FARMERS NATIONAL COMPANY

A-22154

SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

627± Acres, Russell County, Kansas

Tuesday, October 27, 2026 | 3:00 PM
Dole-Specter Conference Center at the Fossill Creek Hotel
1430 South Fossill Street, Russell, Kansas 67665

Highlights:

- Full section of grass with recently installed new fencing.
- New installed water well along with live water from Sellens Creek and ponds.
- Tremendous hunting potential with hardwood trees along creek providing ideal cover.

For additional information, please contact:
Monty Smith, AFM/Broker | (785) 623-6701
MSmith@FarmersNational.com

Online Bidding starts | Wednesday, October 21, 2026 at 8:00 AM
Bidding closes | Tuesday, October 27, 2026 at close of live event

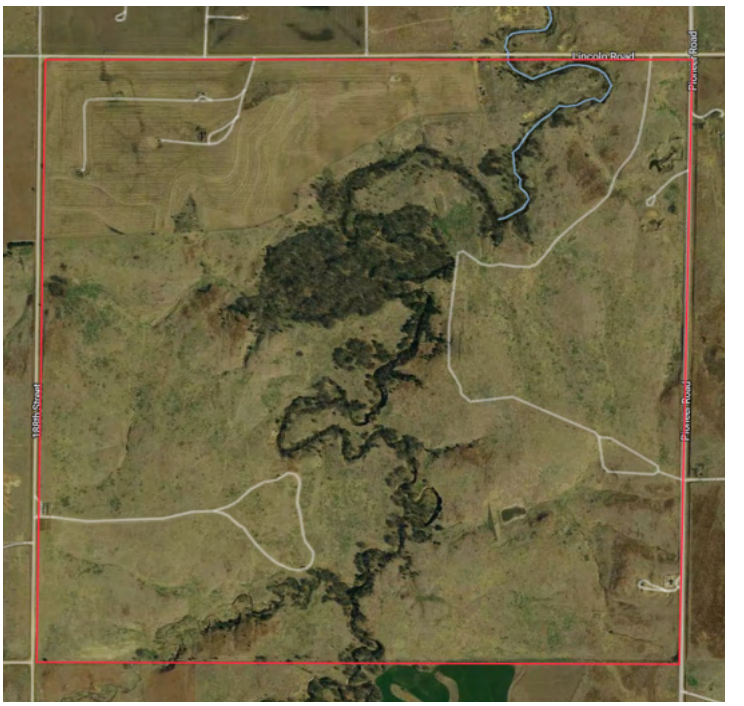
To register and bid go to: www.fncbid.com

Directions to Property:
From I-70 exit 189, (Pioneer Road) travel five miles south on 189th to the intersection of 189th and Lincoln Road. The property starts on the southwest corner of this intersection.

Legal Description:
All section 5-15S-13W.

Property Description:
This property is as good as it gets. Rare opportunity to own a full section of pasture with natural amenities that don't often come for sale. The tract includes live water, a new water well, and newly constructed fencing. Located along a blacktop road, the property offers excellent accessibility while providing quality grazing. In addition, this property has large hardwood trees along Sellens Creek offering prime hunting opportunities. Seller spared no expense maintaining this property.

Aerial Map



Farm Data:
Pasture 627 acres

2025 Taxes:
$2,238.10

Property Location Map

Tract 1 Photos

Simulcast Auction Terms

Minerals: Surface rights only. No minerals to sell.

Taxes: Real estate taxes for 2026, payable in 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 December 9, 2026, or such other date agreed to by the parties. Subject to current lease.

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, Russell, Kansas.

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, Russell, Kansas, 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 both the Seller and the Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on December 9, 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, Russell, Kansas.

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: Gross

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on **Wednesday, October 21, 2026, at 8:00 AM.** Online bidding continues until the live auction begins on **Tuesday, October 27, 2026 at 3:00 PM** and will be simultaneous with the live auction 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 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 on-line 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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND