

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

546.59± Acres, Jewell County, Kansas

Tuesday, November 18, 2025 | 2:00 PM

Mankato Community Center | 214 N High Street, Mankato, Kansas

Highlights:

- **417.26 tillable acres**
- **Rural water in pasture**
- **Prime wildlife habitat**



For additional information, please contact:
Matt Dowell, AFM/Agent | (785) 564-1256
MDowell@FarmersNational.com

Bidding starts | Tuesday, November 11, 2025, at 2:00 PM
Bidding closes | Tuesday, November 18, 2025, at close of live event.

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

Property Information

Directions to Property:

- **Tract 1:** One mile west of Mankato, Kansas, on Highway 36, then five miles south on 150 Road and one mile west on K Road.
- **Tract 2:** One mile west of Mankato, Kansas, on Highway 36, then four miles south on 150 Road.
- **Tract 3:** Two and one-half of a mile south of Mankato, Kansas, on 165 Road.
- **Tract 4:** Two and one-half of a mile south of Mankato, Kansas, on 165 Road, then one mile east on M Road.

Legal Description:

- **Tract 1:** SE1/4 7-4-8
- **Tract 2:** NE1/4 8-4-8
- **Tract 3:** NE1/4 3-4-8
- **Tract 4:** E1/2 SW1/4 35-3-8

ALL West of the 6th P.M.
Jewell County, KS

Property Description:

Mark your calendars! This outstanding offering of Jewell County land will be sold in four individual tracts, all located just minutes south of Mankato, Kansas. Combined, the farms consist of 417.26 tillable acres, with over half being Class II Harney Silt Loam. Tract 2 has 60.63 fenced acres, multiple ponds and rural water on the north side of the property. For the sportsman, tracts 3 and 4 offer deep draws, mature timber, native grass bedding areas, and hunting potential in all seasons. Don't miss this opportunity to add to your operation or investment portfolio!

Taxes:

- **Tract 1:** \$3,044.70
- **Tract 2:** \$2,097.48
- **Tract 3:** \$2,026.28
- **Tract 4:** \$1,227.00

Farm Data:

• Tract 1:	
Cropland	144.52 acres
Non-crop	1.32 acres
Grass	<u>10.67 acres</u>
Total	156.51 acres
• Tract 2:	
Cropland	92.07 acres
Pasture	60.63 acres
Non-crop	2.58 acres
Grass	<u>1.51 acres</u>
Total	156.79 acres
• Tract 3:	
Cropland	114.31 acres
Grass	<u>42.29 acres</u>
Total	155.19 acres
• Tract 4:	
Cropland	66.36 acres
Non-crop	0.89 acres
Grass	<u>10.85 acres</u>
Total	78.10 acres

FSA Information:

• Tract 1:		
	Base	Yield
Wheat	88.78 acres	38 bushels
Grain Sorghum	27.00 acres	99 bushels
Soybeans	32.07 acres	38 bushels
• Tract 2:		
	Base	Yield
Wheat	55.14 acres	38 bushels
Grain Sorghum	12.20 acres	99 bushels
Soybeans	14.49 acres	38 bushels
• Tract 3:		
	Base	Yield
Wheat	61.27 acres	38 bushels
Grain Sorghum	14.91 acres	99 bushels
Soybeans	17.71 acres	38 bushels
• Tract 4:		
	Base	Yield
Wheat	36.00 acres	38 bushels
Grain Sorghum	8.76 acres	99 bushels
Soybeans	10.40 acres	38 bushels

Tract 1 Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	102.76	65.72	0	69	2e
2664	Holdrege and Geary silty clay loams, 6 to 11 percent slopes, eroded	31.82	20.35	0	63	4e
2617	Harney silty clay loam, 3 to 7 percent slopes, eroded	10.97	7.02	0	60	4e
2623	Harney-Mento complex, 3 to 7 percent slopes	5.69	3.64	0	67	3e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	5.11	3.27	0	35	6e
TOTALS		156.35(*)	100%	-	65.96	2.71



Tract 2 Aerial Map



Tract 2 Soil Map



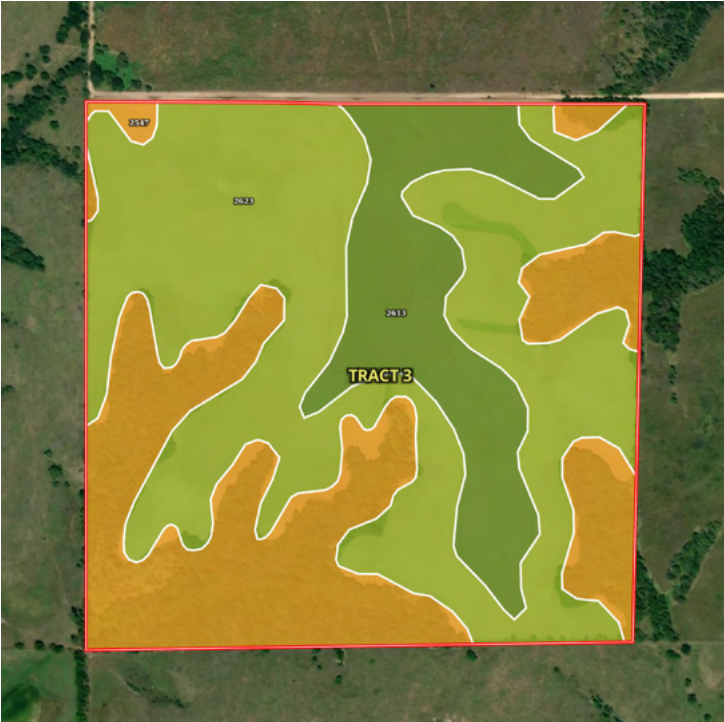
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	69.73	44.52	0	69	2e
2623	Harney-Mento complex, 3 to 7 percent slopes	49.37	31.52	0	67	3e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	23.33	14.9	0	35	6e
2664	Holdrege and Geary silty clay loams, 6 to 11 percent slopes, eroded	14.18	9.05	0	63	4e
TOTALS		156.6 1(*)	100%	-	62.76	3.09



Tract 3 Aerial Map



Tract 3 Soil Map



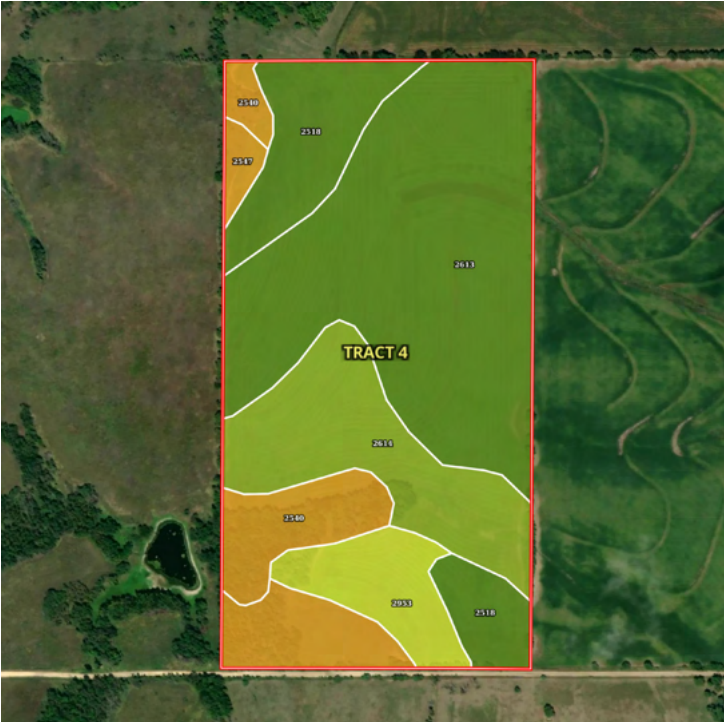
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2623	Harney-Mento complex, 3 to 7 percent slopes	79.44	51.24	0	67	3e
2547	Brownell-Heizer gravelly loams, 3 to 30 percent slopes	49.01	31.61	0	25	6e
2613	Harney silt loam, 1 to 3 percent slopes	26.59	17.15	0	69	2e
TOTALS		155.04(*)	100%	-	54.07	3.78



Tract 4 Aerial Map



Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	34.92	44.75	0	69	2e
2614	Harney silt loam, 3 to 7 percent slopes	13.66	17.51	0	68	3e
2518	Armo loam, 1 to 3 percent slopes	10.98	14.07	0	58	2e
2540	Bogue-Armo complex, 5 to 25 percent slopes	6.47	8.29	0	38	6e
2547	Brownell-Heizer gravelly loams, 3 to 30 percent slopes	6.03	7.73	0	25	6e
2953	Wakeen silt loam, 3 to 7 percent slopes	5.99	7.68	0	47	4e
TOTALS		78.05(*)	100%	-	59.64	2.97



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 2025/2026, 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 19, 2025, or such other date agreed to by the parties. Subject to the 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 NCK Title, LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with NCK Title, LLC 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 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 NCK Title, LLC.

Sale Method: The real estate will be offered in four individual tracts. 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 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 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: NCK Title, LLC

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, November 11, 2025, at 2:00 PM. Bidding will be simultaneous with the live auction at 2:00 PM on Tuesday, November 18, 2025, 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(s) 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.

LAND AUCTION

SIMULCAST LIVE AND ONLINE

546.59± Acres, Jewell County, Kansas

Tuesday, November 18, 2025 | 2:00 PM

Mankato Community Center | 214 N High Steet, Mankato, Kansas

Offered in Four Tracts!

Tract 1: 156.51± acres | Tract 2: 156.79± acres

Tract 3: 155.19± acres | Tract 4: 78.10± acres

Tract 1: \$ _____

Tract 2: \$ _____

Tract 3: \$ _____

Tract 4: \$ _____

