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LAND AUCTION

SIMULCAST LIVE AND ONLINE

163.07± Acres, McPherson County, Kansas

Wednesday, July 17, 2024 | 10:00 AM

Best Western Plus | 200 North Champlin Street, McPherson, Kansas

Highlights:

- Productive farmland
- Exceptional access
- Close to markets



For additional information, please contact:

Van Schmidt, Agent/Auctioneer

(620) 345-6879

VSchmidt@FarmersNational.com

Bidding starts | Thursday, July 11, 2024, at 10:00 AM
Bidding closes | Wednesday, July 17, 2024, at close of live event

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

Property Information

Location: Located from McPherson, Kansas, the intersection of I-135 Highway and 56 Highway, half mile east, and one and one half miles south.

Legal Description: S 1/2 of the N 1/2 of the SW 1/4, & the S 1/2 of the SW 1/4 and the W 1/2 of the W 1/2 of the SE 1/4 of Section 36 , Township 19 South, Range 3 West of the 6th Principal Meridian, McPherson County, Kansas.

Property Description: 163.07± acres of high quality McPherson County farm ground with tremendous access and soil quality. Over 92% of this farm is crete silt loam soil! This is a great opportunity to invest in high quality land.

Farm Data:

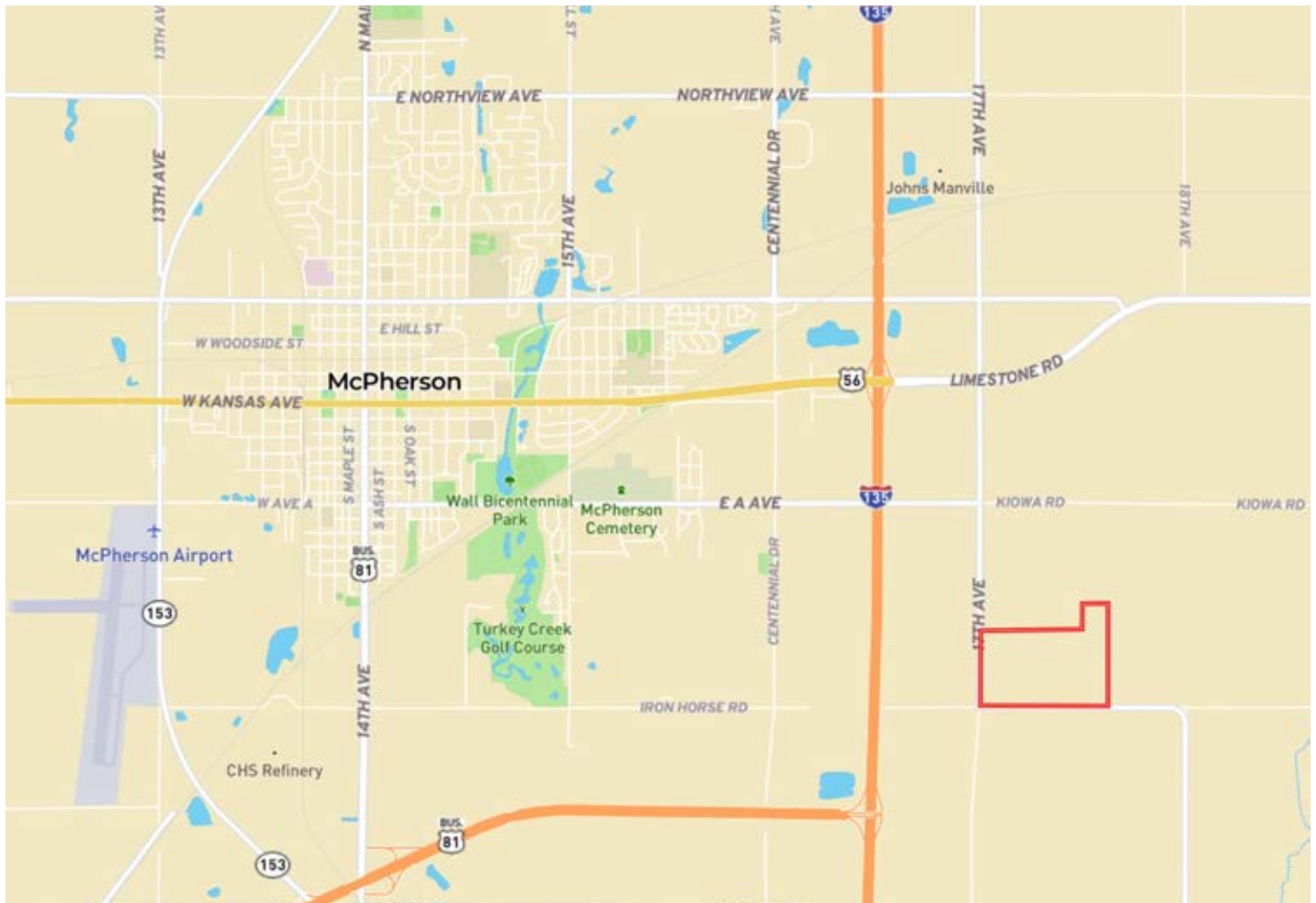
Cropland 150.50 acres
 Water Way 12.57 acres
 Total 163.07 acres

FSA Information:

| | Base | Yield |
|---------------|-------------|--------------|
| Wheat | 142.6 acres | 45 bushels |
| Corn | 2.5 acres | 90 bushels |
| Grain Sorghum | 5.3 acres | 47 bushels |
| Soybeans | .1 acres | 21 bushels |

Taxes: \$1,863.03

Location Map



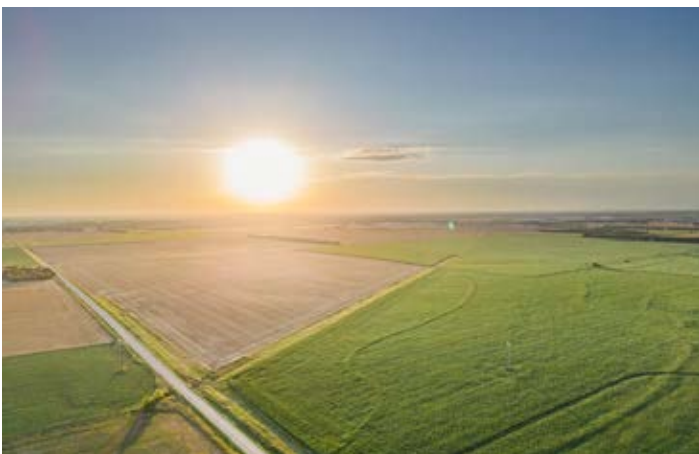
Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|-----------|-------|-----|-------|-----|
| 3800 | Crete silt loam, 0 to 1 percent slopes, loess plains and breaks | 111.06 | 70.05 | 0 | 65 | 2s |
| 3801 | Crete silt loam, 1 to 3 percent slopes, loess plains and breaks | 35.39 | 22.32 | 0 | 63 | 2e |
| 3921 | Smolan silty clay loam, 1 to 3 percent slopes | 12.1 | 7.63 | 0 | 65 | 2e |
| TOTALS | | 158.55(*) | 100% | - | 64.55 | 2.0 |



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 August 16, 2024 or such other date agreed to by the parties. Subject to current lease.

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 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 both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on August 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 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 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: Elmer and Virginia Kaufman Trust

Auctioneer: Van Schmidt, KS

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, July 11, 2024, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, July 17, 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.