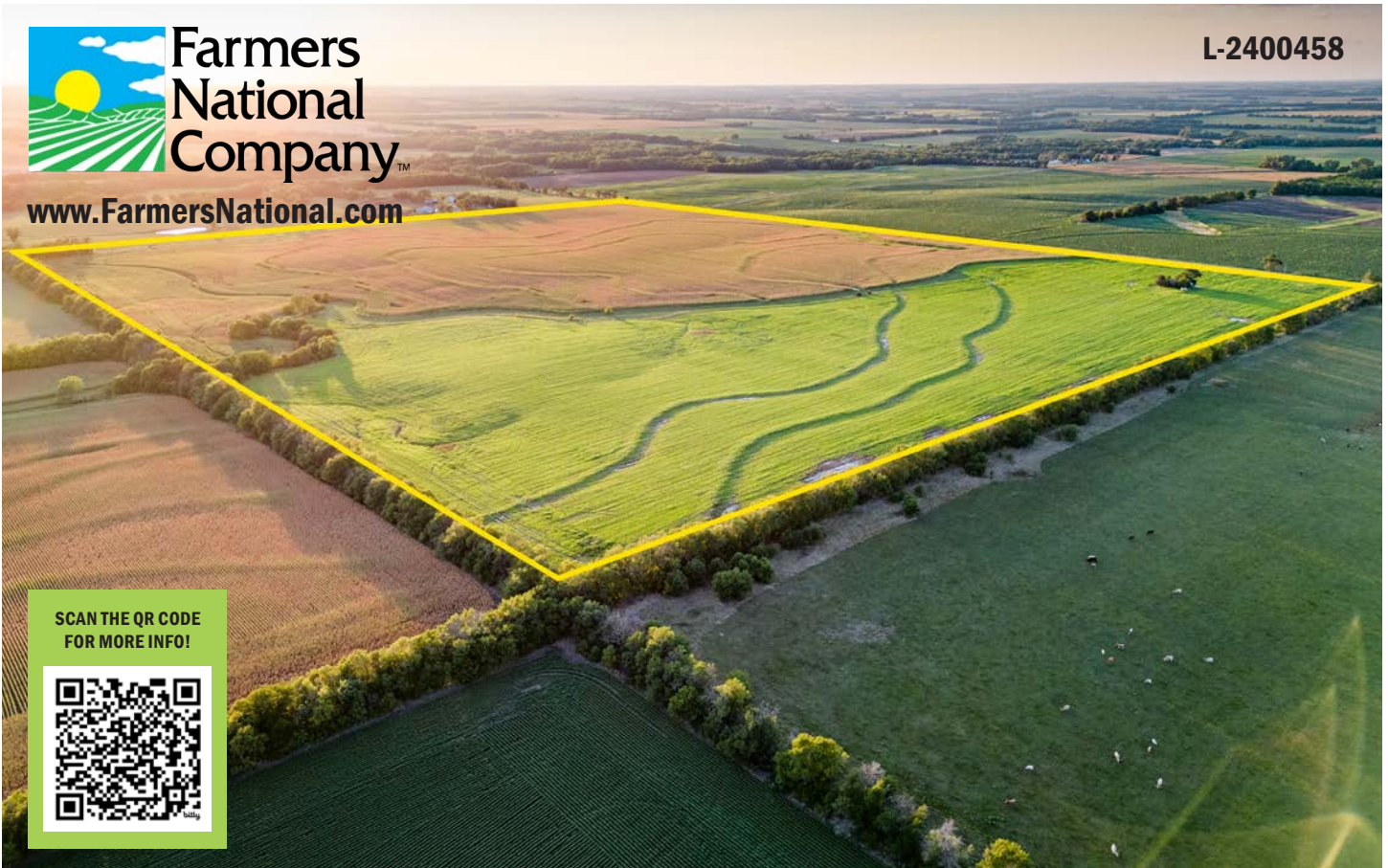




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L-2400458



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# LAND AUCTION

SIMULCAST LIVE AND ONLINE

**190.79± Acres, Marion County, Kansas**

Saturday, September 14, 2024 | 10:00 AM

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

## Highlights:

- Productive farm land
- Good access
- Close to markets
- Recreation and hunting



For additional information, please contact:

Van Schmidt, Agent/Auctioneer

(620) 345-6879

[VSchmidt@FarmersNational.com](mailto:VSchmidt@FarmersNational.com)

**Bidding starts | Friday, September 6, 2024, at 10:00 AM**  
**Bidding closes | Saturday, September 14, 2024, at close of live event**

To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)

## Property Information

### Location:

Both tracts are located southeast of Hillsboro, Kansas.

**Tract 1:** South from Hillsboro on Indigo Road. From the intersection of Indigo Road and 130<sup>th</sup>, go one mile east.

**Tract 2:** South from Hillsboro on Indigo Road. From the intersection of Indigo Road and 110<sup>th</sup>, go three miles east.

### Legal Description:

**Tract 1:** The NW 1/4 of 2-21-2, with exception. 132.1 acres

**Tract 2:** The S 1/2 of the N 1/2 of the S 1/2 of the SW 1/4 and the S 1/2 of the S 1/2 of the SW 1/4 of 7-21-3. 58.69 acres.

**Property Description:** Marion County land coming to auction! Productive Irwin Silty Clay Loam soils, on one to three percent slopes across 75% of tract 1! Tract 2 offers mature hunting habitat with good access. Both tracts are located southeast of Hillsboro and northwest of Peabody. Don't miss this opportunity to add these tracts of land to your farming operation, or land portfolio!

### Farm Data:

#### Tract 1:

Cropland	128.41 acres
Non-crop	3.69 acres
Total	132.1 acres

#### Tract 2:

Non-crop	54.71 acres
Cropland	3.98 acres
Total	58.69 acres

### FSA Information:

#### Tract 1:

	Base	PLC Yield
Wheat	61.40 acres	37 bushels
Grain Sorghum	63.00 acres	49 bushels

#### Tract 2:

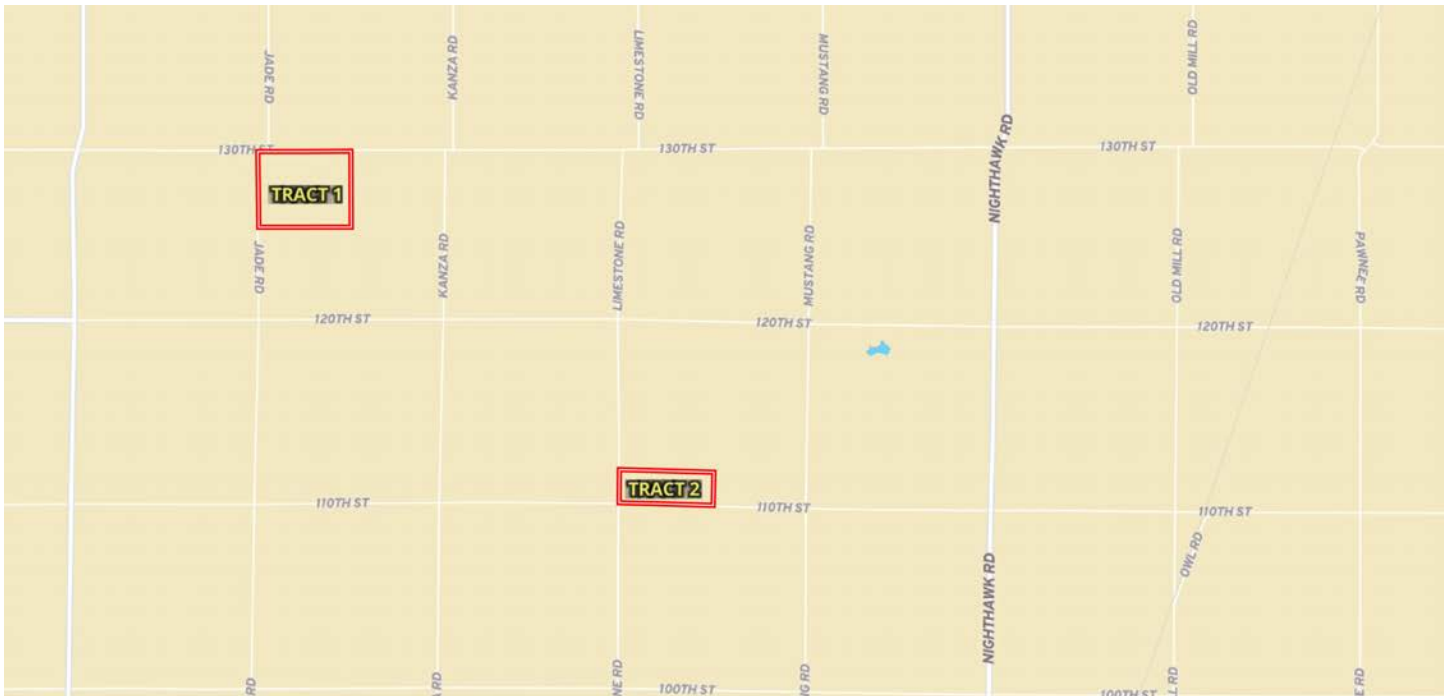
	Base	PLC Yield
Wheat	23.90 acres	37 bushels
Grain Sorghum	29.70 acres	72 bushels

### Taxes:

**Tract 1:** \$1,598.72

**Tract 2:** \$535.32

## Location Map



# Tract 1:

## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	98.41	74.54	0	57	3s
4540	Clime silty clay loam, 1 to 3 percent slopes	26.6	20.15	0	41	3e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	5.97	4.52	0	46	5w
3492	Wells loam, 3 to 7 percent slopes	1.05	0.8	0	67	3e
TOTALS		132.0 3(*)	100%	-	53.36	3.09

# Tract 2:

## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	23.89	40.72	0	46	5w
4540	Clime silty clay loam, 1 to 3 percent slopes	18.48	31.5	0	41	3e
4671	Irwin silty clay loam, 1 to 3 percent slopes	16.28	27.75	0	57	3s
TOTALS		58.65( *)	100%	-	47.46	3.81



# Tract 1:





**Tract 2:**





# 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 October 14, 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 1<sup>st</sup> 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 1<sup>st</sup> 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). The cost of any escrow closing services will be equally paid by the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on October 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 1<sup>st</sup> 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 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:** Arthur W. Suderman & Harriet J. Suderman Revocable Joint Trust

**Auctioneer:** Van Schmidt, KS

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, September 6, 2024, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Saturday, September 14, 2024, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fnccbid.com](http://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.