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A-20009

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

171.74± Acres, Douglas County, Kansas

Tuesday, September 29, 2026 | 10:00 AM

Douglas County Fairgrounds - Flory Building | 2120 Harper Street, Lawrence, Kansas

Highlights:

- **Diverse offering of three highly productive Douglas County parcels**
- **Great access to major highways from all 3 tracts**
- **Residential or Commercial possibilities on tracts 2 and 3**



For additional information, please contact:

Jordan Olsen, Agent | (785) 766-2508

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Bidding starts | Thursday, September 24, 2026 at 10:00 AM
Bidding closes | Tuesday, September 29, 2026 at close of live event.

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

Property Information

Property Description:

These three tracts of Douglas County land offer opportunity for almost any buyer.

Tract 1 offers tremendous agricultural and recreational value, with some of the most productive soils that Douglas County has to offer. Exceptionally high corn and soybean yields mean that great ROI comes standard. Bordering the Baker Wetlands, this could be a waterfowler’s dream, with whitetail benefits as well.

Tract 2 offers a wonderful location for a homesite or commercial headquarters on E 1250 Road. With a driveway in place, and utilities close at hand, this property has all the components for success in any fashion.

Tract 3 offers 71.84 tillable acres of clean, highly productive, and well-maintained farmland. Sporting high corn and soybean yields, this farm has demonstrated the ability to provide a tremendous ROI. With rural water on two sides and electricity overhead, this 80-acre tract is well suited for a variety of uses.

Directions to Property:

Tract 1: South of Lawrence, Kansas, on Haskell Avenue to N 1250 Road, then east one-half mile.

Tract 2: South of Lawrence, Kansas, on U.S. Highway 59 for 5.5 miles, then west on N 650 Road for 100 yards, then north on E 1250 Road for one-half mile.

Tract 3: South of Lawrence, Kansas, on U.S. Highway 59 for 5.5 miles, then east on N 650 Road for one-half mile, then south on E 1300 Road.

Legal Description:

Tract 1: E 1/2 NE 1/4 SW 1/4 & NW 1/4 SE 1/4 all N or the Wakarusa River, Sec 17-13S-20E

Tract 2: 29.74A 11-14-19 THAT PART SE 1/4 LYING W OF HWY 59

Tract 3: W1/2 NW 1/4 24-14S-19E

Farm Data:

Tract 1:	
Cropland	54.11 acres
Non-crop	7.89 acres
Total	62.00 acres

Tract 2:	
Cropland	24.50 acres
Non-crop	5.24 acres
Total	29.74 acres

Tract 3:	
Cropland	71.84 acres
Non-crop	8.16 acres
Total	80.00 acres

FSA Information:

Tract 1:		
Crop	Base	Yield
Corn	26.8 acres	137 bushels
Soybeans	26.8 acres	54 bushels

Tract 2:		
Crop	Base	Yield
Wheat	25.12 acres	41 bushels

Tract 3:		
Crop	Base	Yield
Corn	26.5 acres	111 bushels
Soybeans	37.7 acres	33 bushels
Wheat	12.5 acres	41 bushels
Oats	1.6 acres	50 bushels

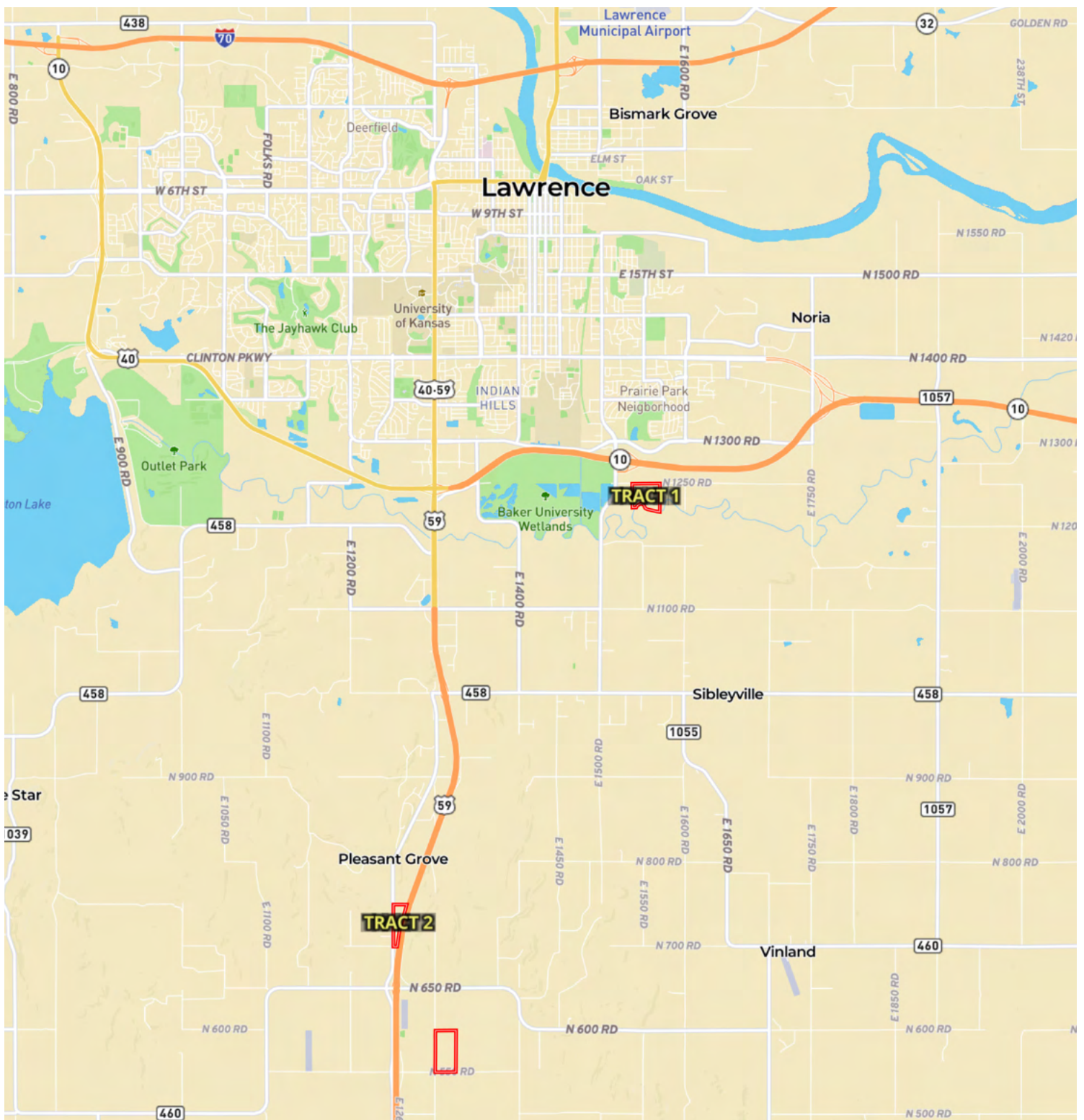
Taxes:

Tract 1: \$960.19

Tract 2: \$448.30

Tract 3: \$1,303.72

Location Map



Tract 1:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7170	Reading silt loam, rarely flooded	36.25	58.51	0	93	1
7091	Wabash silty clay, occasionally flooded	21.63	34.92	0	41	3w
7050	Kennebec silt loam, occasionally flooded	2.21	3.57	0	94	2w
7051	Kennebec silt loam, frequently flooded	1.87	3.02	0	80	5w
TOTALS		61.96(*)	100%	-	74.5	1.85



Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7460	Oska silty clay loam, 3 to 6 percent slopes	12.02	39.44	0	52	3e
8962	Woodson silt loam, 1 to 3 percent slopes	11.94	39.17	0	51	2s
7260	Gymer silt loam, 1 to 3 percent slopes	6.06	19.88	0	71	2e
7658	Vinland-Rock outcrop complex, 15 to 45 percent slopes	0.47	1.54	0	9	6e
TOTALS		30.49(*)	100%	-	54.74	2.46



Tract 3:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8962	Woodson silt loam, 1 to 3 percent slopes	33.88	43.29	0	51	2s
7302	Martin silty clay loam, 3 to 7 percent slopes	26.06	33.3	0	53	3e
7460	Oska silty clay loam, 3 to 6 percent slopes	14.95	19.1	0	52	3e
7651	Vinland complex, 3 to 7 percent slopes	3.37	4.31	0	49	4e
TOTALS		78.26(*)	100%	-	51.77	2.61



Simulcast Auction Terms

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

Taxes: Real estate taxes will be prorated to closing.

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 20, 2026, or such other date agreed to by the parties. Subject to current lease. Ag lease will expire after fall 2026 harvest, no hunting leases currently in place.

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 Company, Baldwin City, KS.

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 Company, Baldwin City, KS 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 by the Seller. 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 November 20, 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 Company, Baldwin City, KS.

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) will pay 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 starting Thursday, September 24, 2026 at 10:00 AM until Tuesday, September 29, 2026, at close of the live event, 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 minutes 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: Harrison Family Farm LC

Auctioneer: Van Schmidt

Additional Comments: Possession will transfer after harvest, or closing, whichever is later.

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, September 24, 2026 at 10:00 AM. Bidding will be simultaneous with the live auction on Tuesday, September 29, 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.

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171.74± Acres, Douglas County, Kansas



Tract 2



Tract 3

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