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LAND AUCTION

SIMULCAST LIVE AND ONLINE

98.70± Acres, McPherson County, Kansas

Tuesday, March 3, 2026 | 10:00 AM

Inman Community Building | 406 East Center, Inman, Kansas

Highlights:

- Excellent producing irrigated cropland
- Groundwater permit allowing 147 acre feet
- Open for the 2026 cropping season



For additional information, please contact:
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Bidding starts | Friday, February 27, 2026, at 8:00 AM
Bidding closes | Tuesday, March 3, 2026, at close of live event.

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

Property Information

Directions to Property: From Inman, Kansas travel east four miles on Cherokee Road to 12th Avenue then south one mile to Buckskin Road, then east 1/2 mile to the northwest corner of the farm.

Legal Description: W/2 NE/4 and the W/2 NE/4 NE/4 Section 19, Township 21, Range 3W

Property Description: Property consist of nearly 100% tillable flood irrigated cropland with 147 acre feet at 1,080 gallon per minute. Open for the 2026 crop year. Seller has applied for EQIP to convert the farm to Sub Surface Drip irrigation. Their application is not transferable, however the farm is currently in line for the planning process which advances the process to the buyer, if the buyer chooses to apply for Sub Surface Drip through EQIP.

Improvements: Water permit 28979 allowing for 98.4 irrigated acres, 147 Acre feet, and 1080 gallons per minute. John Deere Power Unit, Fuel Tank, and Tail Water Pit Equipment are not owned by the seller and do not sell with the farm.

Farm Data:

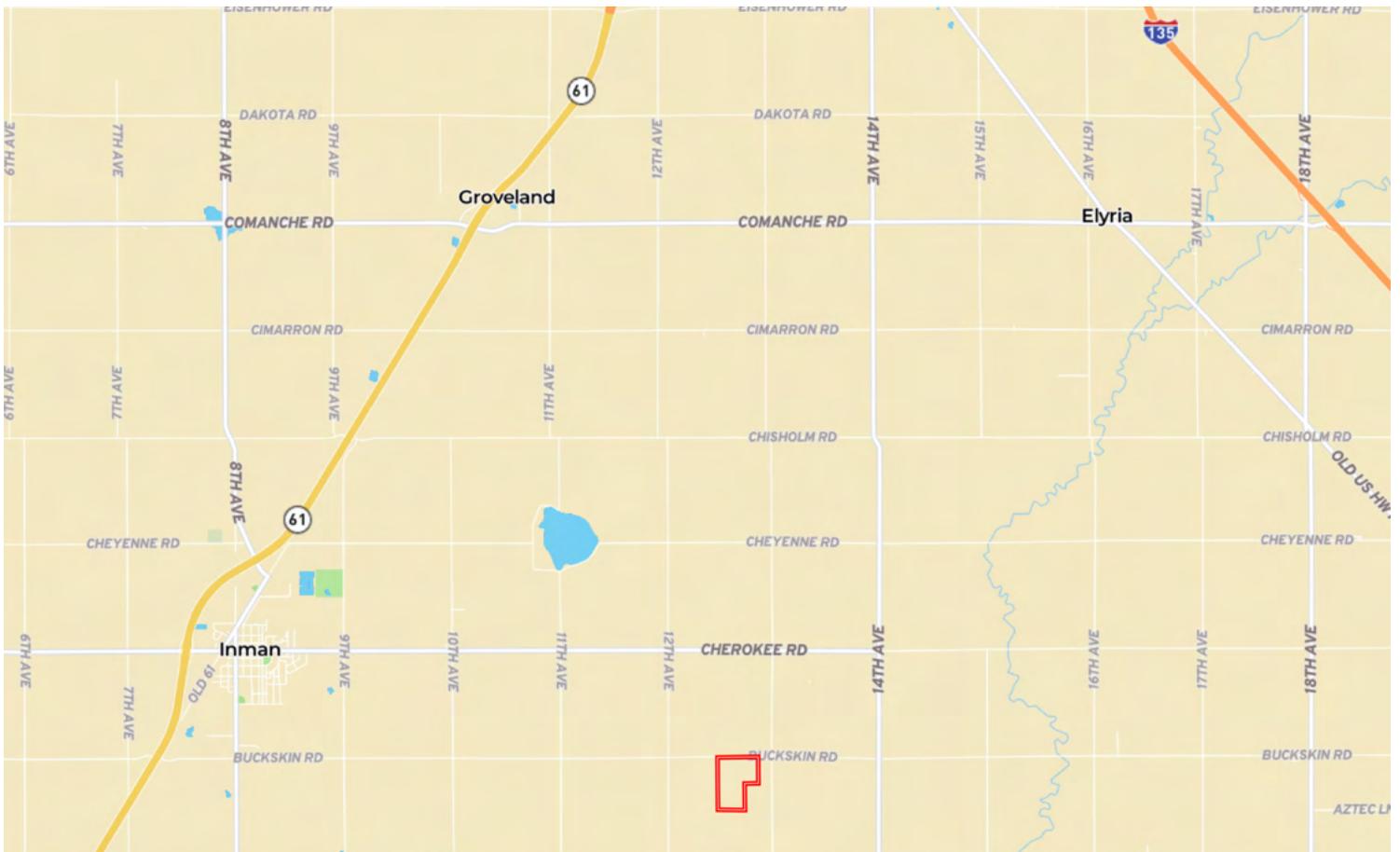
Cropland 98.7 acres
Total 98.7 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	73.42 acres	181 bushels
Soybeans	24.48 acres	65 bushels

Taxes: \$1,342.06

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	56.07	56.81	0	65	2s
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	42.62	43.19	0	53	2s
TOTALS		98.69(*)	100%	-	59.82	2.0



Simulcast Auction Terms

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

Taxes: Seller will pay those real estate tax installments due and payable through 2025.

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 April 16, 2026, or such other date agreed to by the parties. Buyer will be granted immediate access to perform necessary operations for preparation for the 2026 crop year upon completed sales contract. In the event the transaction is not closed at no fault of the seller, the buyer will not be reimbursed of operations or inputs. Buyer will reimburse Seller for fertilizer applied for 2026 totaling \$4,618.15 at closing.

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 Security 1st Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security 1st Title 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 April 16, 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 Security 1st Title.

Sale Method: The real estate will be offered in one individual tract. 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: H Eddie Froese Trust

Auctioneer: Van Schmidt

Simulcast Public and Online: Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, March 3, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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.

