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LAND AUCTION

SIMULCAST LIVE AND ONLINE

394.49± Acres, Marion County, Kansas

Saturday, May 18, 2024 | 7:00 PM

Heritage Lobby, Arts Building, Tabor College | 400 South Jefferson, Hillsboro, Kansas

Highlights:

- Tillable acreage
- Pasture land
- Good access
- Close to markets



For additional information, please contact:

Van Schmidt, Agent/Auctioneer

(620) 345-6879

VSchmidt@FarmersNational.com

Bidding starts | Friday, May 10, 2024, at 8:00 AM
Bidding closes | Saturday, May 18, 2024, at close of live event

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

Property Information

Location:

Tracts 1 and 3: Located southwest of Hillsboro, Kansas.

Tract 2: Located north of Tampa, Kansas.

Legal Description:

Tract 1: The NW 1/4 of 16-21-2E 157.51 acres

Tract 2: The E1/2 of the NW 1/4 of 21-17-2E, 80.4 acres

Tract 3: The SW 1/4 of 21-21-2E, 156.58 acres

All three tracts are in Marion County, Kansas.

Property Description: Take advantage of this opportunity at three tracts of land in Marion County! Tract one is 100% tillable, southwest of Hillsboro. Tract two is 80.4 acres of pasture, 1/4 mile east of Highway 15. Tract three is a diversified tract, offering grass, tillable crop and timber with great access, only a half mile off pavement.

***All FSA information will be available the day of the sale.**

Farm Data:

Tract 1:

Cropland	157.51 acres
Total	157.51 acres

Tract 2:

Pasture	80.4 acres
Total	80.4 acres

Tract 3:

Cropland	71.00 acres
Pasture	85.58 acres
Total	156.58 acres

Taxes:

Tract 1: \$1,167.64

Tract 2: \$313.00

Tract 3: \$756.14

Location Maps

Tract 1



Tract 2



Tract 3



Tract 1:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4555	Clime silty clay loam, 3 to 7 percent slopes	97.65	62.04	0	42	3e
4671	Irwin silty clay loam, 1 to 3 percent slopes	59.76	37.96	0	57	3s
TOTALS		157.41(*)	100%	-	47.69	3.0

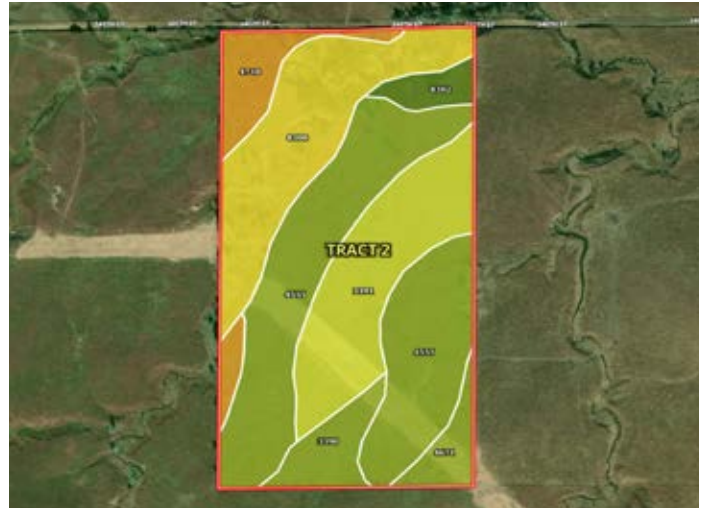


Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4555	Clime silty clay loam, 3 to 7 percent slopes	31.67	39.42	0	42	3e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	17.16	21.36	0	46	5w
3391	Lancaster loam, 3 to 7 percent slopes	15.8	19.66	0	52	4e
4710	Kipson silty clay loam, 5 to 30 percent slopes	6.14	7.64	0	26	6s
3390	Lancaster loam, 1 to 3 percent slopes	4.29	5.34	0	53	3e
4671	Irwin silty clay loam, 1 to 3 percent slopes	2.94	3.66	0	57	3s
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	2.34	2.91	0	85	2w
TOTALS		80.34(*)	100%	-	45.98	3.82



Tract 3:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4555	Clime silty clay loam, 3 to 7 percent slopes	82.7	52.85	0	42	3e
3911	Rosehill silty clay, 1 to 3 percent slopes	49.28	31.49	0	43	3e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	24.51	15.66	0	46	5w
TOTALS		156.49(*)	100%	-	42.94	3.31



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 June 14, 2024 or such other date agreed to by the parties. Subject to tenants rights.

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, Marion, Kansas.

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 equally paid by both the Seller and Buyer(s).

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on June 14, 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 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 Buyer(s) 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 three 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: DeLores M. Dalke Living Rev. Trust and EDEN LB, LLC

Auctioneer: Van Schmidt, KS

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, May 10, 2024, at 8:00 AM. Bidding will be simultaneous with the live auction at 7:00 PM on Saturday, May 18, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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 on-line 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.