



**FARMERS
NATIONAL**
C O M P A N Y

A-10293
A-10294

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

405.55± Acres, Rooks County, Kansas

Tuesday, October 27, 2026 | 11:00 AM

McKenna Youth & Activity Center | 311 Main Street, Palco, Kansas 67657

Highlights:

- Highly productive cropland with years of good stewardship
- Recreational opportunities
- Good access

For additional information, please contact:



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Bidding starts | Wednesday, October 21, 2026 at 8:00 AM
Bidding closes | Tuesday, October 27, 2026 at close of live event.

To register and bid go to: www.fncbid.com

Directions to Property:

From Palco, Kansas, travel three miles east on Highway 18. Turn north onto 7th Road and continue for four miles. **Tract 1** is located on the east side of the road, and **Tract 2** is located on the west side of the road.

Legal Description:

TRACT 1: (+/- 242.41) NW 1/4 & N 1/2 OF THE SW 1/4 IN SEC 7, TOWNSHIP 9, RANGE 19 WEST OF THE 6TH P.M. ROOKS COUNTY, KANSAS
TRACT 2: (+/- 163.14) NE 1/4 IN SEC 12, TOWNSHIP 9, RANGE 20 WEST OF THE 6TH P.M. ROOKS COUNTY, KANSAS.

Property Description:

The Palma Pittman IRR Trust is offering for sale two high quality agricultural properties located in Rooks County, Kansas. Both tracts convey 100% surface rights to the buyer and present an excellent opportunity for investment, recreation, or expansion of existing cropland portfolios

Farm Data:

TRACT 1:	
Cropland	176.48 acres
Pasture	<u>64.74 acres</u>
Total	241.58 acres
TRACT 2:	
Cropland	151.58 acres
Non-crop	<u>10.01 acres</u>
Total	161.59 acres

FSA Information:

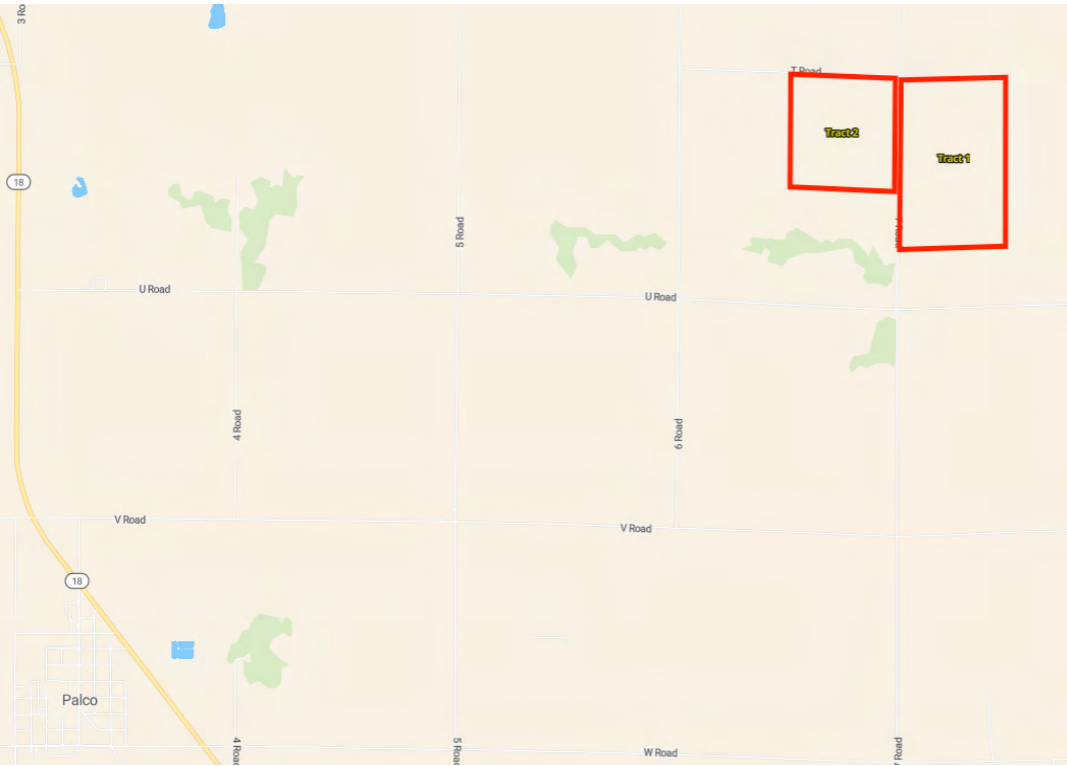
TRACT 1	Base	Yield
Wheat	87.00 acres	40 bushels
Grain Sorghum	38.90 acres	98 bushels
TRACT 2	Base	Yield
Wheat	53.07 acres	45 bushels
Grain Sorghum	51.03 acres	73 bushels

2025 Taxes:

TRACT 1: \$1,340.84 **TRACT 2:** \$995.72

Agent Comments:

Tract 1: Buyer to reimburse seller at closing for herbicide on stubble acres.



Tract 1



Tract 1 Aerial Map



Tract 1 Soil Map

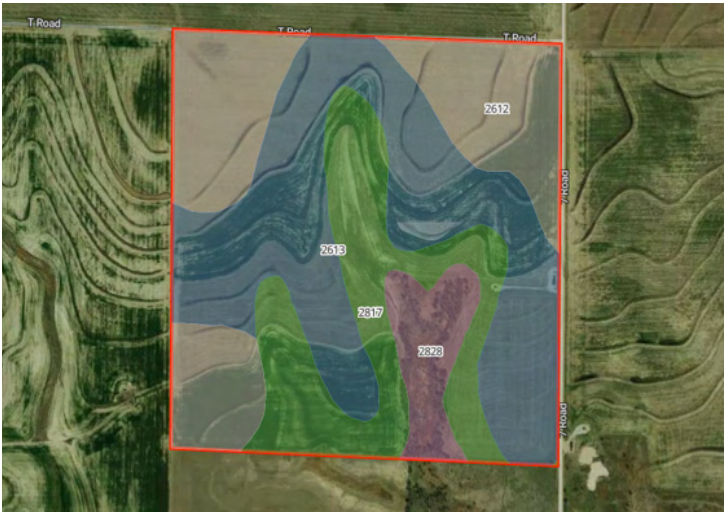


	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	2613	Harney silt loam, 1 to 3 percent slopes	51.0%	123.7	2e	2e
●	2817	Uly silt loam, 3 to 6 percent slopes	17.3%	41.9	3e	3e
●	2612	Harney silt loam, 0 to 1 percent slopes	12.7%	30.7	2c	1
●	2828	Uly-Penden complex, 6 to 20 percent slopes	8.3%	20.2	6e	6e
●	2202	Munjoy sandy loam, occasionally flooded	5.5%	13.4	3w	2w
●	2236	Roxbury silt loam, occasionally flooded	3.5%	8.4	2w	2w
●	2953	Wakeen silt loam, 3 to 7 percent slopes	1.7%	4.1	4e	4e

Tract 2



Tract 2 Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	2613	Harney silt loam, 1 to 3 percent slopes	41.1%	67	2e	2e
●	2612	Harney silt loam, 0 to 1 percent slopes	29.0%	47.3	2c	1
●	2817	Uly silt loam, 3 to 6 percent slopes	22.8%	37.2	3e	3e
●	2828	Uly-Penden complex, 6 to 20 percent slopes	7.1%	11.6	6e	6e

Tract 2 Aerial Map



Simulcast Auction Terms

Taxes: Real estate taxes for 2026 payable in 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 December 1, 2026 or such other date agreed to by the parties. Subject to current lease.

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 Eland Title Co. LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Eland Title Co. LLC the required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of 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 December 1, 2026, 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 Eland Title Co. LLC.

Auction Sales: The real estate will be offered in two individual tracts. 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. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and the 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: Pittman Irr Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, October 21, 2026, at 8:00 AM**. Bidding will be simultaneous with the live auction at **11:00 AM on Tuesday, October 27, 2026**, 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 online, 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.

