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LAND AUCTION

SIMULCAST LIVE AND ONLINE

397.4± Acres, Wabaunsee County, Kansas

Tuesday, February 25, 2025 | 10:00 AM

Maple Hill Senior Center | 218 Main Street, Maple Hill, Kansas

Highlights:

- Two ponds, good water
- Excellent fence with corral
- One and one-half miles off Interstate 70



For additional information, please contact:
Fred Olsen, AFM/Agent | (620) 285-9131
F Olsen@FarmersNational.com

Bidding starts | Tuesday, February 18, 2025 at 12:00 PM
Bidding closes | Tuesday, February 25, 2025 at end of live event.

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

Property Information

Directions to Property:

From Interstate 70 and Vera Road interchange, one mile north on Vera Road and one-half mile west on Mastadon Road.

Legal Description:

NW1/4 Sec 20 Less RW, NE/4 and E1/2SE1/4 Sec 19 Less RW, all in Twp 11, Rng 12E.

Property Description:

This is a very nice, well maintained flint hill pasture next to Mill Creek with good access to Interstate 70. Excellent water and fences, very few woody species. Don't miss this opportunity to expand your grazing acres or add to your land holdings portfolio.

Farm Data:

Pasture 397.4 acres

Improvements:

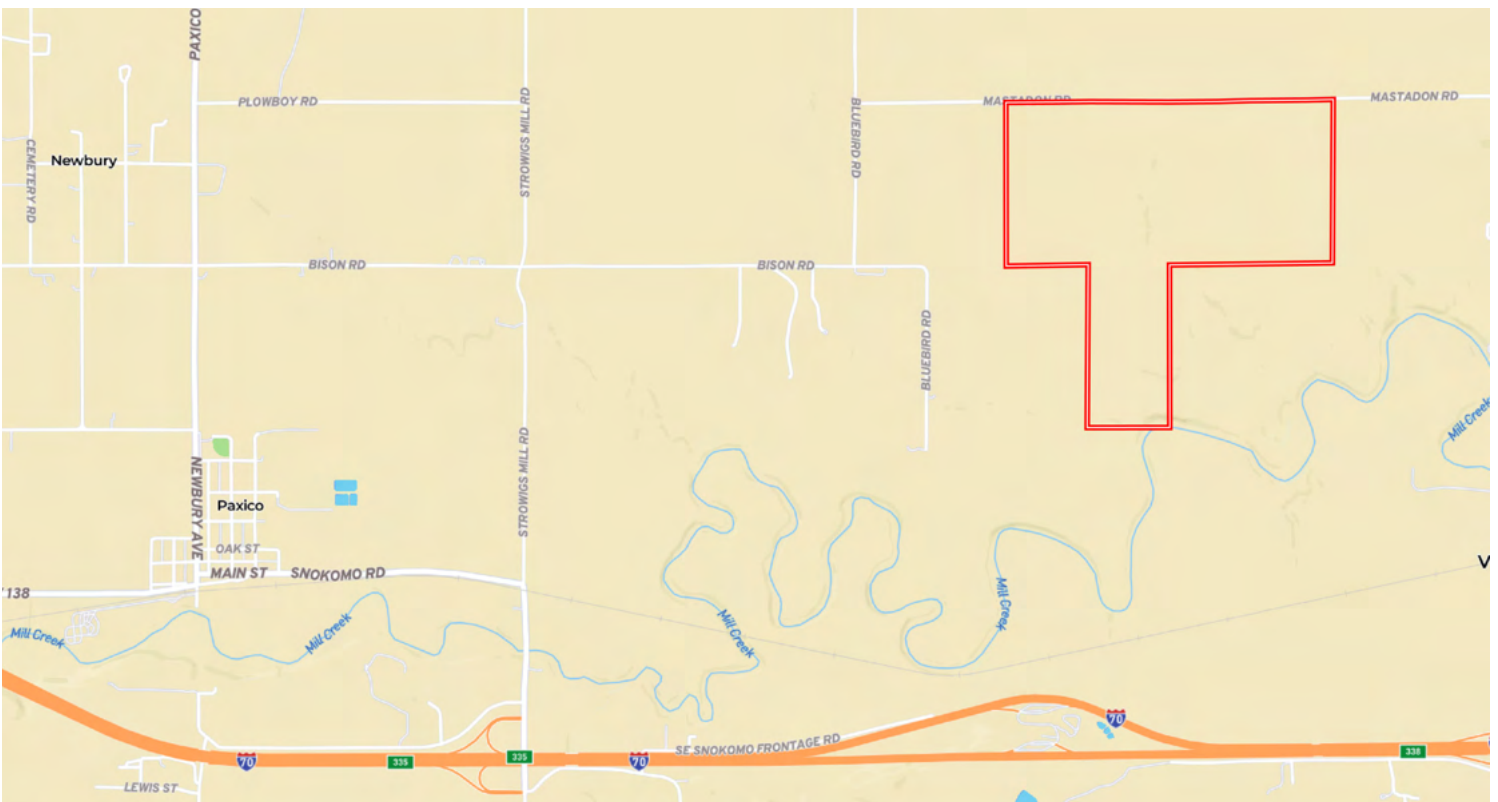
Corral. * Squeeze chute and panels are current tenant's.

2024-2025 Taxes:

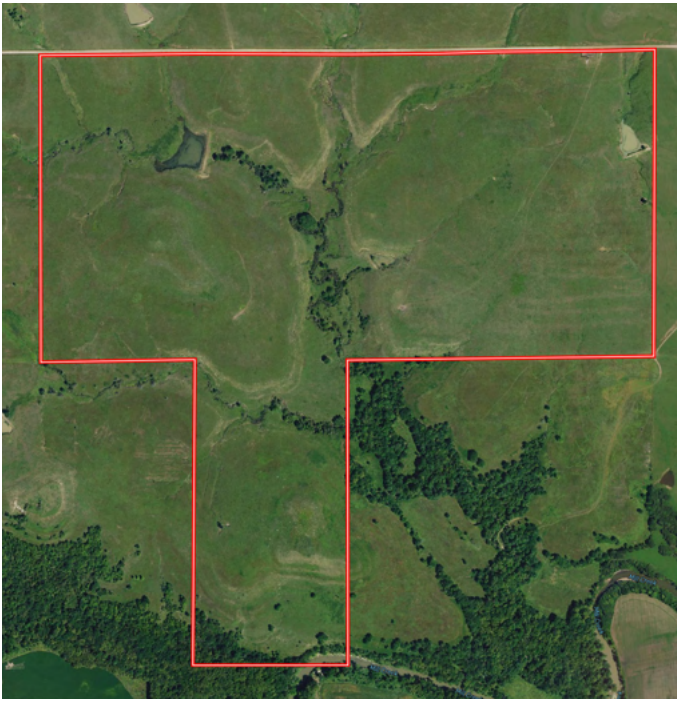
\$1,252.04



Location Map



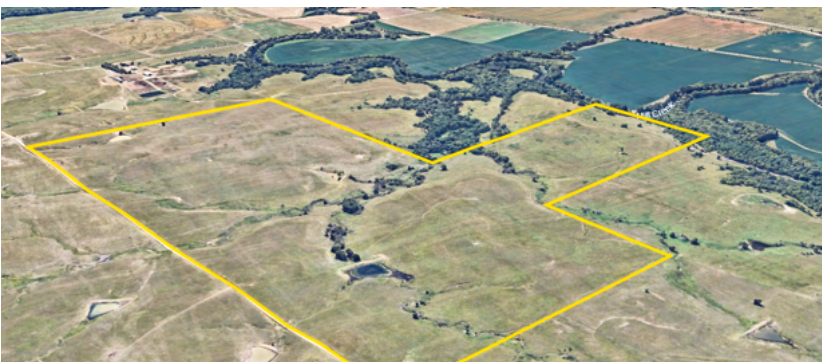
Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7302	Martin silty clay loam, 3 to 7 percent slopes	183.27	46.15	0	53	3e
4590	Clime-Sogn complex, 3 to 20 percent slopes	168.52	42.44	0	32	6e
4833	Wamego silty clay loam, 7 to 15 percent slopes	36.64	9.23	0	55	6e
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	6.46	1.63	0	44	3e
4052	Ivan silt loam, occasionally flooded	1.52	0.38	0	82	2w
9999	Water	0.65	0.16	0	-	-
TOTALS		397.06(*)	100%	-	44.15	4.55



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 March 25, 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 Lawyers Title of Kansas.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lawyers Title of Kansas 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 25, 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 Lawyers Title of Kansas.

Auction Sales: 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. The real estate will sell in the manner resulting in the highest total price. 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: Mary R Buchmann Trust

Auctioneer: Van Schmidt

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Tuesday, February 25, 2025, with bidding concluding at the end of the live auction.

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

