

LAND AUCTION

SIMULCAST LIVE AND ONLINE

229.60+/- Acres • Barton County, Kansas

Tuesday, February 15, 2022 • 4:00 PM

The Page (Kansas Room, use north entrance) | 2920 10th Street, Great Bend, Kansas

Highlights:

- Prime irrigated property with potential to irrigate all tillable acres
- Immediate possession on open acres
- Located just southwest of Great Bend, Kansas, in cattle feeding country

L-2200146

ONLINE SIMULCAST BIDDING

Starts Friday, February 11, 2022 at 10:00 AM.

Closes Tuesday, February 15, 2022, at close of live event.

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

For additional information, please contact:

Matt Foos, AFM/Agent
Spearville, Kansas

Direct: (620) 385-2151 • Cell: (620) 255-1811
M Foos@FarmersNational.com
www.FarmersNational.com/MattFoos



Richard Boyles, Agent
Esbon, Kansas

Business: (785) 639-6285
RBoyles@FarmersNational.com
www.FarmersNational.com/RichardBoyles



Serving America's Landowners Since 1929

www.FarmersNational.com



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

Property Location: From Pawnee Rock, Kansas, one mile northeast on Highway 56.

Legal Description: S/2NE/4 and NW/4 of Section 35-20S-15W less tract in northwest corner, Barton County, Kansas.

Property Description: Unique opportunity to own a top quality irrigated farm just off of Highway 56 between Great Bend and Larned. This farm currently has two vested water rights and one appropriated water right. The farm is currently partially pivot irrigated and partially flood irrigated with potential to add more irrigated acres.

Farm Data:

Cropland	227.73 acres
Non-crop	<u>1.83 acres</u>
Total	229.6 acres

2021 Taxes: \$5,880.52

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	22.78 acres	33 bushels
Corn	70.39 acres	162 bushels
Soybeans	73.63 acres	50 bushels

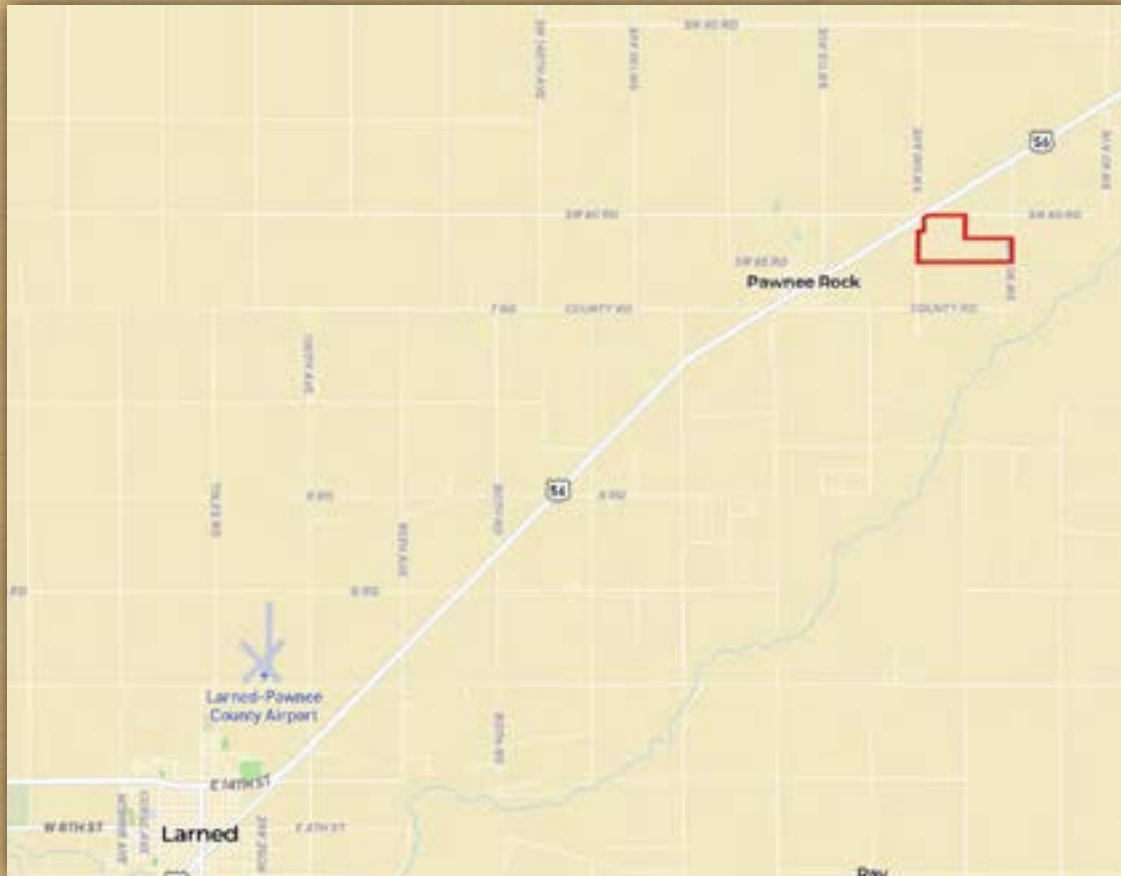
Irrigation Equipment: Center pivot irrigation system is not included in the sale.

Well Information: East Well: (Files No. BT-21 & 25641) File No. BT-21 Authorized Quantity of 67 Acre-Feet (AF) @ 800 gpm. File No. 25641 Authorized Quantity of 95 AF @ 370 gpm from this well (limited to 800 gpm when combined with File No. BT-21)

Northwest Well: (File No. 25641) Authorized Quantity of 83 AF @ 190 gpm

Southwest Battery of 3 Wells (File No. BT-22) Authorized Quantity of 93 AF @ 600 gpm

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3755	Hord silt loam, rarely flooded	165.14	71.97	0	79	2c
5355	Kaski loam, rarely flooded	35.55	15.49	0	76	2w
5670	Waldeck fine sandy loam, occasionally flooded	28.77	12.54	0	45	2e
TOTALS		229.46(*)	100%	-	74.27	2.0



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 15, 2022 or such other date agreed to by the parties. Subject to Tenant's interest in 2022 non-irrigated rye crop (36.0 acres). Buyer will receive landowner's 1/3 interest in the 2022 non-irrigated rye crop. Buyer will be responsible for landowner's share of expense for the 2022 non-irrigated rye crop. Buyer will reimburse Seller at closing for landowner's share of expenses toward the 2022 non-irrigated rye crop that have already been paid.

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 First American Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with First American 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 March 15, 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 First American Title.

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 Buyer and Seller 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 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: R. Unruh Acres, Inc. **Auctioneer:** Van Schmidt

Online Simultaneous Bidding Procedure:

The online bidding begins on **Friday, February 11, 2022, at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, February 15, 2022, with bidding concluding at the end of the live auction.**

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

All bids on the tract 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.