



SCAN THE QR CODE  
FOR MORE INFO!



# ONLINE AUCTION

**153.9± Acres, Cowley County, Kansas**

Bidding starts | Friday, June 19, 2026 at 10:00 AM

Bidding closes | Thursday, June 25, 2026 at 1:00 PM

To register and bid go to: [www.FNCBid.com](http://www.FNCBid.com)

## Highlights:

- Offered in 3 tracts!
- Prime location just minutes from Winfield with highway access
- Recreational, grazing or building potential



For additional information, please contact:

Trevor Smith, AFM/Agent

(316) 618-4406

[TSmith@FarmersNational.com](mailto:TSmith@FarmersNational.com)

# Property Information

**Directions to Property:** From Winfield, head south 3 miles on 85th Road, then travel 5 miles east on 212th Road.

## Property Description:

Offered at auction are three attractive tracts of land located just south of Winfield, Kansas, featuring excellent access from a paved county road. These properties offer an outstanding opportunity for those looking to build a country home, invest in land, or expand agricultural operations. Set in a scenic and desirable area of Cowley County, the tracts provide a peaceful rural setting with wide open views while remaining conveniently close to town.

## Legal Description:

**Tract 1:** S/2 SE/4 17-33-5E.

**Tract 2:** All of N/2 NE/4 20-33-5E east of 212th Rd.

**Tract 3:** All of N/2 NE/4 20-33-5E west of 212th Rd. All in Cowley County, KS.

**Improvements:** Tract 1 has an older 2-bedroom house, as is, where is condition. It could either be fixed up into a hunting lodge or removed for a perfect place to put your dream home.

## Farm Data:

### Tract 1:

Pasture	49.65 acres
Timber	25.34 acres
<u>Buildings</u>	<u>4.21 acres</u>
Total	79.20 acres

### Tract 2:

<u>Timber</u>	<u>48.12 acres</u>
Total	48.12 acres

### Tract 3:

<u>Timber</u>	<u>26.58 acres</u>
Total	26.58 acres

## FSA Information:

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Wheat	40.5 acres	32 bushels
Oats	4.0 acres	40 bushels
Grain Sorghum	2.0 acres	43 bushels

## Taxes:

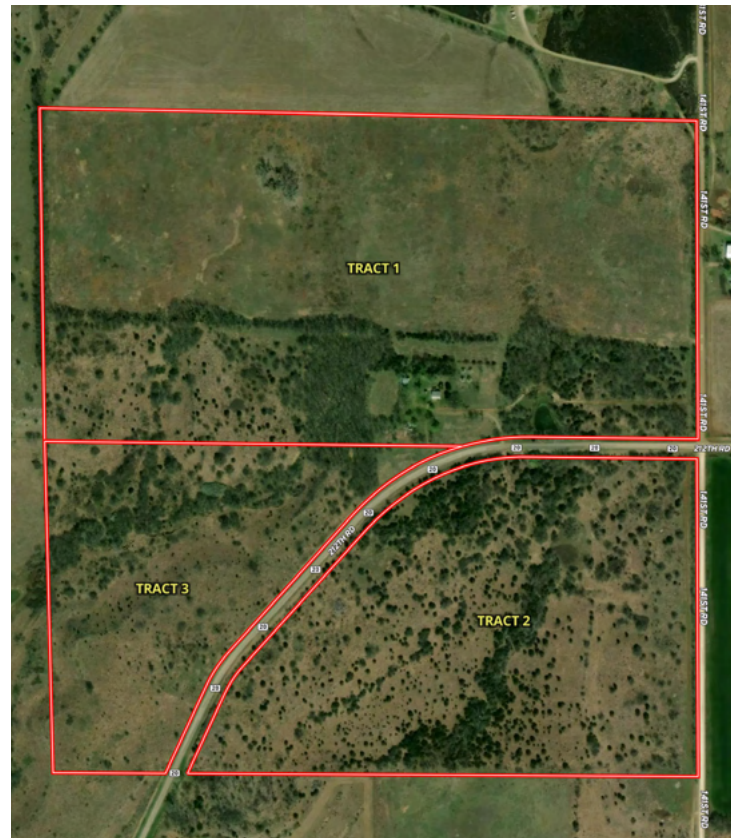
**Tract 1:** \$818.20

**Tracts 2 & 3:** \$205.32

**Property Location Map**

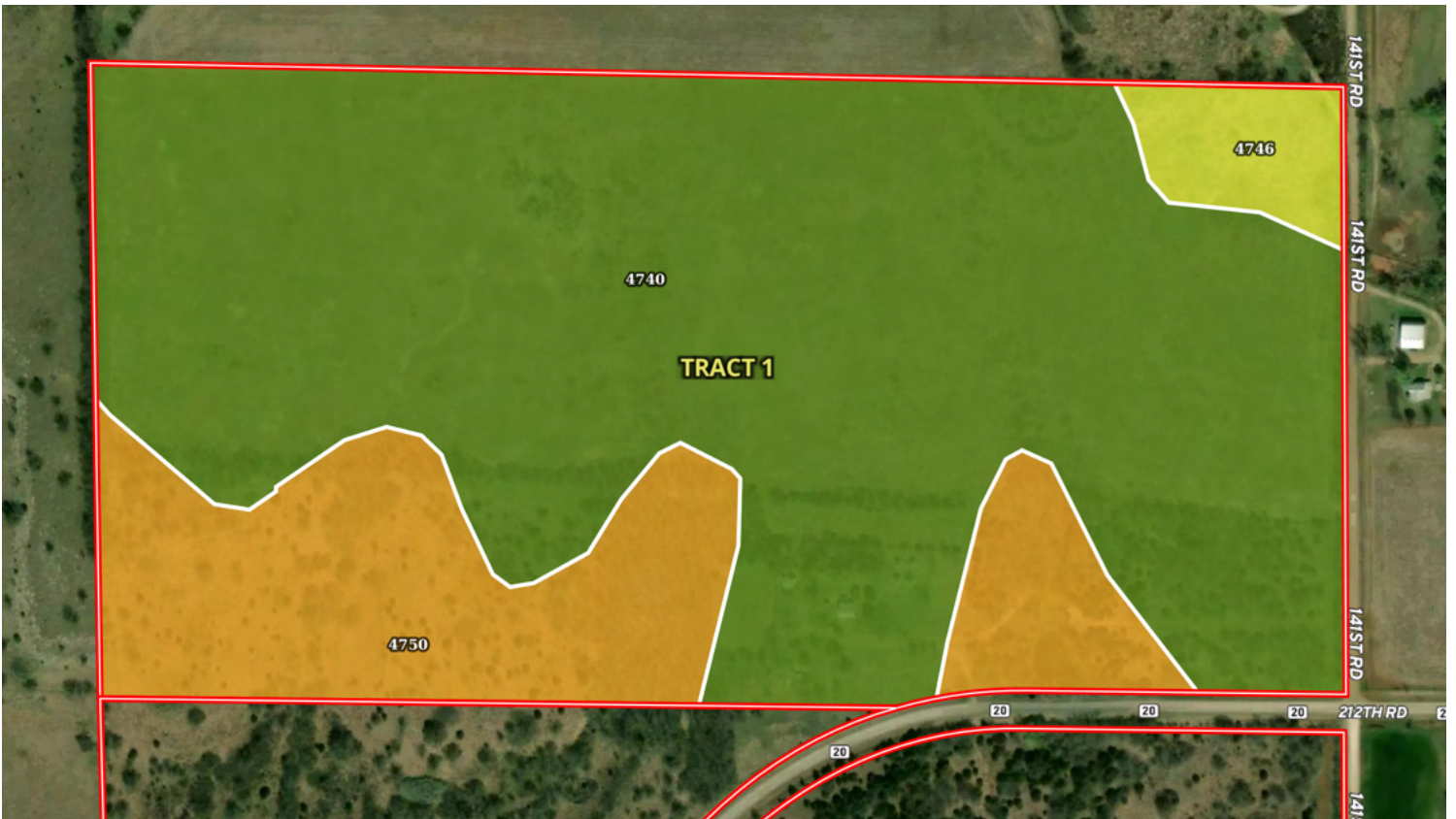


**Aerial Map**



# Tract 1:

## Soil Map

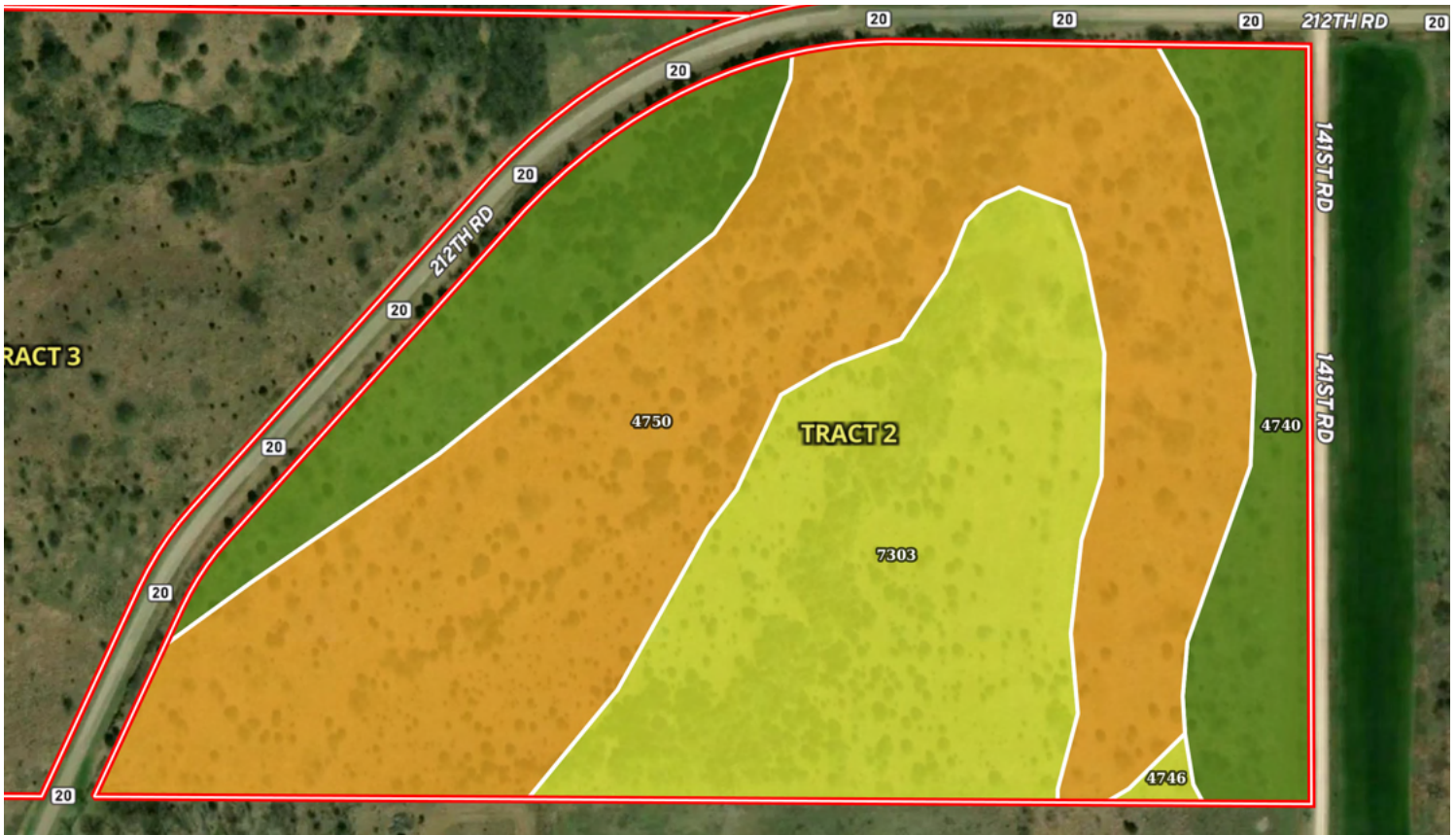


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4740	Labette silty clay loam, 1 to 3 percent slopes	59.08	74.64	0	51	2e
4750	Sogn silty clay loam, 0 to 10 percent slopes	17.33	21.9	0	21	6s
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	2.74	3.46	0	37	4e
TOTALS		79.15( *)	100%	-	43.95	2.95



# Tract 2:

## Soil Map

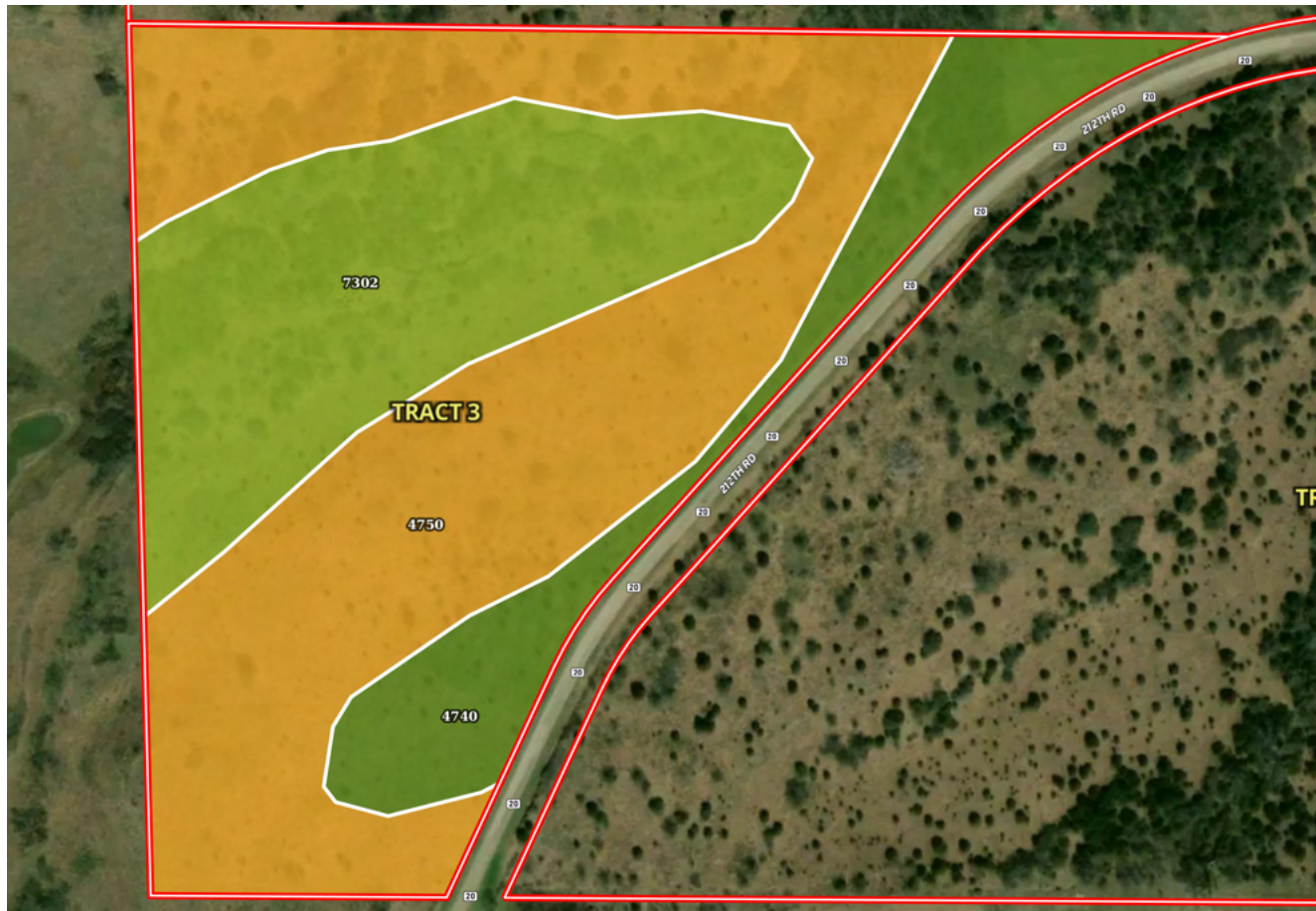


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4750	Sogn silty clay loam, 0 to 10 percent slopes	23.53	50.35	0	21	6s
7303	Martin silty clay loam, 3 to 7 percent slopes, eroded	13.22	28.29	0	50	4e
4740	Labette silty clay loam, 1 to 3 percent slopes	9.8	20.97	0	51	2e
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	0.19	0.41	0	37	4e
TOTALS		46.74(*)	100%	-	35.57	4.59



# Tract 3:

## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4750	Sogn silty clay loam, 0 to 10 percent slopes	14.98	53.67	0	21	6s
7302	Martin silty clay loam, 3 to 7 percent slopes	8.74	31.31	0	53	3e
4740	Labette silty clay loam, 1 to 3 percent slopes	4.19	15.01	0	51	2e
TOTALS		27.91(* *)	100%	-	35.52	4.46



# 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 and 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 July 27, 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 Security 1st.

**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 the required earnest payment. The cost of title insurance 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 July 27, 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.

**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 Seller 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 **Friday, June 19, 2026, at 10:00 AM until Thursday, June 25, 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 five minutes of the auction ending on any tract will automatically extend the auction for five minutes from the time the bid is placed for all tracts. The auto-extend feature remains active until no further bids are placed within the 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 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 the 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:** James E. Waller Trust

**Online Bidding Procedure:** This online auction begins on Friday, June 19, 2026, at 10:00 AM. Bidding closes on Thursday, June 25, 2026, at 1:00 PM.

To register and bid on this auction go to:  
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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.



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