

LAND AUCTION

1,129.69+/- Acres • Greenwood County, Kansas

Wednesday, January 5, 2022 • 11:00 AM
Greenwood Hotel | 300 North Main, Eureka, Kansas

Highlights:

- Property consists of 1,129.69+/- acres of contiguous native grass pasture, not grazed in 2021
- Fencing on the south, east and north, but western border is unfenced
- Large livestock open pond on eastern side



L-2200077

ONLINE SIMULCAST BIDDING

Starts Wednesday, December 29, 2021 at
10:00 AM. Closes Wednesday, January 5,
2022 at close of live event.

To Register and Bid on this Auction, go to:
www.fnccbid.com

For additional information, please contact:

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Property Information

Location: From Eureka, Kansas, Main Street, 5.7 miles on Highway 54 to Road H, turn right (N) 9.7 miles on Road H to intersection of Road H and 230th Street, turn left (W) 2 miles to end of trail placing you at the SE corner of property. Or, from Highway 99, travel 12 miles west on County Road 8/220th Street to River Road, then north 1 mile to 230th Street, then west 2 miles to the end of the trail placing you at the SE corner of the property.

Legal Description: All of Section 20, S 1/2 of Section 17 and the SE 1/4 of Section 18, all in the Salem Township (Twps 24S Range 9).

Farm Data:

Pasture 1,129.69 acres

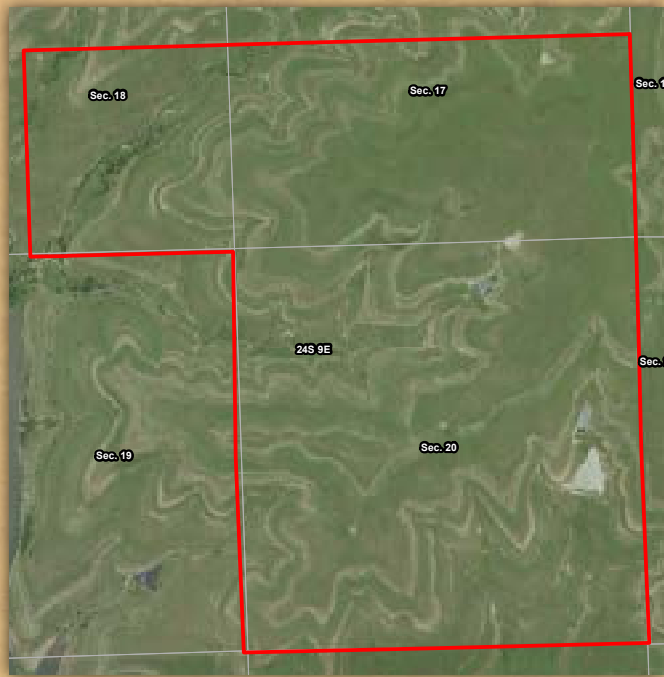
2021 Real Estate Taxes: \$3,230.50



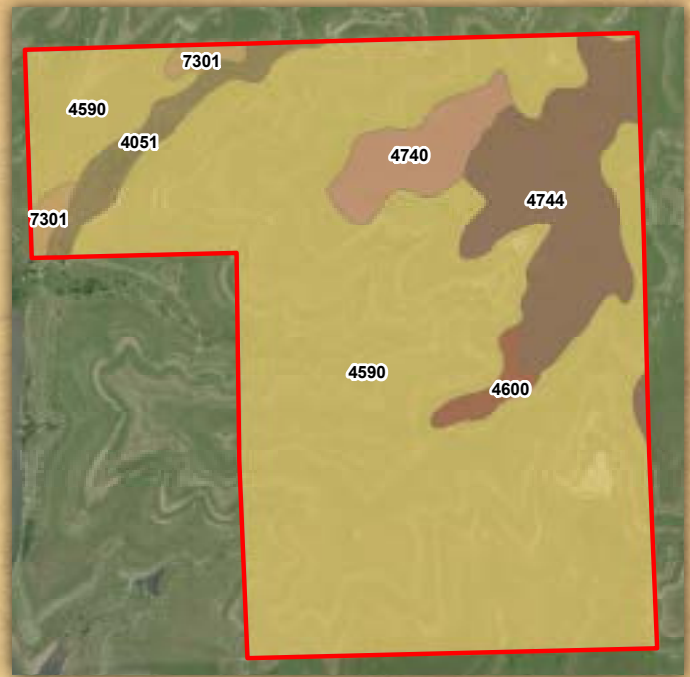
Location Map



Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR	
		LCC	ACRES
4590	Clime-Sogn complex, 3 to 20 percent slopes	Vle	896.6
4744	Labette-Dwight complex, 0 to 3 percent slopes	Ile	128.0
4740	Labette silty clay loam, 1 to 3 percent slopes	Ile	46.4
4051	Ivan silt loam, channeled	Vw	33.0
7301	Martin silty clay loam, 1 to 3 percent slopes	Ile	13.4
4600	Dwight silt loam, 0 to 1 percent slopes	IVs	13.1
TOTAL			1130.4



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, Farmers National Company.

Possession: Possession will be granted at closing on February 7, 2022 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 Security 1st Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st 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 the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on February 7, 2022, 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 1st Title.

Survey: The seller will provide a survey to determine boundaries where no current ones exist. The cost of such survey will be shared equally between the Seller and Buyer(s).

Sale Method: 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. No absentee or telephone bids will be accepted without 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: Harriet J. McCarley Trust

Auctioneer: Van Schmidt

Online Simulcast Bidding Procedure: The online bidding begins on **Wednesday, December 29, 2021, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, January 5, 2022, 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 tracts will be visible on-line, 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.

