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LAND AUCTION

SIMULCAST LIVE AND ONLINE

150.80± Acres, Brown County, Kansas

Friday, April 4, 2025 | 10:00 AM

Fisher Community Center | 201 East Iowa Street, Hiawatha, Kansas 66434

Highlights:

- **Highly productive farm**
- **Close to markets, on a paved road**
- **Possession on day of auction with letter of credit from Financial Institution**



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

Bidding starts | Saturday, March 29, 2025 at 12:00 PM
Bidding closes | Friday, April 4, 2025 at end of live event.

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

Property Information

Directions to Property: Five miles east of Highway 73 at the corner of Prairie Road and 310 Street.

Legal Description: NE 1/4 Sec 19, Twp 01, Rge, 18E Minus tract in NE corner.

Property Description: This is a premium farm on county blacktop.

Farm Data:

Cropland 146.72 acres
Grass 4.08 acres
Total 150.80 acres

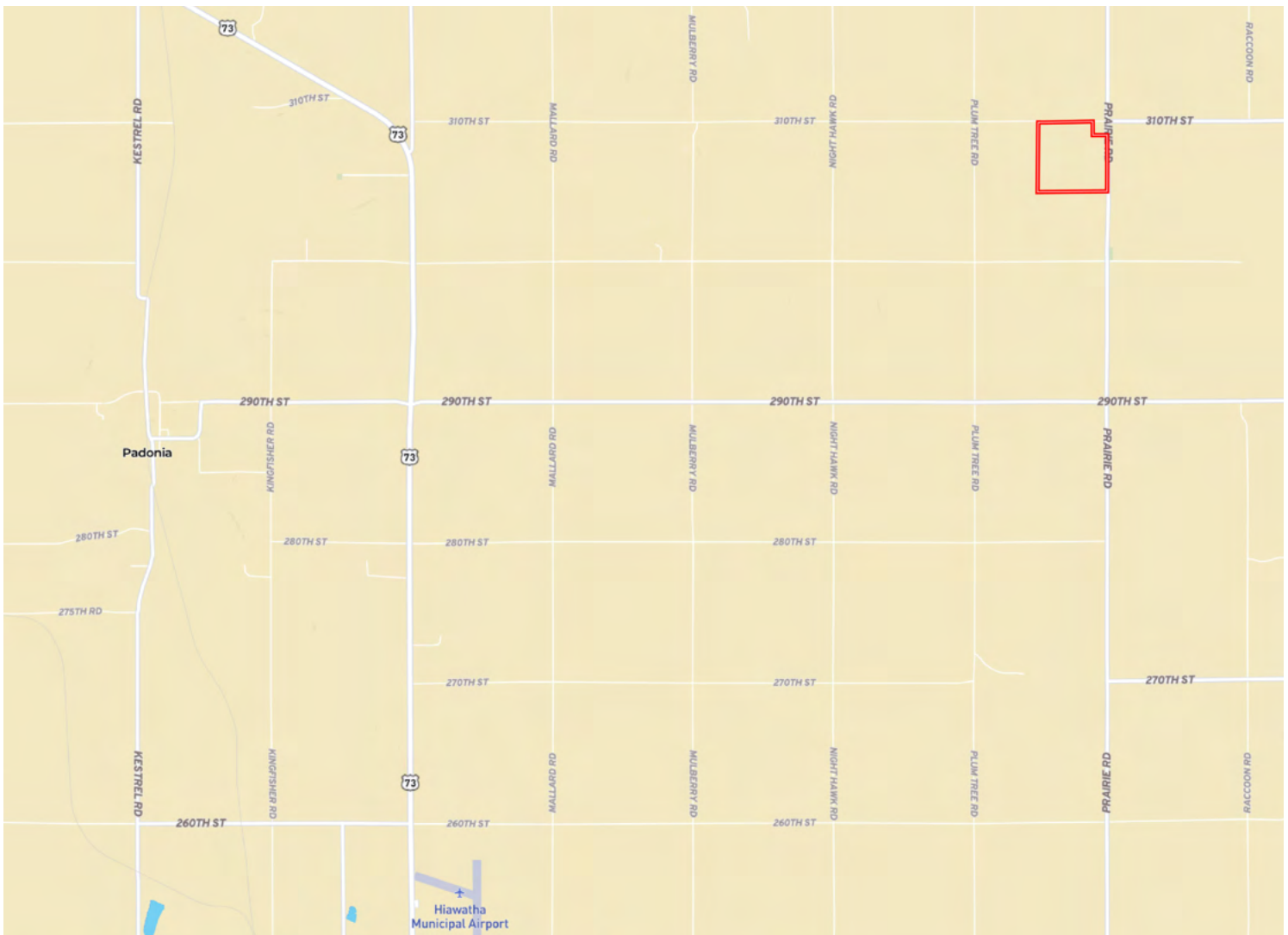
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	72.49 acres	175 bushels
Soybeans	72.41 acres	57 bushels

Taxes: \$6,243.12

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

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7293	Marshall silty clay loam, 5 to 9 percent slopes	77.23	51.28	0	88	3e
7290	Marshall silt loam, 2 to 5 percent slopes	59.66	39.61	0	93	2e
7436	Morrill loam, 7 to 12 percent slopes, eroded	13.72	9.11	0	65	4e
TOTALS		150.6 1(*)	100%	-	87.89	2.69



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 2025 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 April 4, 2025, or such other date agreed to by the parties. Subject to Financial Institution letter of credit for the buyer.

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 Finely, 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 Finely, 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 May 2, 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 Finely, Miller Title Services, LLC.

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: Baird Properties LLC

Auctioneer: Van Schmidt

Simulcast Public and Online: The online bidding begins on Saturday, March 29, 2025 at 12:00 PM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, April 4, 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.

www.FarmersNational.com

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