

LAND AUCTION



Farmers
National
Company™

Serving America's Landowners Since 1929

L-1200858

Thursday, June 25, 2015, at 6:00 PM CST
at the American Legion, Olsburg, Kansas

40+/- Acres
Potawatamie County, Kansas

www.FarmersNational.com

Land Information

Location

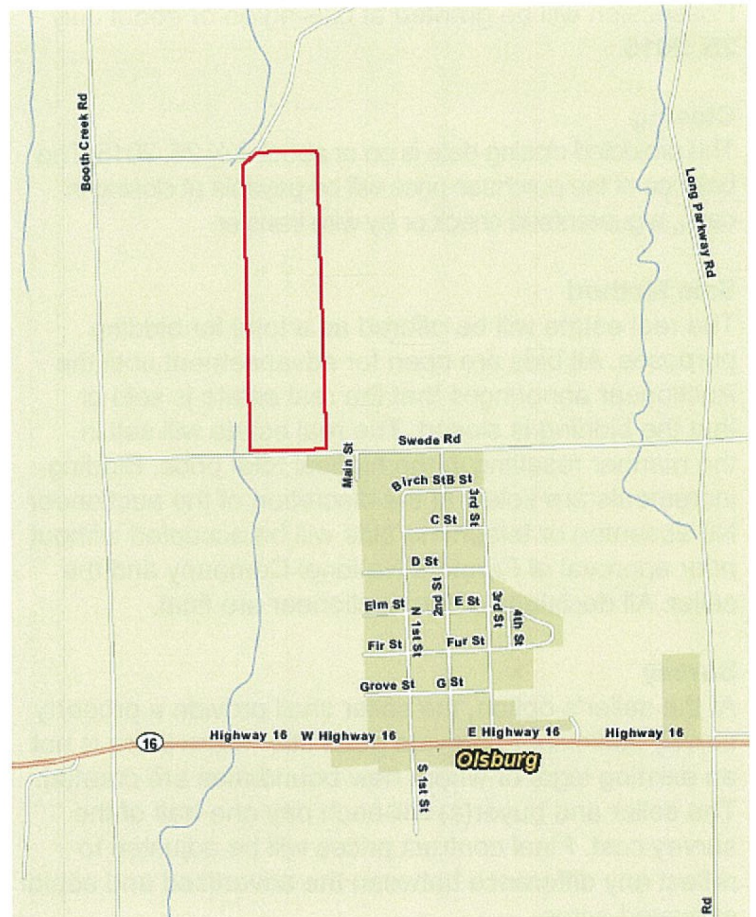
The property is located on the north side of Swede Road a half mile west of the northwest corner of Olsburg, Kansas.

Legal

W1/2 of E1/2 of SW1/4 of 14-7-7,
Potawatamie county, Kansas

Land

40+/- acres in Brome grass



For additional information, contact:
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Phone: (620) 343-0456
CSankey@FarmersNational.com
www.FarmersNational.com/ChrisSankey

Working in conjunction with:



Jason Flory, Auctioneer

Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultation
Oil and Gas Management • Timber Resource Management • National Hunting Leases • Lake Management • FNC Ag Stock

Auction Terms

Minerals

All mineral interests owned by the seller, if any, will be conveyed to the buyer(s)

Real Estate Taxes

Real estate taxes will be prorated to closing. Annual taxes \$65.38.

Conditions

This sale is subject to all easements, covenants, leases and restrictions of record. 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, expressed or implied, made by the auctioneer or seller.

Sales Contract and Title

Immediately upon conclusion of the auction the high bidder(s) will enter into a real estate sale contract and deposit with Farmers National Company the required earnest payment. The seller will provide an owner's policy of title insurance in the amount of the purchase price. The cost of such title insurance and any escrow closing services will be shared equally by the seller and buyer. Sale is not contingent upon buyer financing.

Earnest Money

A 10% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held by Farmers National Company in their trust account.

Possession

Possession will be granted at closing on or about July 25, 2015

Closing

The projected closing date is on or about July 25, 2015. The balance of the purchase price will be payable at closing in cash, a guaranteed check or by wire transfer.

Sale Method

The real estate will be offered as a total for bidding purposes. 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 the seller. All decisions of the auctioneer are final.

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(s) will each pay one-half of the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Agency

Farmers National Company and its representatives are acting as agents of the seller.

Comments

Information provided herein was obtained from sources deemed reliable, but neither the auction 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 the auctioneer will take precedence over any previous printed materials or oral statements. Farmers National Company and the 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.

Approval of Bids

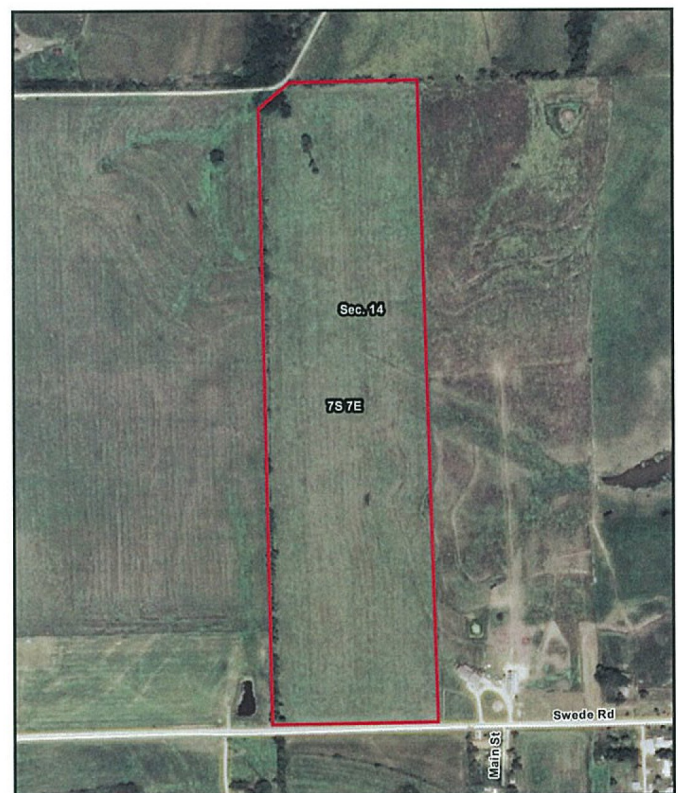
Final sale is subject to the seller's approval or rejection.

Seller

RD and Shellie Laflin

Auctioneer

Jason Flory



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