



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

A-18047

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ONLINE AUCTION

388.41± Acres, Osborne County, Kansas

Bidding starts: Monday, October 5, 2026, at 8:00 AM

Bidding closes: Friday, October 9, 2026, at 3:00 PM

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

Highlights:

- **Quality farmland with long history of good stewardship**
- **Offered in two tracts**
- **Good access**
- **Close to market**



For additional information, please contact:

Monty Smith, AFM/Agent | (785) 623-6701

MSmith@FarmersNational.com

Property Information

Directions to Property:

From Luray, Kansas, travel 4 miles north on Highway 281 to West 270 Drive. **Tract 1** is 1/4 mile east from Highway 281. **Tract 2** is 2.5 miles east of Highway 281 on West 270 Drive.

Legal Description:

Tract 1: E2SW4 & SE4 Section 17-10S-12W.

Tract 2: SE4, except 3 acres for cemetery, Section 15-10S-12W.

Property Description:

Here is an opportunity to purchase quality southern Osborne County farmland. This farm has had years of good stewardship and is an ideal opportunity to add acres to your farming operation or investment portfolio.

Farm Data:

Tract 1:

Cropland 228.77 acres
Non-crop 8.22 acres
Total 236.99 acres

Tract 2:

Cropland 151.42 acres
Total 151.42 acres



FSA Information:

Tract 1

	Base	Yield
Wheat	56.94 acres	47 bushels
Corn	2.77 acres	78 bushels
Grain Sorghum	19.81 acres	74 bushels

Tract 2

	Base	Yield
Wheat	85.76 acres	47 bushels
Corn	4.18 acres	78 bushels
Grain Sorghum	29.84 acres	74 bushels
Soybeans	39.55 acres	20 bushels

2025 Taxes:

Tract 1: \$2,455.76

Tract 2: \$1,287.40

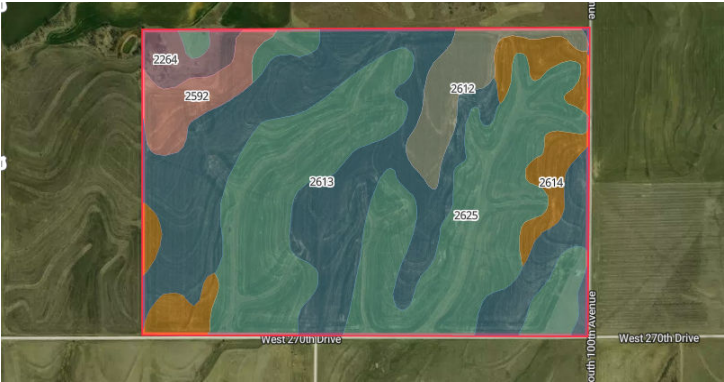
Property Location



Tract 1 Aerial Map



Tract 1 Soil Map



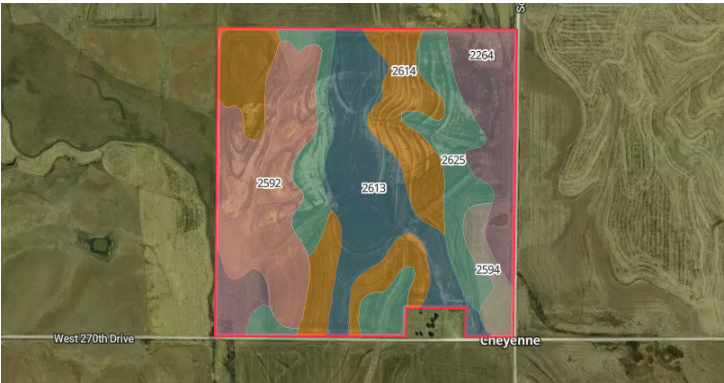
69.5/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	2625	Harney-Nuckolls complex, 3 to 7 percent slopes	44.0%	104.7	4e	3e	72.4
	2613	Harney silt loam, 1 to 3 percent slopes	35.4%	84.1	2e	2e	68.7
	2614	Harney silt loam, 3 to 7 percent slopes	7.8%	18.6	3e	3e	68.1
	2612	Harney silt loam, 0 to 1 percent slopes	5.6%	13.4	2c	1	70.1
	2592	Corinth silty clay loam, 3 to 7 percent slopes	4.4%	10.6	4e	4e	42.9
	2264	Tobin and Roxbury silt loams, occasionally flooded	2.8%	6.6	2w	2w	80.8

Tract 2 Aerial Map



Tract 2 Soil Map



64.7/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	2614	Harney silt loam, 3 to 7 percent slopes	21.8%	33	3e	3e	68.1
	2592	Corinth silty clay loam, 3 to 7 percent slopes	20.6%	31.2	4e	4e	42.9
	2613	Harney silt loam, 1 to 3 percent slopes	20.1%	30.5	2e	2e	68.7
	2625	Harney-Nuckolls complex, 3 to 7 percent slopes	19.8%	30	4e	3e	72.4
	2264	Tobin and Roxbury silt loams, occasionally flooded	14.3%	21.7	2w	2w	80.8
	2594	Corinth silty clay loam, 7 to 15 percent slopes	3.5%	5.2	4e	4e	40.5

Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

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 November 9, 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 Collier Abstract & Title Co.

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

Closing: The sale closing will be on November 9, 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 Collier Abstract & Title Co.

Auction Sales: The real estate will be offered in two individual tracts. **All bids are open for advancement starting Monday, October 5, 2026, at 8:00 AM until Friday, October 9, 2026, at 3:00 PM,** subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction FOR BOTH TRACTS an additional five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are

placed within the five minute time frame. All decisions of Farmers National Company 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: Hines Trust

Online Bidding Procedure: The online bidding begins on **Monday, October 5, 2026, at 8:00 AM until Friday, October 9, 2026, at 3:00 PM.**

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.



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— LEADERS IN LAND —