \$150/month.

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 O'Keefe-Willson Abstracting Co.

Contract and Title: Upon acceptance of bid, the high bidder(s) will enter into a real estate contract and deposit with O'Keefe-Willson Abstracting Co., 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 the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on February 16, 2024 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 O'Keefe-Willson Abstracting Co.

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 four individual tracts. All bids are open for advancement starting **Thursday, January 11, 2024, at 8:00 AM. Closing will start Thursday, January 18, 2024, at 11:00 AM for Tract 1, 11:15 AM for Tract 2, 11:30 AM for Tract 3, and 11:45 AM for Tract 4**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes

from the time the bid is placed. The auto-extend feature remains active until no further bids are placed with the five minute time frame. All decisions of Farmers National Company are final.

Approval of Bids: This is an absolute auction and the real estate will be sold to the high bidder(s) subject to no minimums or reserves.

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: Steven P Marlatt & Patricia A Marlatt, Thomas D. Marlatt & Susan A. Marlatt

Online Bidding Procedure:

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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.

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.



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