

SUMNER COUNTY, KANSAS

ABSOLUTE AUCTION



TUESDAY 10AM | AUGUST 15, 2023 | RAYMOND FRYE COMPLEX | WELLINGTON, KS

1,684 ACRES M/L

WITHERSFARM.COM



SUMNER COUNTY, KANSAS ABSOLUTE AUCTION

TUESDAY 10AM | AUGUST 15, 2023 | RAYMOND FRYE COMPLEX | WELLINGTON, KS

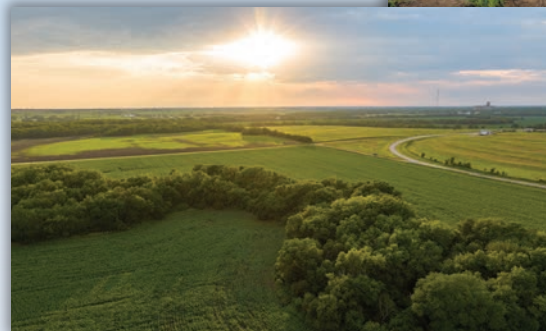
EXECUTIVE SUMMARY

The Withers Farms are located in Sumner County near Wellington, Kansas. The portfolio will be offered in 10 tracts ranging from 142.7 acres to 271.7 acres m/l via the multi-parcel auction format where tracts can be purchased individually or any combination. The farm is comprised of 1,684 total acres m/l and will "Absolute" to the highest bidder. The property consists of approximately 1,598.21 FSA cropland acres of which approximately 1,560.42 acres are currently farmed. Primary soil types include the highly productive Kirkland silt loam, Tabler silty clay loam, and Bethany silt loam. The balance of the acres consists of pasture, grass waterways, mature timber, and Slate Creek. Due to the highly productive soils and above average annual rainfall of almost 35 inches, this nearly 100% tillable dryland farm has a longer growing season that can support a diverse set of crops including cotton, corn, soybeans, wheat, and milo.

This property is ideally situated on both sides of US Highway 81 and near Interstate 35, just 5 minutes from Wellington, Kansas and 40 minutes from Wichita, Kansas.

MORE INFORMATION

For more photos, maps, data room resources, plus an aerial drone video, and our 360° tour, please visit our website WithersFarm.com.



STEVE BRUERE: 515.222.1347, Steve@PeoplesCompany.com

JIM HAIN: 402.981.8831, James.Hain@LundCo.com

GREG STONE: 620.937.8011, GregStone@wbsnet.org

WithersFarm.com

1,684 ACRES
M/L

10

9

8

6

7

5

2

3

1

4

10
TRACTS



SUMNER COUNTY, KANSAS DIRECTIONS



STEVE BRUERE: 515.222.1347, Steve@PeoplesCompany.com

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FROM WELLINGTON, KANSAS

Travel south on U.S. Highway 81 for approximately two miles. Tracts 4, 6, 7, 8, 9, and 10 will be on the east side of U.S. Highway 81 and Tracts 1, 2, 3, and 5 will be on the west side of U.S. Highway 81. Look for tract and directional signs.

FROM WICHITA, KANSAS

Travel south on Interstate 35 for approximately 23 miles before taking the Wellington Exit. Travel west on U.S. Highway 160 for three miles before turning left and heading south on US Highway 81. Travel south on U.S. Highway 81 for approximately two miles. Tracts 4, 6, 7, 8, 9, and 10 will be on the east side of U.S. Highway 81 and Tracts 1, 2, 3, and 5 will be on the west side of U.S. Highway 81. Look for tract and directional signs.

AIRPORT INFORMATION

Wellington Municipal Airport (KGET) 5,200' x 100' runway

The Wellington Municipal airport is located two miles north of Wellington along U.S. Highway 81. The airport is approximately seven miles north of a majority of the tracts.

441 N West Road
Wellington, KS 67152
Phone: 620.440.2213

Car Rental: Courtesy car available

Wichita Dwight D. Eisenhower National Airport (ICT)

The Wichita airport is located on the southwest side of Wichita and is approximately 35 miles north of the Withers Farms.

The Wichita National Airport has numerous direct flights to many of the hubs across the Midwest and southern United States.

FBO, Signature Flight Support
1908 S. Airport Road
Wichita, KS 67209
Phone: 316.522.2010

Car Rental: Enterprise, Hertz, and more options are available.



TRACT 1

Tract 1 totals 162.6 acres m/l and consists of approximately 160.15 FSA cropland acres of which an estimated 157.43 acres m/l are currently in production. Primary soil types include the productive Tabler silty clay loam and Bethany silt loam. Located on the northwest corner of East 70th Street South and South Maize Road, this tract is situated in Section 7 of Jackson Township.

Brief Legal Description: SE 1/4 of 7-33S-1W
Estimated Annual Taxes: \$1,456.50

Farm Program Information:




FSA Cropland Acres: 160.15
 39.04 Wheat Base Acres with a PLC Yield of 37
 43.96 Corn Base Acres with a PLC Yield of 79
 71.21 Grain Sorghum Base Acres with a PLC Yield of 61
 9.76 Sunflower Base Acres with a PLC Yield of 718.

**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*



An application for permit to appropriate water with the Kansas Department of Water Resources has been filed on Tract 1. Please see the Data Room for full details of the application.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
5967	Tabler silty clay loam	118.43	73.9%		43
6320	Clarion loam	26.86	16.8%		58
6356	Kirkland silt loam	14.86	9.3%		43
Weighted Average					45.5



TRACT 2



Tract 2 totals 271.7 acres m/l and consists of approximately 271.08 FSA cropland acres of which an estimated 261.74 acres m/l are currently in production. Primary soil types include the productive Kirkland silt loam, Tabler silty clay loam and Bethany silt loam. Located on the north side of East 70th Street South, this tract is situated in Section 10 of Jackson Township.

Brief Legal Description: W 1/2 of 10-33S-1W less a parcel in the SW corner

Estimated Annual Taxes: \$2,260.24

Farm Program Information:

FSA Cropland Acres: 271.08

207.6 Wheat Base Acres with a PLC Yield of 45

47.6 Grain Sorghum Base Acres with a PLC Yield of 59

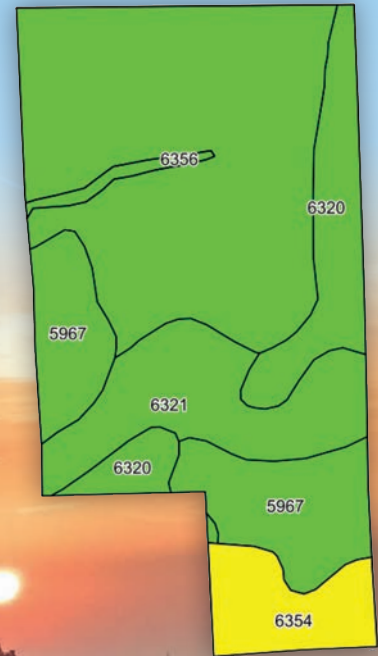
9.3 Barley Base Acres with a PLC Yield of 43

**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6356	Kirkland silt loam	130.30	48.1%		43
5967	Tabler silty clay loam	45.75	16.9%		43
6321	Bethany silt loam	40.64	15.0%		57
6320	Bethany silt loam	33.66	12.4%		58
6354	Kirkland silt loam	20.75	7.7%		44

Weighted Average 47



TRACT 3

Tract 3 totals 155.6 acres m/l and consists of approximately 155.41 FSA cropland acres. The primary soil type is the highly productive Kirkland silt loam. Located on the north side of East 70th Street South, this tract is situated in Section 15 of Jackson Township.

Brief Legal Description: NW 1/4 of 15-33S-1W

Estimated Annual Taxes: \$1,230.24

Farm Program Information:

FSA Cropland Acres: 155.41

34.97 Wheat Base Acres with a PLC Yield of 37

39.38 Corn Base Acres with a PLC Yield of 79





63.79 Grain Sorghum Base Acres with a PLC Yield of 61

8.74 Sunflower Base Acres with a PLC Yield of 718

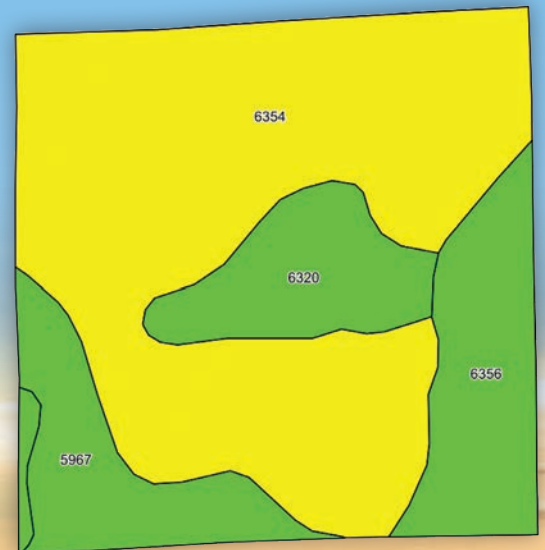
**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*



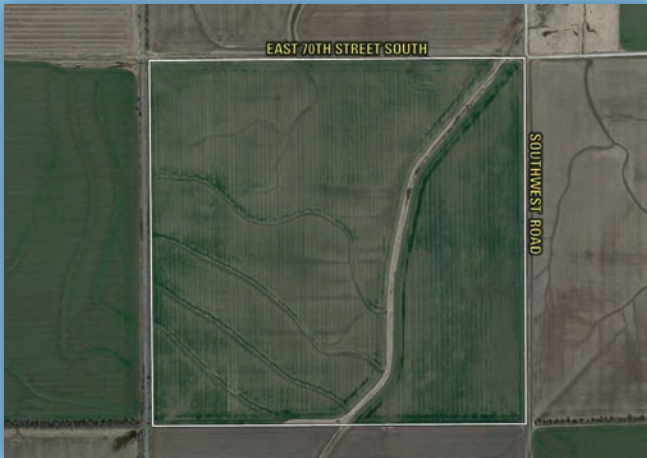
TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6354	Kirkland silt loam	98.76	63.5%		44
6356	Kirkland silt loam	22.34	14.4%		43
5967	Tabler silty clay loam	17.78	11.4%		43
6320	Bethany silt loam	16.53	10.6%		58

Weighted Average 45.2



TRACT 4



Tract 4 totals 160.4 acres m/l and consists of approximately 161.11 FSA cropland acres of which an estimated 156.99 acres m/l are currently in production. Primary soil types include the productive Kirkland silt loam, Tabler silty clay loam and Bethany silt loam. Located on the southwest corner of East 70th Street South and southwest Road, this tract is situated in Section 14 of Jackson Township.

Brief Legal Description: NE 1/4 of 14-33S-1W
Estimated Annual Taxes: \$1,263.70

Farm Program Information:

- FSA Cropland Acres: 161.11
- 44.2 Wheat Base Acres with a PLC Yield of 32
- 49.81 Corn Base Acres with a PLC Yield of 68
- 55.65 Grain Sorghum Base Acres with a PLC Yield of 61
- 4.42 Sunflower Base Acres with a PLC Yield of 718
- 4.11 Soybean Base Acres with a PLC Yield of 19

**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6356	Kirkland silt loam	98.70	61.3%		43
5967	Tabler silty clay loam	51.38	31.9%		43
6320	Bethany silt loam	11.03	6.8%		58
Weighted Average					44



TRACT 5

Tract 5 totals 142.7 acres m/l and consists of approximately 131.58 FSA cropland acres of which an estimated 128.22 acres m/l are currently in production. Primary soil types include the productive Kirkland silt loam and Bethany silt loam. Located on the southeast corner of East 40th Street South and South Ridge Road, this tract is situated in Section 34 of Wellington Township.

Brief Legal Description: NW 1/4 of 34-32S-1W less a parcel in the NE corner

Estimated Annual Taxes: \$1,168.72

Farm Protection Information:

FSA Cropland Acres: 131.58

27.4 Wheat Base Acres with a PLC Yield of 33

28.23 Corn Base Acres with a PLC Yield of 79

49.06 Grain Sorghum Base Acres with a PLC Yield of 65

11.89 Sunflower Base Acres with a PLC Yield of 718

9.52 Soybean Base Acres with a PLC Yield of 15

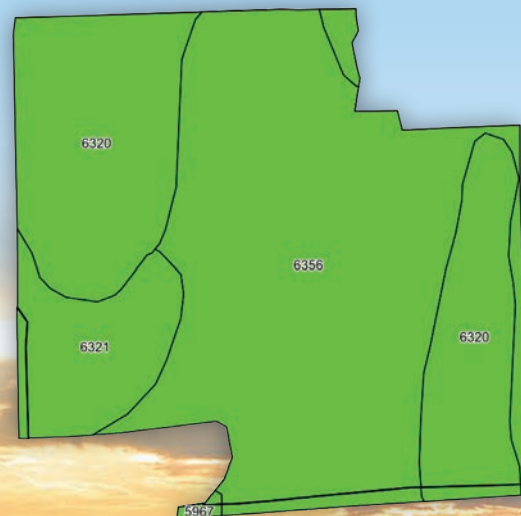
**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6356	Kirkland silt loam	74.33	56.5%		43
6320	Bethany silt loam	43.18	32.8%		58
6321	Bethany silt loam	13.63	10.4%		57
5967	Tabler silty clay loam	0.44	0.3%		43

Weighted Average 49.4



TRACT 6



Tract 6 totals 156 acres m/l and consists of approximately 151.81 FSA cropland acres of which an estimated 146.19 acres m/l are currently in production. Primary soil types include the productive Kirkland silt loam and Bethany silt loam. Located on the southeast corner of US Highway 81 and East 50th Street South, this tract is situated in Section 2 of Jackson Township.

Brief Legal Description: NW 1/4 of 2-33S-1W less a parcel in the NW corner

Estimated Annual Taxes: \$1,375.19

Farm Protection Information:

FSA Cropland Acres: 151.81

40.31 Wheat Base Acres with a PLC Yield of 32

45.41 Corn Base Acres with a PLC Yield of 79

48.92 Grain Sorghum Base Acres with a PLC Yield of 68

4.03 Sunflower Base Acres with a PLC Yield of 718

3.75 Soybean Base Acres with a PLC Yield of 19

**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6356	Kirkland silt loam	94.53	62.3%		43
6320	Bethany silt loam	39.32	25.9%		58
5967	Tabler silty clay loam	17.96	11.8%		43

Weighted Average 46.9



TRACT 7

Tract 7 totals 160 acres m/l and consists of approximately 150.35 FSA cropland acres of which an estimated 146.63 acres m/l are currently in production. Primary soil types include the productive Bethany silt loam and Kirkland silt loam. Located on the southwest corner of East 50th Street South and Southwest Road, this tract is situated in Section 2 of Jackson Township. If Tract 7&8 sell separately, the water right application will be withdrawn by the Seller prior to closing

Brief Legal Description: NE 1/4 of 2-33S-1W

Estimated Annual Taxes: \$1,375.19

Farm Protection Information:

FSA Cropland Acres: 150.35

40.31 Wheat Base Acres with a PLC Yield of 33

45.41 Corn Base Acres with a PLC Yield of 79

48.91 Grain Sorghum Base Acres with a PLC Yield of 65

4.03 Sunflower Base Acres with a PLC Yield of 718

3.75 Soybean Base Acres with a PLC Yield of 15

**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*

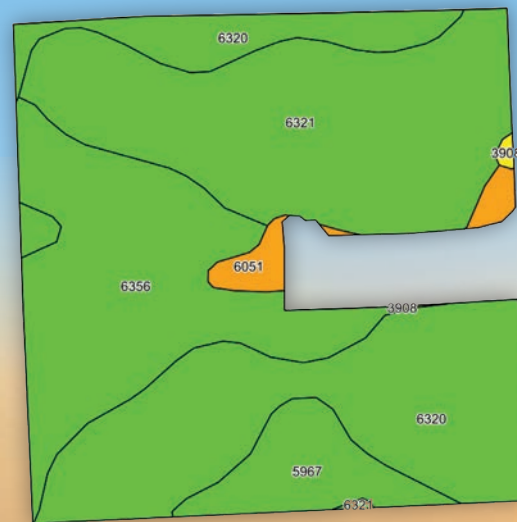


An application for permit to appropriate water with the Kansas Department of Water Resources has been filed with the Place of Use located on Tract 7 and the Point of Diversion located on Tract 8. In order to see this application through (if approved by Kansas Department of Water Resources), potential Buyers will need to purchase both Tract 7 and 8. Please see the Data Room for full details of the application.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6320	Bethany silt loam	50.29	33.4%		58
6321	Bethany silt loam	47.69	31.7%		57
6356	Kirkland silt loam	38.15	25.4%		43
5967	Tabler silty clay loam	10.26	6.8%		43
6051	Elandco silt loam	3.57	2.4%		51
3908	Rosehill clay loam	0.39	0.3%		40

Weighted Average 52.6



TRACT 8



Tract 8 totals 162.4 acres m/l and consists of approximately 160.39 FSA cropland acres of which an estimated 151.48 acres m/l are currently in production. Primary soil types include the productive Bethany silt loam and Kirkland silt loam. Located on the northwest corner of East 50th Street South and Southwest Road, this tract is situated in Section 35 of Wellington Township. If Tract 7&8 sell separately, the water right application will be withdrawn by the Seller prior to closing

Brief Legal Description: SE 1/4 of 35-32S-1W
Estimated Annual Taxes: 1,242.22

Farm Protection Information:

- FSA Cropland Acres: 160.39
- 37.13 Wheat Base Acres with a PLC Yield of 33
- 38.25 Corn Base Acres with a PLC Yield of 79
- 66.46 Grain Sorghum Base Acres with a PLC Yield of 65
- 16.11 Sunflower Base Acres with a PLC Yield of 718
- 12.90 Soybean Base Acres with a PLC Yield of 15

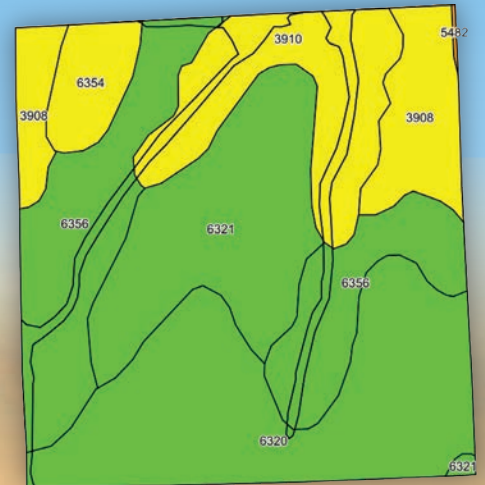
**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*

An application for permit to appropriate water with the Kansas Department of Water Resources has been filed with the Place of Use located on Tract 7 and the Point of Diversion located on Tract 8. In order to see this application through (if approved by Kansas Department of Water Resources), potential Buyers will need to purchase both Tract 7 and 8. Please see the Data Room for full details of the application.

TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6320	Bethany silt loam	45.92	28.6%		58
6356	Kirkland silt loam	38.29	23.9%		43
6321	Bethany silt loam	31.04	19.4%		57
3910	Rosehill clay loam	21.86	13.6%		32
3908	Rosehill clay loam	16.13	10.1%		40
6354	Kirkland silt loam	6.97	4.3%		44
5482	Wellsford clay loam	0.18	0.1%		13

Weighted Average 48.2



TRACT 9

Tract 9 totals 160.1 acres m/l and consists of approximately 140.63 FSA cropland acres of which an estimated 101.1 acres m/l are currently in production. The balance of the FSA cropland acres are currently in pasture production. The primary soil type is the productive Brewer silty clay loam, a Class I soil. Located on the east side of Southwest Road, this tract is situated in Section 36 of Wellington Township.

Brief Legal Description: NW 1/4 of 36-32S-1W
Estimated Annual Taxes: \$907.46

Farm Protection Information:

- FSA Cropland Acres: 140.63
- 32.56 Wheat Base Acres with a PLC Yield of 33
- 33.55 Corn Base Acres with a PLC Yield of 79
- 58.29 Grain Sorghum Base Acres with a PLC Yield of 65
- 14.13 Sunflower Base Acres with a PLC Yield of 718
- 11.31 Soybean Base Acres with a PLC Yield of 15

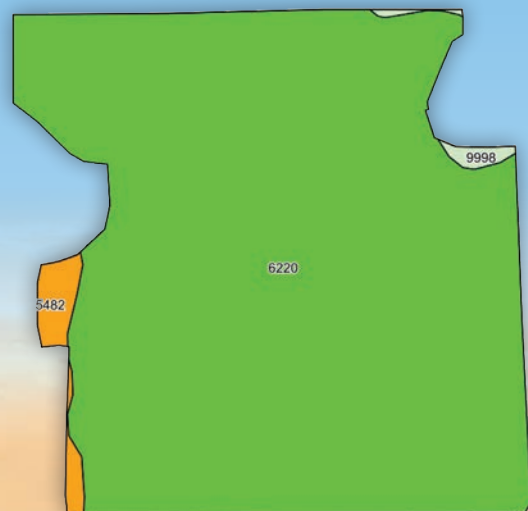
**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	NCCPI
6220	Brewer silty clay loam	136.69	27.3%		63
5482	Wellsford clay loam	2.93	25.6%		13
9998	Ustifluvents	1.01	20.7%		-

Weighted Average 61.5



TRACT 10



Tract 10 totals 152.50 acres m/l and consists of approximately 115.8 FSA cropland acres. The primary soil type is the productive Class I Brewer silty clay loam and Elandco silty clay loam. The balance of this property consists of mature timber and Slate creek which meanders through the farm and provides excellent recreational opportunities. This tract contains an abundance of mature harvestable walnut trees that could be logged to provide additional farm income. Located on the southeast side of Southwest Road and East 35th Street South, this tract is situated in Section 36 of Wellington Township.

Brief Legal Description: SW 1/4 of 25-32S-1W less a parcel in NE corner

Estimated Annual Taxes: \$881.42

Farm Protection Information:

FSA Cropland Acres: 115.70

35.52 Wheat Base Acres with a PLC Yield of 32

40.03 Corn Base Acres with a PLC Yield of 79

43.12 Grain Sorghum Base Acres with a PLC Yield of 68

3.55 Sunflower Base Acres with a PLC Yield of 718

3.30 Soybean Base Acres with a PLC Yield of 15

**Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base acres will be adjusted per the default method when the Farm is reconstituted by the Sumner County FSA office.*

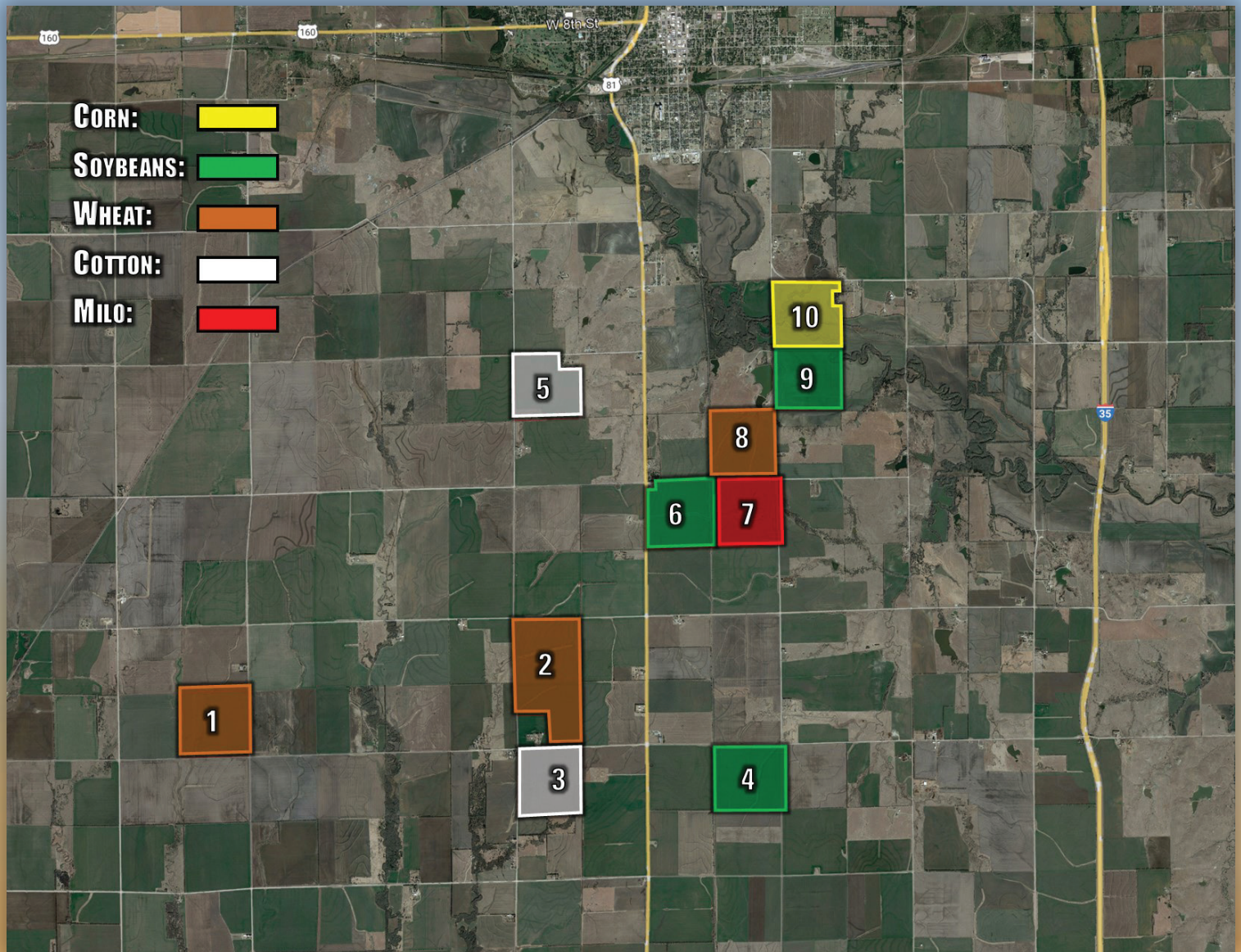
TILLABLE SOILS MAP

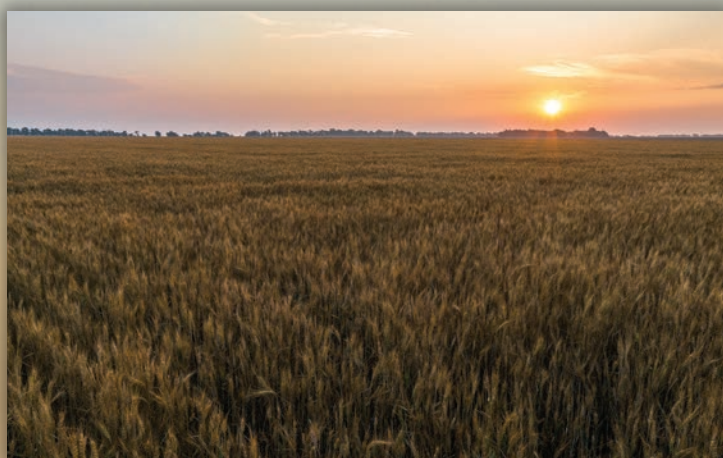
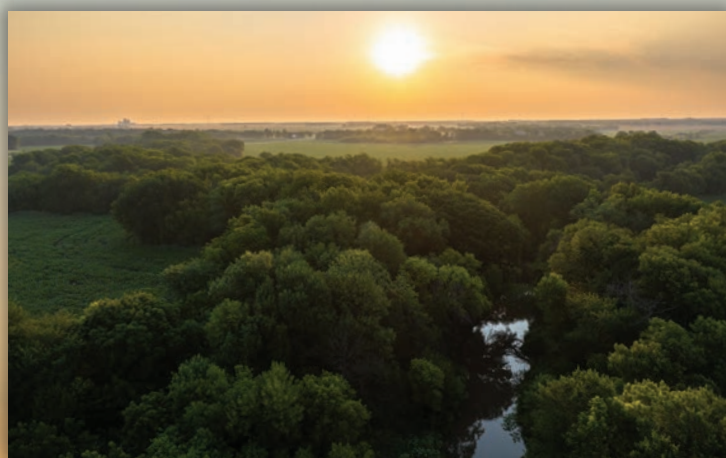
Code	Soil Description	Acres	% of Field	Legend	NCCPI
6220	Brewer silty clay loam	68.42	59.1%		63
6246	Elandco silty clay loam	40.17	34.7%		72
9998	Ustifluvents	3.54	3.1%		-
6369	Milan loam	1.66	1.4%		73
3909	Rosehill clay loam	1.50	1.3%		40
5957	Shellabarger sandy loam	0.25	0.2%		60
5465	WellsfordRenfrow clay loam	0.16	0.1%		21

Weighted Average NCCPI: 84.8



SUMNER COUNTY, KANSAS 2023 CROP MAP





SUMNER COUNTY, KANSAS

TERMS & CONDITIONS

Bidder Registration

In order to bid at the auction, you must enter into a "Qualified Bidder Agreement" and receive a bidder number from Peoples Company and/or The Lund Company Cushman/Wakefield (the "Auction Company") at which point you will be a "Qualified Bidder".

Access to Data Room

The Auction Company has set up an electronic data room (the "Data Room") where prospective bidders may examine documents pertaining to the sale. The documents will include pro forma title insurance commitments and the form of the contract that each successful bidder will be required to sign immediately upon acceptance of the winning bid. If you wish to obtain access to the online Data Room, please contact the Auction Company.

Auction Method

- A. The Farm will be offered in 10 individual tracts or combinations thereof (the "Real Estate").
- B. Bidding will remain open on all tracts and combinations until the close of the auction as determined by the Auctioneer, or as directed by the Seller and announced by the Auctioneer. A Qualified Bidder may bid on any tract or combination of tracts, and the Seller may sell any tract or combination of tracts. If either the Seller or the Auction Company determine, in the exercise of either's sole discretion, that a Qualified Bidder's participation or further participation in the auction is not in the best interest of Seller, such Qualified Bidder shall be immediately deemed a "Disqualified Bidder", and the Disqualified Bidder's participation in the auction may be stopped, and any bids made by a Disqualified Bidder shall be disregarded.
- C. Conduct of the Auction and the increments of bidding shall be at the continuing discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of Qualified Bidders participating in person, electronically, by telephone, or by proxy. All decisions of the Auctioneer at the auction are final.

Buyer's Premium

Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

Approximate Acres of Tracts & Farm Information

- A. Refer to the Data Room, which will be updated from time to time, for approximate acres and additional farm information for each tract.
- B. Any and all references to acreage in these Terms and Conditions or throughout this marketing brochure and marketing materials are referring to assessed acreage per the Sumner County Appraiser.

Agency

The Auction Company and its representatives are agents of the Seller.

Farm Program Information

Farm Program Information is provided by the Sumner County Farm Service Agency. The figures stated in the marketing materials are the present best estimates of the Seller and the Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the tracts of land are reconstituted by the Sumner County FSA and NRCS office. For updated information, you should access the Data Room.

Earnest Money Payment

A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of a certified check, satisfactory to the Auctioneer at his sole discretion, or wire transfer. All funds will be held by Pfalzgraf & Dierking Title Company.

Contract & Title Commitment

- A. Immediately upon conclusion of the auction, the winning bidder(s) must immediately enter into an Asset Sale Agreement ("Contract") and deposit the required earnest money payment. The Contract will be substantially in the form posted in the Data Room. The terms and conditions in the Contract are non-negotiable, and any failure or refusal to immediately sign the Contract will be a violation of the Qualified Bidder Agreement, and the Auction Company and Seller shall be entitled to all remedies set forth in the Qualified Buyer Agreement, including without limitation monetary damages.
- B. The terms of the signed Contract shall govern the sale and shall supersede all prior communications, negotiations, discussions, representations, brochures, or information regarding the Real Estate, regardless of when the communication or material was made, including without limitation this marketing brochure and these Terms and Conditions.
- C. The Seller will furnish a recent pro forma commitment to issue an ALTA Owner's Policy (2006) in the amount equal to the purchase price.
- D. Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.
- E. Seller shall deliver a Special Warranty Deed to the purchased Real Estate and, as applicable, an assignment and/or bill of sale for related property to Buyer.

Financing

Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon Buyer obtaining financing. All

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financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

Closings

Closings will occur on or about September 7, 2023. The balance of the purchase price will be paid at closing in the form of a certified check satisfactory to the title company in its sole discretion or wire transfer. Except as otherwise provided in the Contract, the closing costs will be split equally by Buyer and Seller at Closing.

Property Taxes

Payment of all 2022 property taxes for the Real Estate shall be paid by the Seller. Payment of all 2023 property taxes for the Real Estate shall be the responsibility of the Buyer.

Mineral Rights

All mineral rights will be reserved by the Seller.

Possession

Possession of each tract will be delivered at Closing, subject to Tenant's Rights. The Farm Lease Agreement is located in the Data Room. Buyer shall assume Landlord/Owner's position in the lease as of the Date of Closing; and receive the balance of the Landlord/Owner's Share Rent in accordance with the Lease.

Fences

- A. Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller.
- B. All fences and fence lines shall be governed by Sumner County and State of Kansas fence line rules and regulations. No new fences will be installed by the Seller.
- C. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Surveys

A. No survey or staking will be paid for by the Seller. Acres of these parcels are subject to change; however, the purchase price will be based upon acres used in the marketing brochure or as otherwise announced by the Auctioneer.

Farm Inspection

- A. Each potential bidder is responsible for conducting, at their own risk, the independent inspections, investigations, inquiries, and due diligence concerning the Real Estate and personal property. Inspections of the Assets must be arranged by contacting the Auction Company.
- B. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

C. Invasive testing is prohibited without prior written consent of the Seller.

Disclaimer

- A. All tract boundaries shown in this marketing brochure and any marketing materials are just sketches and are presumed to be accurate according to the best available information and knowledge of the Auction Company.
- B. Overall tract acres, tillable acres, pasture acres, etc. may vary from figures stated in the marketing materials and will be subject to change when the tracts are reconstituted by the Sumner County FSA and NRCS offices.
- C. All references to "M/L" in this marketing brochure and any marketing materials refers to more or less.
- D. All references to "NCCPI" in this marketing brochure and any marketing materials refers to the National Commodity Crop Index.
- E. All references to "FSA" in this marketing brochure and any marketing materials refers to the Farm Service Agency.
- F. All references to "NRCS" in this marketing brochure and any marketing materials refers to the Natural Resources Conservation Service.
- G. The brief legal descriptions in the marketing materials should not be used in legal documents. Full legal descriptions will be taken from the title insurance commitments and, if applicable, the surveys.

Other

- A. The sales are subject to all easements, covenants, leases, prior mineral reservations and sales, and restrictions of record in place. All Real Estate will be sold on an "As is-Where is With All Faults" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, the Auction Company, or the Seller.
- B. No warranty, either express or implied, or arising by operation of law concerning the Real Estate or the Personal Property is made by the Seller or the Auctioneers and are hereby expressly disclaimed.
- C. If a site clean-up is required on any of the tracts it shall be at the expense of the Buyer(s) of each tract.
- D. Any announcements made auction day by the Auctioneer or Auction Company will take precedence over these Terms and Conditions and all previous marketing materials or oral statements.
- E. Bidding increments are at the sole discretion of the Auctioneer.
- F. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.
- G. All decisions of the Auctioneer are final.



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing ##16943



SCAN FOR INFO

STEVE BRUERE: 515.222.1347

KS LIC SP00242717

JIM HAIN: 402.981.8831

KS LIC SP00228010

GREG STONE: 620.937.8011

KS LIC SP00235934

SUMNER COUNTY, KANSAS

ABSOLUTE AUCTION



TUESDAY 10AM | AUGUST 15, 2023 | RAYMOND FRYE COMPLEX | WELLINGTON, KS

1,684 ACRES M/L

