



**Farmers
National
Company™**

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A-22832

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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

303.50± Acres, Thomas County, Kansas

Tuesday, October 14, 2025 | 10:00 AM

City Limits Convention Center | 2227 South Range Avenue, Colby, Kansas 67701

Highlights:

- High quality irrigated farmland
- Newer center pivot system
- Good access to blacktop highway and markets



For additional information, please contact:

Monty Smith, AFM/Broker | (785) 623-6701

MSmith@FarmersNational.com

Online Bidding starts | Tuesday, October 7, 2025, at 10:00 AM
Bidding closes | Tuesday, October 14, 2025 at close of live event

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

Property Information

Property Location: From the intersection of Highway 83 and 24, travel 3.3 miles east to the northeast corner of the property. Or from Menlo, Kansas, travel north to Highway 24, then five miles west to the northeast corner of the property.

Legal Description: N2 Section 7-8S-31W

Property Description: High quality farm with mostly 0 to 1 percent slope. The farm is authorized for 308 irrigated acres, at 1045 GPM, water right #11175. The farm is currently irrigating 238 acres with two center pivots; a 2022 Reinke model 2060 and a 1984 Valley, model 4865. This property would be a great addition to any farm operation or as an investment.

Farm Data:

Irrigated	238.00 acres
Dryland	69.09 acres
Total	307.09 Acres

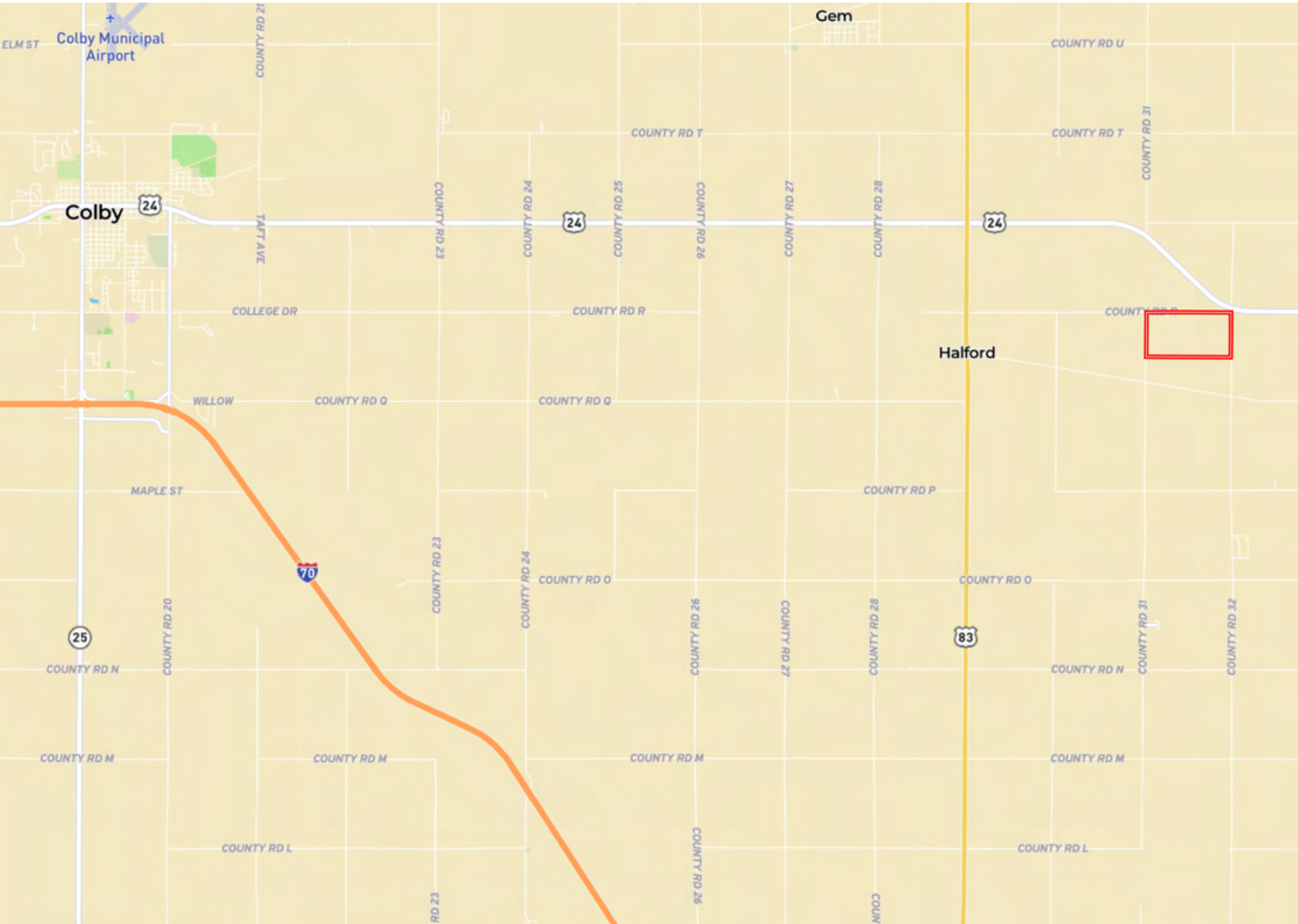
FSA Information:

	Base	Yield
Wheat	46.04 acres	45 bushels
Corn	142.80 acres	146 bushels
Soybeans	96.76 acres	54 bushels

*FSA acres do not match deeded acres

Taxes: \$5,361.50

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1619	Keith silt loam, 0 to 1 percent slopes	209.2 2	69.0	0	60	2c
1623	Keith silt loam, 1 to 3 percent slopes, south	87.14	28.74	0	67	2e
1858	Ulysses silt loam, 1 to 3 percent slopes, eroded	5.82	1.92	0	59	3e
1764	Richfield silty clay loam, 0 to 1 percent slopes	1	0.33	0	60	2c
1960	Buffalo Park silt loam, 3 to 6 percent slopes	0.01	0.0	0	53	4e
TOTALS		303.1 9(*)	100%	-	61.99	2.02



Simulcast Auction Terms

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

Taxes: Real estate taxes for 2025 payable in 2025 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 November 14, 2025, 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 Eland Title Company, Colby, Kansas.

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

Closing: The sale closing will be on November 14, 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 Eland Title Company.

Auction Sales: The real estate will be offered as a total unit. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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(s): Thomas E. Houston

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, October 7, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, October 14, 2025, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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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