



**Farmers
National
Company™**

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A-21152

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ONLINE AUCTION

158.5± Acres, Butler County, Kansas

Bidding starts | Friday, November 14, 2025, at 12:00 PM

Bidding closes | Tuesday, November 18, 2025, at 12:00 PM

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

Highlights:

- **Highly productive tillable soils**
- **Conveniently located on good quality gravel roads between Udall and Douglass**
- **Both tracts in 35-29-3E**



For additional information, please contact:

Trevor Smith, Agent | (316) 618-4406

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Property Information

Directions to Property:

Travel 2.5 miles west from Douglass on SW 210th Street, and then 2.5 miles south on SW Tawakoni Rd.

Legal Description:

Tract 1: S/2 NE/4 Sec. 35, Twp. 29, Rge. 3E (79.4 ac); Tract 2: N/2 SE/4 Sec. 35, Twp. 29, Rge 3E, excluding homesite in SE corner (79.1 ac)

Property Description:

Looking for a outstanding farming opportunity in Southwest Butler County? Don't miss these two highly productive contiguous tracts located just southwest of Douglass, KS. These farms are mostly tillable, and have produced excellent cotton, wheat, and soybean crops over the past 5 years. These farms would make an excellent addition to a farming operation or a profitable investment opportunity.

Taxes:

Tract 1: \$984.58
Tract 2: \$974.66

FSA Information: Tract 1

	Base	Yield
Wheat	34.1 acres	46 bushels
Soybeans	16.0 acres	29 bushels
Milo	9.9 acres	47 bushels
Barley	1.3 acres	43 bushels

FSA Information: Tract 2

	Base	Yield
Wheat	34.7 acres	46 bushels
Soybeans	16.3 acres	29 bushels
Milo	10.0 acres	47 bushels
Barley	1.4 acres	43 bushels

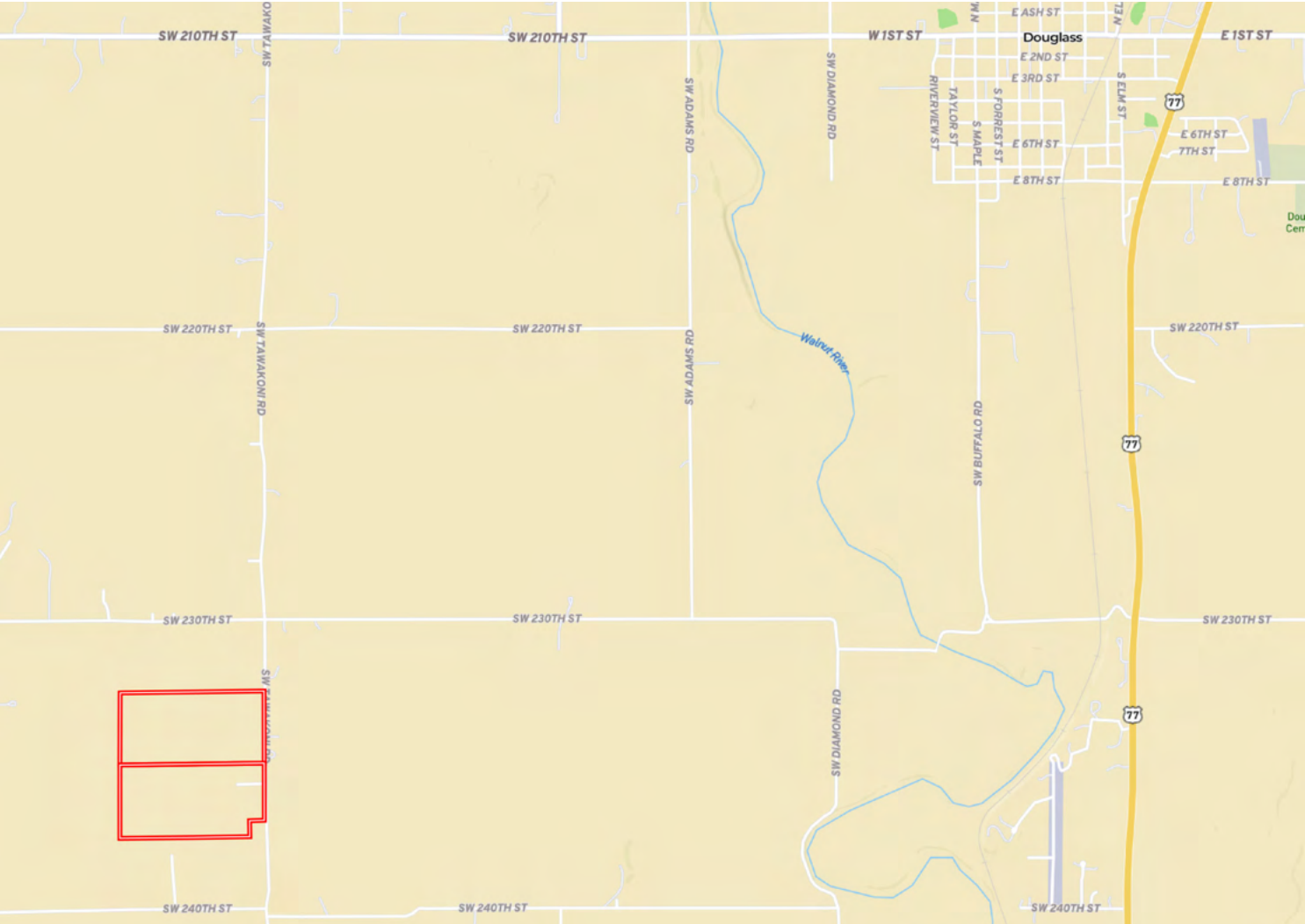
Farm Data: Tract 1

Cropland	75.16 acres
Non-crop	0.12 acres
Grass	4.12 acres
Total	79.40 acres

Farm Data: Tract 2

Cropland	71.17 acres
Non-crop	2.36 acres
Grass	5.57 acres
Total	79.10 acres

Property Location Map



Aerial Map



Tract 1 Soil Map



Tract 2 Soil Map



Tract 1

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	36.49	45.96	0	57	3s
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	31.34	39.47	0	53	2s
4674	Irwin silty clay loam, 3 to 7 percent slopes, eroded	10.3	12.97	0	52	4e
4673	Irwin silty clay loam, 3 to 7 percent slopes	1.28	1.61	0	60	4e
TOTALS		79.41(*)	100%	-	54.83	2.75

Tract 2

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	38.65	48.84	0	53	2s
4674	Irwin silty clay loam, 3 to 7 percent slopes, eroded	25.93	32.76	0	52	4e
4671	Irwin silty clay loam, 1 to 3 percent slopes	14.03	17.73	0	57	3s
8303	Verdigris soils, frequently flooded	0.53	0.67	0	62	5w
TOTALS		79.14(*)	100%	-	53.44	2.85

Online 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 December 19, 2025, 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 Security 1st Title Company.

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 Company the required earnest payment. The cost of title insurance will be paid by the Buyer(s). The cost of any escrow closing services will be paid by the Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 19, 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 Security 1st Title Company.

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 two individual tracts. All bids are open for advancement starting Friday, November 14, 2025, at 12:00 PM until Tuesday, November 18, 2025, at 12:00 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 five minutes of the auction ending on any of the tracts will automatically extend the auction five minutes

from the time the bid is placed on all tracts. The auto-extend feature remains active until no further bids are placed within five 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 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: Earline Denise Reid; E. Dennis Parsons Family Trust

Online Bidding Procedure: This online auction begins on Friday, November 14, 2025, at 12:00 PM. Bidding closes on Tuesday, November 18, 2025, at 12:00 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.

