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FOR MORE INFO!



ONLINE AUCTION

283.51± Acres, Saline County, Kansas

Bidding starts | Thursday, March 12, 2026 at 8:00 AM

Bidding closes | Thursday, March 19, 2026 at 1:00 PM

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

Highlights:

- **Prime location near Salina**
- **100% Class I soils**
- **Offered in two tracts!**



For additional information, please contact:

Matt Dowell, AFM, Agent | (785) 564-1256

MDowell@FarmersNational.com

Licensed in Kansas and Nebraska

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Property Information

Directions to Property:

One and one-half miles south of Salina, Kansas, on I-135, then one mile east on East Mentor Road. Land is situated adjacent to the unincorporated community of Mentor, Kansas.

Legal Description:

Tract 1: Northeast Quarter (NE/4) Less Tracts Section Thirteen (13), Township Fifteen (15) South, Range Three (3) West of the 6th P.M.

Tract 2: Southeast Quarter (SE/4) Less Tracts Section Thirteen (13), Township Fifteen (15) South, Range Three (3) West of the 6th P.M.

Property Description:

With Salina nearby and easy access to the interstate & multiple terminal grain facilities, this property is well situated for continued agriculture production and future development. The land is level and features prime, Class I, Detroit and Cozad silt loam soils, making it ideal for the ag producer looking to add highly productive bottom ground to their operation. The Mentor blacktop sits to the south of the property with an all-weather gravel road to the north. As industrial and commercial development push south along the I-135 corridor and with the proximity of residential development, this land presents exceptional long-term investment potential in addition to steady agriculture lease income.

TRACT 1: The oil well on the north side of the property has been plugged and abandoned and the lease has expired under its own terms. Operator has begun the process of removing equipment and remediating the pad site, but no guarantees are made as to the condition of the site upon closing. Documents pertaining to the well and lease are available upon request.

Farm Data:

Tract 1:

Cropland	130.93 acres (Estimated)
Non-crop	6.22 acres
Well pad site	<u>3.42 acres</u>
Total	140.57 acres (Surveyed)

Tract 2:

Cropland	136.01 acres (Estimated)
Non-crop	<u>6.93 acres</u>
Total	142.94 acres (Surveyed)

FSA Information: Tracts 1 and 2 Combined

	<u>Base</u>	<u>Yield</u>
Grain Sorghum	6.67 acres	78 bushels
Soybeans	39.36 acres	38 bushels
Wheat	261.67 acres	46 bushels

Tracts are combined at FSA and will require reconstitution if purchased separately.

2025 Taxes:

Tracts 1 and 2: \$2,894.66

Property Location Map



Aerial Map



Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3725	Detroit silty clay loam, rarely flooded	100.06	72.95	0	64	1
3715	Cozad silt loam, rarely flooded	37.1	27.05	0	72	1
TOTALS		137.16(*)	100%	-	66.16	1.0

Tract 1



Tract 2



Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3715	Cozad silt loam, rarely flooded	86.45	62.11	0	72	1
3725	Detroit silty clay loam, rarely flooded	52.74	37.89	0	64	1
TOTALS		139.19(*)	100%	-	68.97	1.0

Online Auction Terms

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

Taxes: Real estate taxes for 2025 payable in 2025/2026 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on April 22, 2026, or such other date agreed to by the parties.

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 Mid-Kansas Title Co., Inc..

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

Closing: The sale closing is on April 22, 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 Mid-Kansas Title Co., Inc.

Sale Method: The real estate will be offered in two individual tracts. **All bids are open for advancement starting Thursday, March 12, 2026, at 8:00 AM, until Thursday, March 19, 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 on EITHER tract will automatically extend the auction 5 minutes from the time the bid is placed for BOTH tracts. The auto-extend feature remains active until no further bids are placed within the 5 minute time frame on either tract.** 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: John B. Muir Trust, Sunflower Bank, N.A., Trustee

Online Bidding Procedure: This online auction begins on Thursday, March 12, 2026, at 8:00 AM. Bidding closes on Thursday, March 19, 2026,, at 1:00 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.

Tract 2

