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LAND AUCTION

SIMULCAST LIVE AND ONLINE

583.69 ± Acres, Atchison & Brown County, Kansas

Tuesday, February 18, 2025 | 10:00 AM

Fisher Community Center | 201 East Iowa St. Hiawatha, Kansas

Highlights:

- 4 tracts of premium quality farmland
- Close to markets, on paved roads
- Good conservation structures



For additional information, please contact:

Fred Olsen, Agent | (620) 285 9131

FOlsen@FarmersNational.com

Bidding starts | Tuesday, February 11, 2025 at 12:00 PM
Bidding closes | Tuesday, February 18, at close of live event

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

Property Information

Directions to Property:

Tract 1: 2.5 miles east of Whiting on Hwy 9 and Allen Road.

Tract 2: Just west of Hiawatha on Kestrel Road.

Tract 3: Just west of Hiawatha on Hwy 36.

Tract 4: 1 mile north of Padonia and .5 miles west on 300th St.

Legal Description:

Tract 1: NW/4 S30, T05, R17E Atchison Co.

Tract 2: NE/4 less 2 tracts in NEcor S36, T02, R16E

Tract 3: SE/4 Sec 25, T02, R16E minus tract

Tract 4: SW/4 Sec 24, T01, R16E.

Property Description:

Tract 1: is a nice bottom land farm on highway 9, mostly class II soils.

Tract 2: is an upland farm with mainly class II soil just off Highway 36.

Tract 3: is a highly productive upland farm on Highway 36.

Tract 4: is a premium farm with good conservation structures.

Improvements:

Tract 1:	Condition	Year Built
32 x 48 Quonset	good	1957

Tract 4:	Condition	Year Built
65 x 30 open front storage	good	1940

Taxes:

Tract 1: \$4,903.46

Tract 2: \$5,266.40

Tract 3: \$3,898.28

Tract 4: \$5,488.96

Farm Data:

Tract 1:

Cropland	137.47 acres
Non-crop	16.71 acres
Other (grass)	.31 acres
Total	154.49 acres

Tract 2:

Cropland	148.21 acres
Non-crop	1.94 acres
Total	150.15 acres

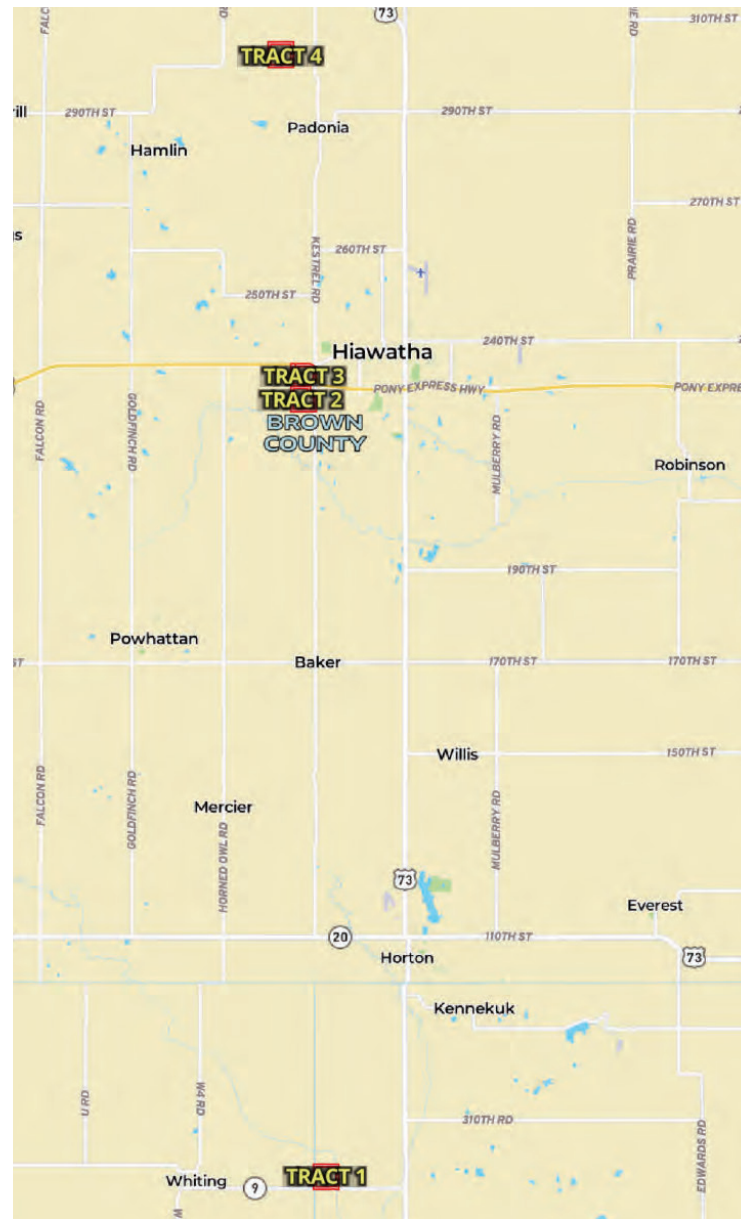
Tract 3:

Cropland	142.92 acres
Other (grass)	4.32 acres
Total	147.24 acres

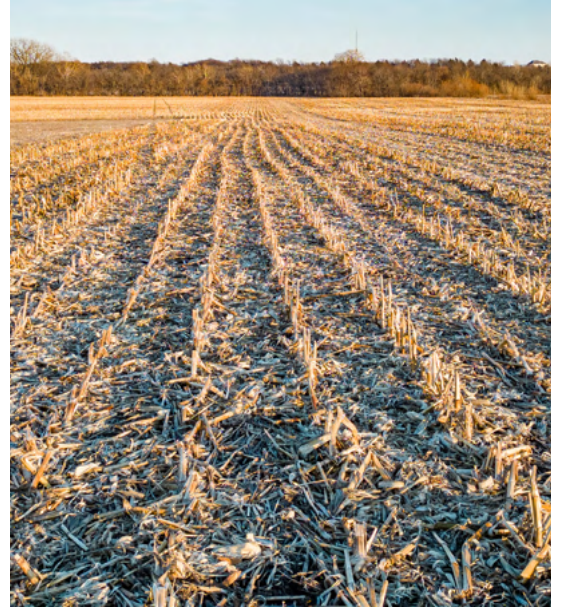
Tract 4:

Cropland	153.64 acres
Non-crop	5.19 acres
Total	155.8 acres

Location Map



Tract 1



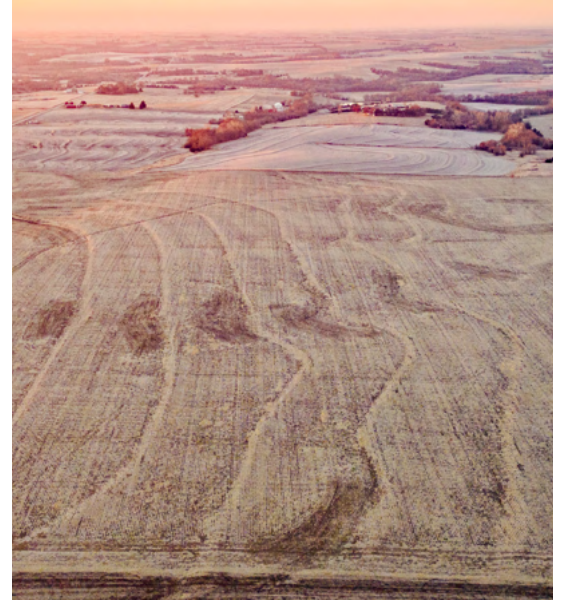
Tract 1



Boundary 154.35 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7050	Kennebec silt loam, occasionally flooded	79.54	51.53	0	94	2w
7090	Wabash silty clay loam, occasionally flooded	53.38	34.58	0	50	3w
4350	Chase silty clay loam, rarely flooded	16.76	10.86	0	71	2w
7302	Martin silty clay loam, 3 to 7 percent slopes	4.67	3.03	0	59	3e
TOTALS		154.35(*)	100%	-	75.23	2.38

Tract 2



Tract 2



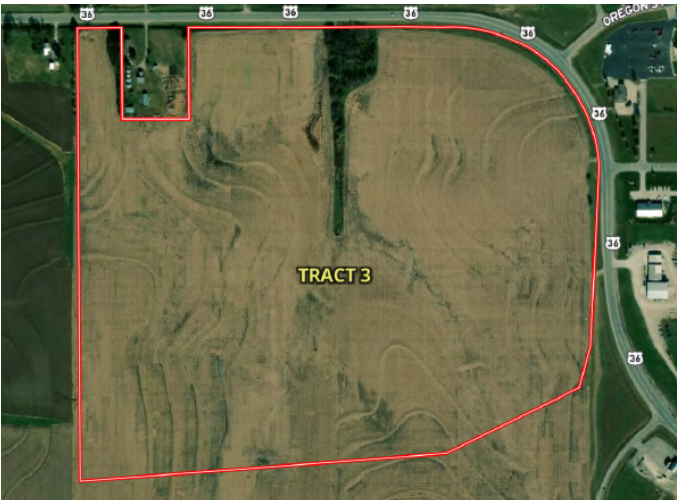
| Boundary 149.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7681	Wymore silty clay loam, 1 to 3 percent slopes	77.76	51.87	0	64	2e
7683	Wymore silty clay loam, 3 to 6 percent slopes	72.15	48.13	0	66	3e
TOTALS		149.9 1(*)	100%	-	64.96	2.48

Tract 3



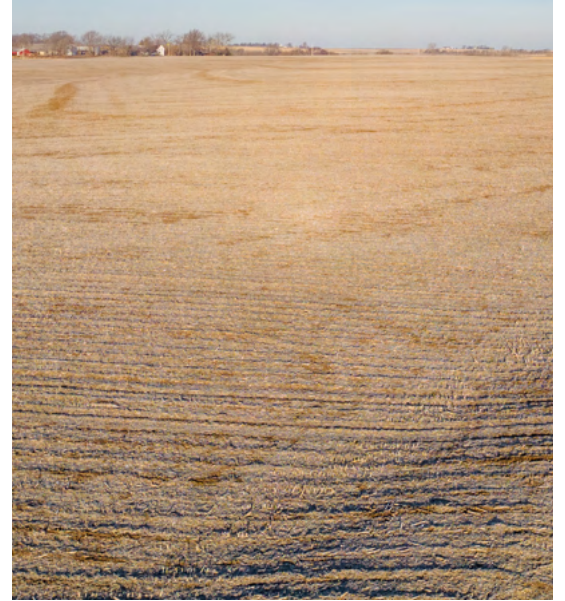
Tract 3



Boundary 146.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7683	Wymore silty clay loam, 3 to 6 percent slopes	72.76	49.61	0	66	3e
7681	Wymore silty clay loam, 1 to 3 percent slopes	47.85	32.63	0	64	2e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	26.04	17.76	0	44	3e
TOTALS		146.65(*)	100%	-	61.44	2.67

Tract 4



Tract 4



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7207	Aksarben silty clay loam, 6 to 11 percent slopes	48.02	30.63	0	65	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	46.43	29.62	0	66	2e
7585	Shelby clay loam, 7 to 12 percent slopes	26.7	17.03	0	65	4e
7683	Wymore silty clay loam, 3 to 6 percent slopes	19.86	12.67	0	66	3e
7681	Wymore silty clay loam, 1 to 3 percent slopes	8.7	5.55	0	64	2e
7415	Mayberry clay loam, 3 to 7 percent slopes	6.68	4.26	0	54	3e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	0.36	0.23	0	44	3e
TOTALS		156.75(*)	100%	-	64.85	2.82

Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Crop Expenses: Buyer will reimburse seller for all 2025 crop expenses incurred prior to auction at closing.

Taxes: Real estate taxes for 2024 payable in 2025 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s). Seller will pay those real estate tax installments due and payable through 12/31/2024

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 March 18, 2025, or such other date agreed to by the parties.

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 Finley, Miller Title Services, LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Finley, Miller Title Services, LLC 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 March 18, 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 Finley, Miller Title Services, LLC.

Auction Sales: The real estate will be offered in four individual tracts. Bids on the tracts, combinations, and the total unit will compete. 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: Baird Properties LLC

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 Tuesday, February 18 2025, with bidding concluding at the end of the live auction.

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