FARMERS NATIONAL COMPANY

A-19506



ONLINE AUCTION

153.7± Acres, Rice County, Kansas

Bidding starts | Tuesday, November 10, 2026 at 8:00 AM
Bidding closes | Tuesday, November 17, 2026 at 1:00 PM

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

Highlights:

- Attractive opportunity for area producers, agricultural investors, or buyers looking to expand an existing farming operation
- Excellent year-round access from 8th Road and Avenue T
- Convenient location approximately one mile west of Alden

EQUAL HOUSING OPPORTUNITY



For additional information, please contact:
Chris Ostmeyer, AFM/Agent
(316) 788-4240 or (785) 672-8672
COstmeyer@FarmersNational.com

Richard Boyles, CGA/Agent
(316) 867-0340 or (785) 639-6285
RBoyles@FarmersNational.com



Property Information

Property Description: This quality Rice County farm consists of approximately 153.7 acres located just one mile west of Alden, Kansas. The property is predominantly productive dryland cropland, with more than 86% consisting of Canadian fine sandy loam and primarily Class II and III soils. Level to gently undulating topography and a generally rectangular configuration provide good farming efficiency, while an established tree row separates an approximately 27-acre field along the southern portion of the tract.

Excellent year-round access is provided by 8th Road along the east boundary and Avenue T along the south. With no structural improvements, productive soils, convenient access, and a strong agricultural location, this property offers an attractive opportunity for area producers and agricultural investors alike.

Directions to Property: From Alden, Kansas, travel west on Avenue T approximately 1 mile to 8th Road. The property is located at the northwest corner of Avenue T and 8th Road.

Legal Description: ALL SE4 LYING S OF AT&SF RR Section 06-21-09

Farm Data:

Cropland	149.36 acres

FSA Information:

Crop	Base	PLC Yield
Wheat	95.46 acres	44 bushels
Corn	38.67 acres	119 bushels
Grain Sorghum	20.53 acres	95 bushels

Taxes: $1,087.88

Location Map









Aerial Map



Soil Map



51.1/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	6224	Canadian fine sandy loam, rarely flooded	86.2%	132.5	2c	1	51
●	5550	Imano clay loam, occasionally flooded	9.1%	14	3w	3w	55.1
●	5961	Solvay loamy fine sand, 0 to 2 percent slopes	1.9%	2.9	2e	2e	49.9
●	5928	Pratt loamy fine sand, 1 to 5 percent slopes	1.7%	2.7	3e	2e	32
●	5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	1.0%	1.5	2e	1	57.5



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 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 or about December 17, 2026, or such other date agreed to by the parties. Subject to current lease. Buyer(s) will receive landowners share of 2026 wheat crop and pay landowners share of expenses.

Earnest Payment: A 10% earnest money payment from the successful bidder is required upon entering into a purchase agreement. 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 cost of title insurance will be equally paid by both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on or about December 17, 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 starting Tuesday, November 10, 2026, at 8:00 AM until Tuesday, November 17, 2026, at 1:00 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 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 make 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: Brenton Morrill Estate

Online Bidding Procedure: This online auction begins on Tuesday, November 10, 2026, at 8:00 AM. Bidding closes on Tuesday, November 17, 2026, at 1:00 PM.

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

All bids on the tract 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.



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