

LAND FOR SALE BY BIDS

100+/- Acres • Barton and Jasper Counties, Missouri

Bid Deadline: 5:00 PM, Friday, January 21, 2022

Contact Agent for Details!

Highlights:

- Highly productive crop land with Class 2 and 3 soils
- Level to gently rolling topography

A-21355

Property Location: From Golden City, Missouri, go two miles west on Highway 126 to 90th Lane and south two and one-half miles.

Legal Description: S2SW4SW4 Sec-9-30-29 containing 60+/- acres, Barton County, and NW4NW4 Sec 16-30-29 containing 40 acres, Jasper County, Missouri.



Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Greg Knedlik, AFM/Agent
Paola, Kansas

Business: (913) 294-2829

Cell: (785) 541-1076

GKnedlik@FarmersNational.com

www.FarmersNational.com/GregKnedlik



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

Property Information

Location Map

Property Description:

90% tillable, very highly producing farmland.

Farm Data:

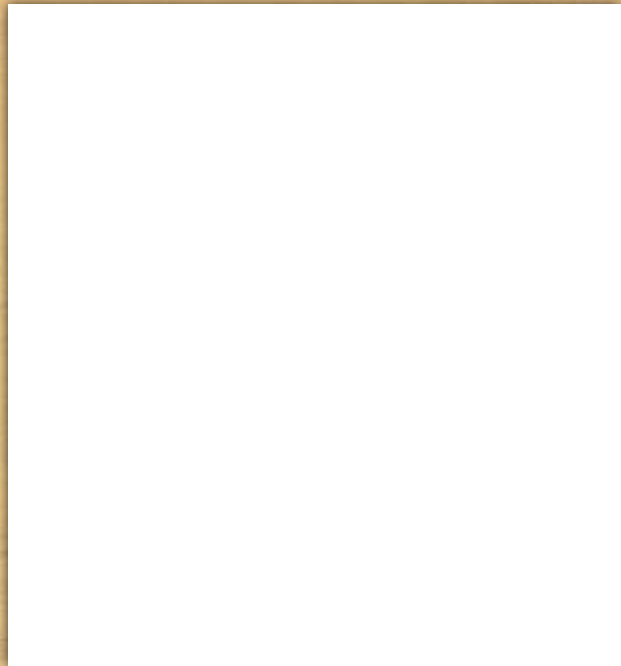
Cropland 89.7 acres
 Non-crop 10.3 acres
 Total 100 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Milo	12.1 acres	68 bushels
Wheat	16.1 acres	49 bushels
Soybeans	37 acres	33 bushels

2021 Taxes:

Barton County: \$131.49
 Jasper County: \$112.43



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40017	Maplegrove silt loam, 1 to 3 percent slopes	44.44	45.78	0	74	2e
70155	Newtonia silt loam, 1 to 3 percent slopes	28.12	28.97	0	86	2e
40019	Newtonia-Eldorado silt loams, 1 to 3 percent slopes	8.16	8.41	0	86	2e
44102	Carl silty clay loam, 1 to 3 percent slopes, rarely flooded	6.9	7.11	0	60	3w
40090	Summit silty clay loam, 0 to 2 percent slopes	4.12	4.24	0	69	2w
76008	Cedargap gravelly silt loam, 1 to 3 percent slopes, frequently flooded	2.87	2.96	0	67	3w
70006	Credlon silt loam, 1 to 3 percent slopes	2.48	2.55	0	61	2e
TOTALS		97.08(*)	100%	-	76.75	2.1

FOR SALE BY BID 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 February 21, 2022 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required by the successful bidder on the day of the sale. 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 the closing agent.

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

Closing: The sale closing is on February 21, 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 the closing agent.

Survey: 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 Seller and Buyer will each pay one-half of 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 one individual tract. All bids are open for advancement until the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Bid Procedure: Written bids will be received at the office of Farmers National Company agent, Greg Knedlik, up to 5:00 PM, on Friday, January 21, 2022. Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion. **Bids may be submitted by postal service: PO Box 510, Paola, Kansas 66071 or email: GKnedlik@FarmersNational.com.**

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 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: Cotton Family Trust



Bid Form

RE: S2SW4SW4 Sec-9-30-29 containing 60+/- acres, Barton County, Missouri, and NW4NW4 Sec 16-30-29 containing 40 acres, Jasper County, Missouri.

I/we hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre. I acknowledge **there will not be an oral bidding** and agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the successful bidder.

Signature

Date

Print Name

Address

City

State

ZIP code

Telephone number

Cell phone number

Email

Return no later than 5:00 PM, Friday, January 21, 2022, to:

Greg Knedlik, AFM/Agent
Farmers National Company
PO Box 510
Paola, Kansas 66071
Email: GKnedlik@FarmersNational.com

Office: (913) 294-2829 • Cell: (785) 541-1076

