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LAND AUCTION

SIMULCAST LIVE AND ONLINE

618± Acres, Thomas County, Kansas

Tuesday, October 14, 2025 | 10:00 AM

City Limits Convention Center | 2227 S Range Avenue, Colby, Kansas

Highlights:

- **Highly productive cropland**
- **Close to markets**
- **Blacktop highway access**



For additional information, please contact:

Monty Smith, AFM, Broker | (785) 623-6701

MSmith@FarmersNational.com

Bidding starts | Wednesday, October 8, 2025, at 10:00 AM

Bidding closes | Tuesday, October 14, 2025, at the end of the live event.

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

Property Location:
From the I-70 exit at Highway 25 at Colby, Kansas, travel one and a half miles south to the north end of property.

Legal Descriptions:
Tract 1: NW4 Section 25-8S-34W
Tract 2: SW4 Section 19-8S-33W
Tract 3: N2 Section 30-8S-33W

Property Description:
High quality farmland with class 2 and 3 soils. This farm has a long history of good stewardship and would be great addition to any operation or as an investment. Farm sits within two miles of the Colby I-70 exit along Kansas Highway 25. 100% of the 2026 wheat crop and expenses to go to buyer.

Farm Data: Deeded acres do not match FSA acres.

- Tract 1**
Cropland 156.53 acres
Total 154.60 acres
- Tract 2**
Cropland 152.65 acres
Total 152.00 acres
- Tract 3**
Cropland 308.73 acres
Total 311.40 acres

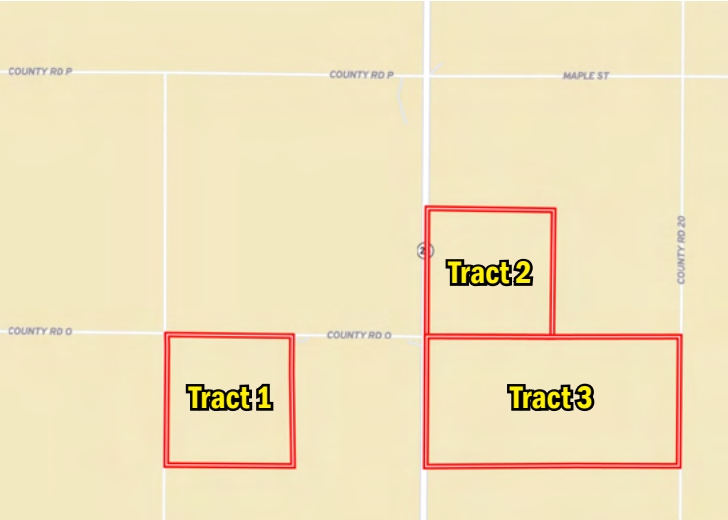
FSA Information: FSA base acres are combined for all tracts.

	Base	Yield
Wheat	218.68 acres	42 bushels
Corn	184.54 acres	87 bushels
Soybeans	30.68 acres	38 bushels

Taxes:

- **Tract 1:** \$1,73.36
- **Tract 2:** \$909.34
- **Tract 3:** \$2,219.18

Location Map



Tract 1 Aerial Photo

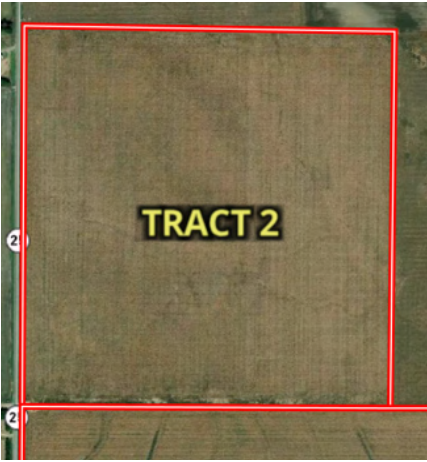


Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1619	Keith silt loam, 0 to 1 percent slopes	56.83	36.78	0	60	2c
1623	Keith silt loam, 1 to 3 percent slopes, south	54.23	35.1	0	67	2e
1857	Ulysses silt loam, 1 to 3 percent slopes	26.73	17.3	0	64	3e
1422	Goshen silt loam, rarely flooded	16.72	10.82	0	56	3c
TOTALS		154.51(*)	100%	-	62.72	2.28

Tract 2 Aerial Photo

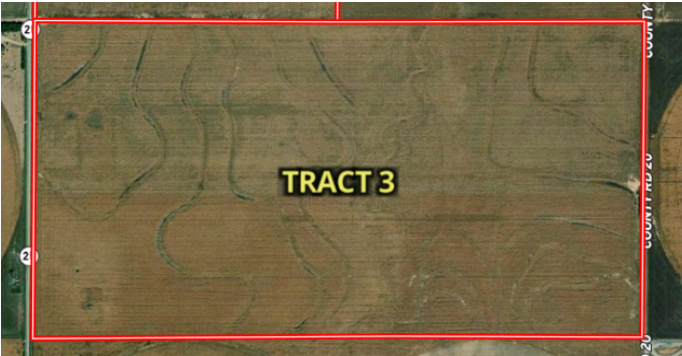


Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1858	Ulysses silt loam, 1 to 3 percent slopes, eroded	48.82	32.21	0	59	3e
1422	Goshen silt loam, rarely flooded	42.59	28.1	0	56	3c
1857	Ulysses silt loam, 1 to 3 percent slopes	42.58	28.09	0	64	3e
1623	Keith silt loam, 1 to 3 percent slopes, south	13.36	8.81	0	67	2e
1619	Keith silt loam, 0 to 1 percent slopes	4.21	2.78	0	60	2c
TOTALS		151.56(*)	100%	-	60.29	2.88

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1623	Keith silt loam, 1 to 3 percent slopes, south	134.67	43.56	0	67	2e
1857	Ulysses silt loam, 1 to 3 percent slopes	110.8	35.84	0	64	3e
1619	Keith silt loam, 0 to 1 percent slopes	27.19	8.79	0	60	2c
2236	Roxbury silt loam, occasionally flooded	22.45	7.26	0	79	2w
1422	Goshen silt loam, rarely flooded	13.18	4.26	0	56	3c
1960	Buffalo Park silt loam, 3 to 6 percent slopes	0.79	0.26	0	53	4e
1858	Ulysses silt loam, 1 to 3 percent slopes, eroded	0.08	0.03	0	59	3e
TOTALS		309.16(*)	100%	-	65.67	2.41

Simulcast Auction Terms

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

Taxes: Real estate taxes for 2025, payable in 2025, 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 14, 2025, or such other date agreed to by the parties. Subject to tenants rights and 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 Quality Title and Abstract.

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

Closing: The sale closing will be on November 14, 2025, 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 Quality Title and Abstract.

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(s) 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 three individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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 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: Tunks Joint Rev. Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, October 8, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, October 14, 2025, 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.