



**Farmers
National
Company™**

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L-2400395



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ONLINE AUCTION

158± Acres, Morris County, Kansas

Bidding starts | Wednesday, August 28, 2024, at 12:00 PM

Bidding closes | Wednesday, September 4, 2024, at 12:00 PM

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

Highlights:

- **Highly productive Class II soil**
- **Topography is level to three percent slopes**
- **Excellent conservation structures**



For additional information, please contact:

Fred Olsen, AFM, Agent | (620) 285-9131

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Property Information

Directions to Property:

Two miles east of Herington on Highway 56 to 3000 Road, two miles south to V Road and one mile east. Or from one and one-half miles south of Highway 56 on 2800 Road to V Road and one-half of a mile west.

Legal Description:

SW 1/4 Sec 22, Twp 16S, Rng 5E

Property Description:

This is a nice 1/4 section of farmland primarily composed of class II soils. These soils often have good moisture retention capabilities and are rich in nutrients. Class II soils typically require moderate input levels compared to poorer-quality soils. The gentle topography is advantageous for farming as it allows for easier machinery operation and reduces the risk of soil erosion. The presence of good conservation structures indicates that there are measures in place to protect the soil from erosion and degradation.

Taxes:

- \$1,394.30

Farm Data:

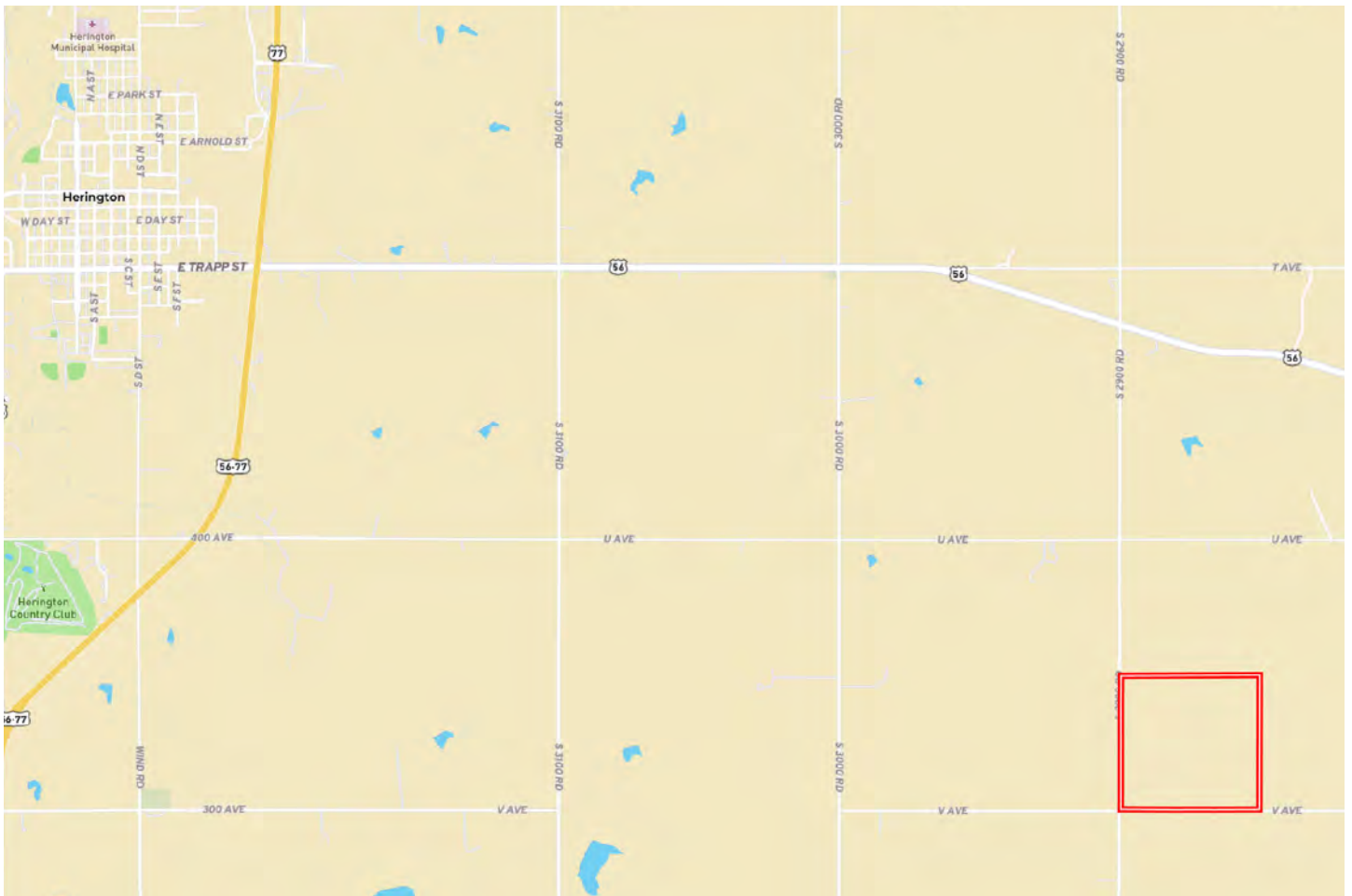
Cropland	129.79 acres
Hayland	8.02 acres
Pasture	17.14 acres
Non-crop	3.05 acres
Total	158.00 acres

FSA Information:

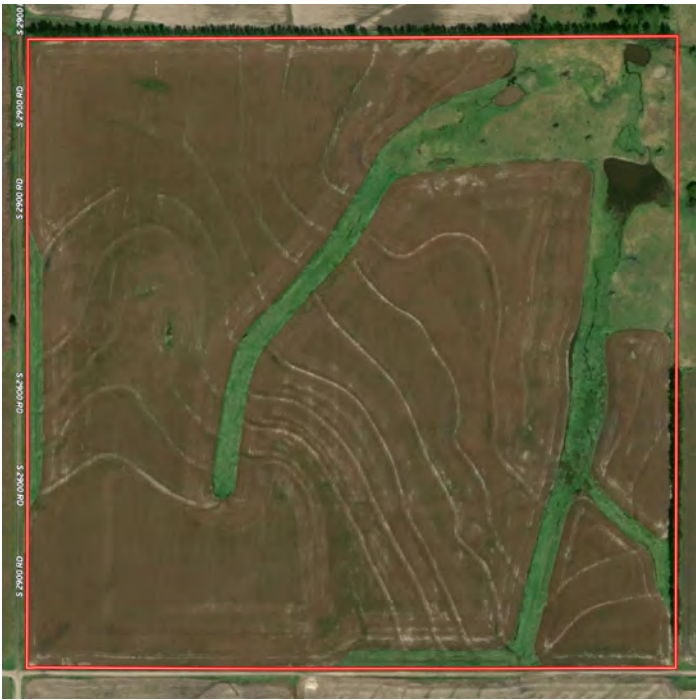
	Base	Yield
Wheat	25.30 acres	41 bushels
Corn	46.00 acres	86 bushels
Grain Sorghum	1.35 acres	79 bushels
Soybeans	52.48 acres	29 bushels



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4744	Labette-Dwight complex, 0 to 3 percent slopes	119.3	76.48	0	47	2e
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	13.48	8.64	0	53	2s
3892	Ladysmith silty clay loam, 1 to 3 percent slopes, eroded	11.92	7.64	0	47	3e
4725	Kipson-Sogn complex, 5 to 30 percent slopes	11.28	7.23	0	25	6s
TOTALS		155.9 8(*)	100%	-	45.93	2.37



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on October 2, 2024, or such other date agreed to by the parties. Subject to the completion of fall harvest.

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 Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on or about October 2, 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) and Seller 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 one individual tract. All bids are open for advancement starting Wednesday, August 28, 2024, at 12:00 PM until Wednesday, September 4, 2024, at 12:00 PM, 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute time frame. All decisions of Farmers National Company 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Randall L. Ecklund Living Trust

Online Bidding Procedure: This online auction begins on Wednesday, August 28, 2024, at 12:00 PM. Bidding closes on Wednesday, September 4, 2024, at 12:00 PM.

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

All bids on the tracts 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.