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LAND AUCTION

SIMULCAST LIVE AND ONLINE

850.71± Acres, Bourbon County, Kansas

Wednesday, January 8, 2025 | 10:00 AM

Fort Scott Livestock Market Inc. | 2131 Maple Road (Old 54 Highway West), Fort Scott, Kansas 66701

Highlights:

- Over 850 Acres of Native Pasture in 2 tracts
- Large spring fed pond
- Tremendous hunting habitat
- Active Oil Lease production
- Great access, close to the highway



For additional information, please contact:
Jordan Olsen, Agent | (785) 766-2508
JOlson@FarmersNational.com



Ken Springer, Agent | (316) 644-7918
KSpringer@FarmersNational.com

Bidding starts | Friday, January 3, 2025 at 8:00 AM

Bidding closes | Wednesday, January 8, 2025 at close of live event

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

Property Information

Directions to Property:

Bronson, KS; 1/2 Mile East, North on Ks-Highway #3 Five (5) Miles then East on Unique RD 1 mile to the NW Corner of Tract #1 (Sec 18) Then 1/2 East on Unique Rd to the SW Corner of Tract #2 (Sec 7). 45th St. borders it on the East side, also 1 1/4 mile S of State Hwy 69 & 45th St. From Fort Scott KS Highway 69 and 54 intersection 20 Miles west to KS Highway #3 North to beginning directions to Tract #1.

Legal Description:

Tract 1: All Sec. 18-T24S-R22E (611.61 acres)

Tract 2: S1/2 SE 1/4 of Section 07-T24S-R22E (78.92 acres) AND N 1/2 SE 1/4 & S 1/2 NE 1/4 & tract (farmstead) in SE area of N 1/2 S 1/2 of NE 1/4 Sec. 7-24S-R22E (160.18 acres)

Improvements:

Tract 1:	Condition
Machine Shed	poor
Barn	fair
Barn	fair

Farm Data:

Tract 1:	
Pasture	611.61 acres
Total	611.61 acres

Tract 2:	
Pasture	239.1 acres
Total	239.1 acres

FSA Information:

Tract 2	Base	Yield
Wheat	12.40 acres	32 bushels
Corn	1.90 acres	63 bushels
Barley	3.90 acres	41 bushels
Grain Sorghum	10.40 acres	60 bushels

Taxes:

Tract 1: \$2,532.44

Tract 2: \$2,353.86

Property Description:

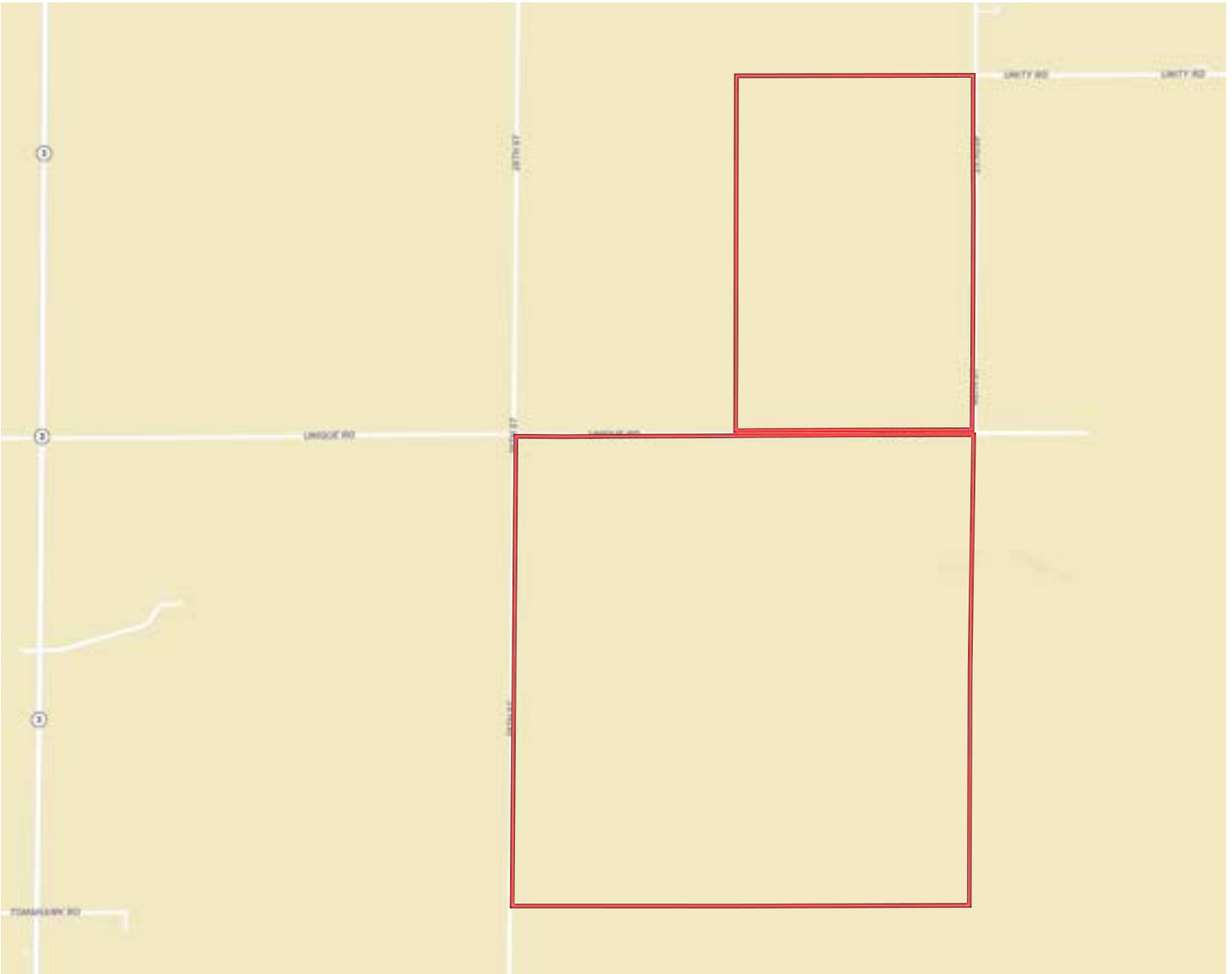
Tract 1: A rare find as a full Section of native grass (611 +/- acres). The pasture benefits from adequate surface drainage supporting 2 ponds. This would lend the pasture to cross fencing. A creek with tree cover along the east side is good habitat for deer and turkey. The pasture has 4-wire fencing with steel "t" post on the west and north fences and mixture of wood and steel along the east and south fence. Primary gates in center of west and north side are pipe gate and brace post construction. County road access is along the west and north side. Producing Oil/Gas lease is operated by McGown Drilling Inc, tank battery is in the northeast corner and in the southwest corner are fenced out of the pasture. Royalty interest is 0.125, 2023 production taxes were \$73.62 from the N 1/2 of Section 18. Seller's Mineral Rights convey with surface

Tract 2: 239.1 +/- acres of pasture hay meadow and previous crop fields. A pipe corral in the southwest area has been utilized as a loadout and turnin for Tracts 1 & 2 with gate into Tract #1 directly across the road. This area was an old homestead with 2 cattle barns in remaining in fair condition. Rural Water is provided at a second old farmstead in the northeast area with a machine/hay shed; a private water pipeline extends to the corrals. There is a pond in the north central area. The property is accessible on the south from Unique Rd and 45th Street on the east. FSA Farm Number 6283 Crop History 86.94 Acres

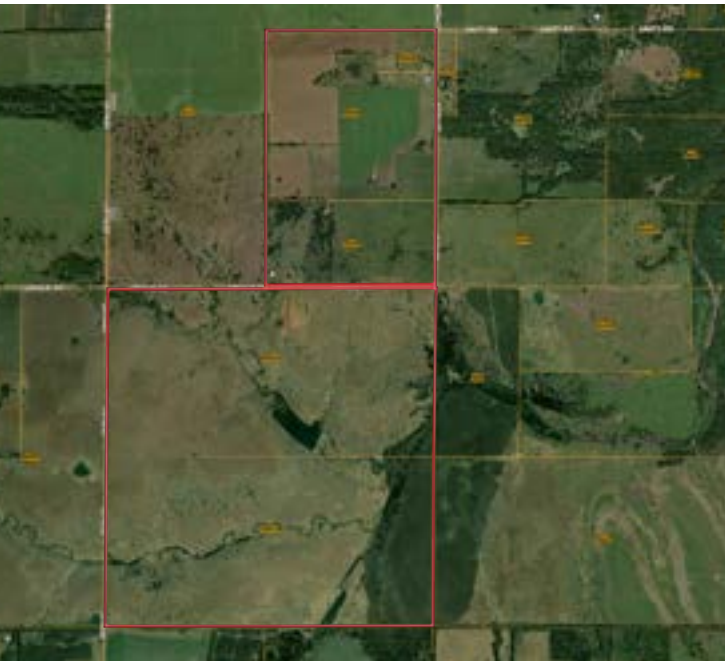
Royalty Interest is 0.125, Oil/Gas Property Tax in 2023 was \$22.58.

Offered in 2 individual tracts, buy one or buy both and enhance your land portfolio or family legacy with this unique property offered by Farmers National Company!

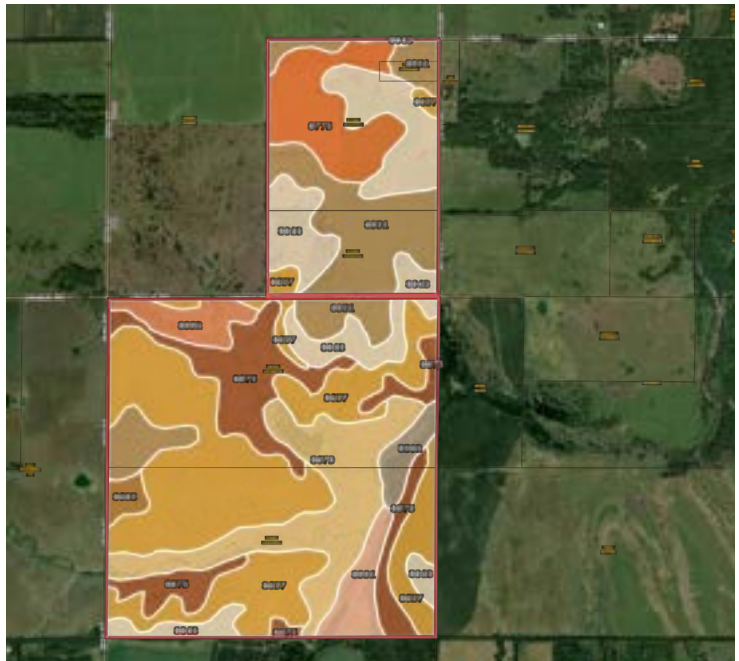
Location Map



Aerial Map



Soil Map



|  All Polygons 850.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	260.6 8	30.66	0	55	6s
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	127.5 7	15.0	0	52	3e
8843	Nowata silt loam, 3 to 7 percent slopes	120.7 4	14.2	0	44	4e
8875	Ringo-Clareson complex, 8 to 15 percent slopes	107.0	12.58	0	33	6e
8679	Dennis silt loam, 1 to 3 percent slopes	100.6 3	11.83	0	81	2e
8775	Kenoma silt loam, 1 to 3 percent slopes	63.79	7.5	0	59	3e
8991	Zaar silty clay, 1 to 3 percent slopes	23.5	2.76	0	51	3e
8992	Zaar silty clay, 3 to 8 percent slopes	23.16	2.72	0	50	4e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	14.88	1.75	0	87	2w
8683	Dennis silt loam, 3 to 7 percent slopes	8.35	0.98	0	77	3e
TOTALS		850.3(*)	100%	-	54.13	4.33

| Boundary 239.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	88.95	37.22	0	52	3e
8843	Nowata silt loam, 3 to 7 percent slopes	78.96	33.04	0	44	4e
8775	Kenoma silt loam, 1 to 3 percent slopes	63.79	26.69	0	59	3e
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	7.3	3.05	0	55	6s
TOTALS		239.0(*)	100%	-	51.31	3.42

| Boundary 611.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	253.3 8	41.45	0	55	6s
8875	Ringo-Clareson complex, 8 to 15 percent slopes	107.0	17.5	0	33	6e
8679	Dennis silt loam, 1 to 3 percent slopes	100.6 3	16.46	0	81	2e
8843	Nowata silt loam, 3 to 7 percent slopes	41.78	6.83	0	44	4e
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	38.62	6.32	0	52	3e

8991	Zaar silty clay, 1 to 3 percent slopes	23.5	3.84	0	51	3e
8992	Zaar silty clay, 3 to 8 percent slopes	23.16	3.79	0	50	4e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	14.88	2.43	0	87	2w
8683	Dennis silt loam, 3 to 7 percent slopes	8.35	1.37	0	77	3e
TOTALS		611.3(*)	100%	-	55.23	4.69

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 for 2024 payable in 2024 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 5, 2025, or such other date agreed to by the parties. Subject to current lease. Lease expires on March 1, 2025.

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 First Title Company, Fort Scott KS.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security First Title Company, Fort Scott KS the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services 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 February 5, 2025, 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 First Title Company, Fort Scott KS.

Closing: 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: Laton C Goodson Estate

Auctioneer: Van Schmidt

Additional Comments: Final execution of the purchase contract by Co-Executors may require Estate Court Approval. Seller's mineral rights will be convey with surface acres.

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Wednesday, January 8, 2025, 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 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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