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National
Company™**

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PROPERTY SHOWINGS!

July 27 and August 10, 2026 | 1:00 - 3:00 PM
At Tracts 10, 12, and 14

LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,765.88± Acres, Marion County, Kansas

Tuesday, August 18, 2026 | 10:00 AM

Hillsboro MB Church, Fellowship Hall | 300 Prairie Pointe, Hillsboro, Kansas

A-23293



Highlights:

- Quality pasture, productive cropland, and strong recreational appeal
- Features include two homes, well-equipped livestock facilities with concrete bunk lines, and additional income from an established wind turbine lease.
- Located in a highly desirable area with infrequent public offerings, including a tract with highway frontage, building sites, and ready-to-use agricultural infrastructure.

For additional information, please contact:



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Richard Boyles, CGA/Agent
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RBoyles@FarmersNational.com

Bidding starts | Tuesday, August 11, 2026, at 8:00 AM
Bidding closes | Tuesday, August 18, 2026, at close of live event.

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



Tracts 1, 2, and 3 feature well-maintained pastureland, offering strong grazing potential and proven productivity. **Tracts 4, 5, 7, 8, 11, and 13** provide quality, productive farmland and pasture/hayland well-suited for a wide range of agricultural operations, making them attractive additions to any farming portfolio.

Tract 6 is a hunter's dream tract offering 154.18± acres of diverse and highly functional habitat, combining cropland, established grass waterways, and mature timber to create an ideal environment for both wildlife and recreation. The property is uniquely enhanced by the Cottonwood River, which bisects the tract and serves as a natural travel corridor and year-round water source, significantly increasing wildlife activity and visibility. The mix of tillable acreage and native cover provides an excellent balance of food, bedding, and security, making this property especially attractive to whitetail deer and wild turkey. The timbered areas along the river bottom offer prime bedding and roosting sites, while the waterways and surrounding cropland support consistent feeding patterns and travel routes. This combination creates outstanding opportunities for strategic stand placement and hunting access throughout the season.

Whether you are looking for a premier hunting property, a recreational retreat, or an investment with strong agricultural components, this tract offers exceptional versatility. Its natural features, proven wildlife presence, and scenic river frontage truly set it apart as one of the top habitat properties in the area.

Further enhancing the investment appeal, **Tract 9** includes established wind royalty income, creating an additional, diversified revenue stream with long-term upside potential.

Tract 12 is improved with a modern slab-on-grade residence featuring an attached garage, oversized detached shop, and a built-in safe room—providing comfort, functionality, and peace of mind in a rural setting. **Tract 14** offers a versatile building site with excellent frontage and visibility along K-15 Highway, presenting a wide range of potential uses with convenient access.

For livestock operators, **Tracts 7 and 10** are well-equipped with functional improvements, including rural water meters, bunk lines, indoor livestock facilities, and concrete feeding and working areas. These tracts are turnkey in nature and ideally suited to support a variety of livestock enterprises with efficient, ready-to-use infrastructure.

These properties offer something for everyone - don't miss out on this great opportunity!

Tract 1 | 239.28± Acres

Property Information

Location of Property: Located at the corner of 260th Street and Alamo Road.

Legal Description: W1/2 Nw1/4 & Sw/4 S29, T18, R01, Acres 239.28 Less Row.

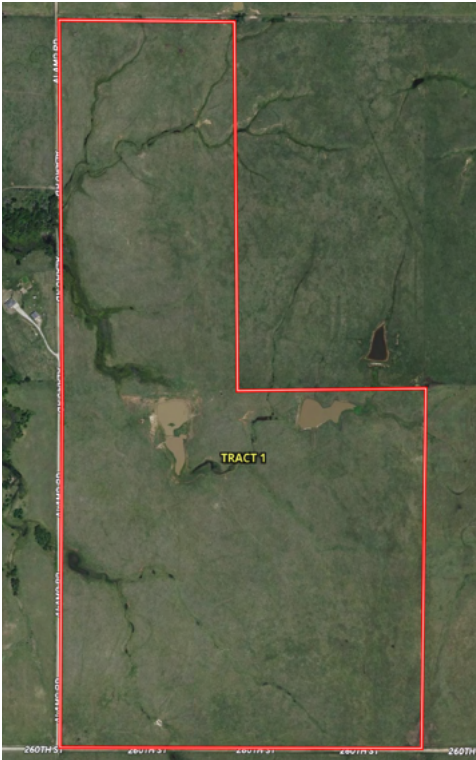
Property Description: This tract has 239.28+/- acres of native pasture with several ponds, Solar pump, panel, and tanks are owned by the tenant.

Farm Data:

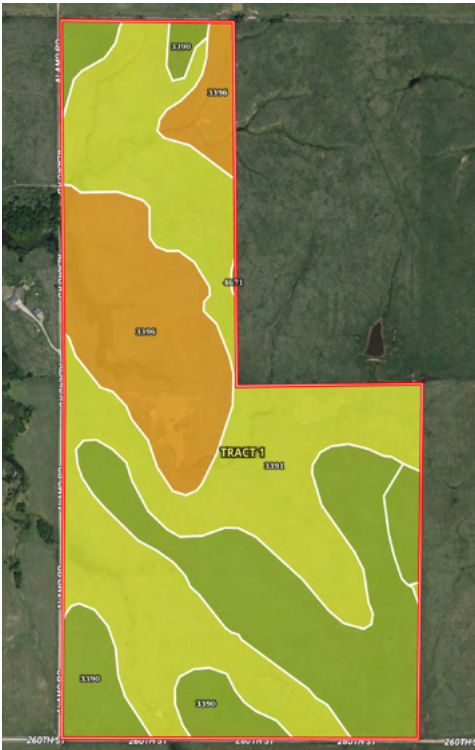
Pasture 239.28 acres

2025 Taxes: \$846.48

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3391	Lancaster loam, 3 to 7 percent slopes	114.69	47.98	0	52	4e
3390	Lancaster loam, 1 to 3 percent slopes	70.55	29.52	0	53	3e
3396	Lancaster-Hedville complex, 3 to 20 percent slopes	49.4	20.67	0	42	6e
4671	Irwin silty clay loam, 1 to 3 percent slopes	4.39	1.84	0	57	3s
TOTALS		239.03(*)	100%	-	50.32	4.1



Tract 2 | 296.95± Acres

Property Information

Location of Property: Located along 300th Street and Indigo Road.

Legal Description: S/2 Sec 3 Exc All That Prt Of The Sw/4 Of Sec 3 Lying W Of R R Row & All That Prt Sw/4 Nw/4 Sec 3 Lying E Of RR Row S03, T18, R02, Acres 296.95, Less Row.

Property Description: This tract contains 296.95+/- acres and is entirely pastureland. Improvements include steel catch pens, a solar-powered well, and pump. Stock tank is owned by Tenant.

Farm Data:

Pasture 296.95 acres

FSA Information:

	Base	PLC Yield
Wheat	0.9 acres	32 bushels
Oats	0.2 acres	40 bushels
Grain Sorghum	1.8 acres	49 bushels

2025 Taxes: \$1,016.72

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4540	Clime silty clay loam, 1 to 3 percent slopes	120.21	40.52	0	41	3e
4555	Clime silty clay loam, 3 to 7 percent slopes	109.17	36.8	0	43	3e
4671	Irwin silty clay loam, 1 to 3 percent slopes	38.25	12.89	0	57	3s
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	29.01	9.78	0	46	5w
TOTALS		296.64(*)	100%	-	44.29	3.2



Tract 3 | 157.61± Acres

Property Information

Location of Property: Located along 280th street, one mile east of Diamond Road.

Legal Description: Se/4 S14, T18, R01, Acres 157.61, Less Row.

Property Description: This tract has 157.61+/- acres of native pasture with livestock water sources being a pond and solar pump. Solar pump and panel owned by tenant.

Farm Data:

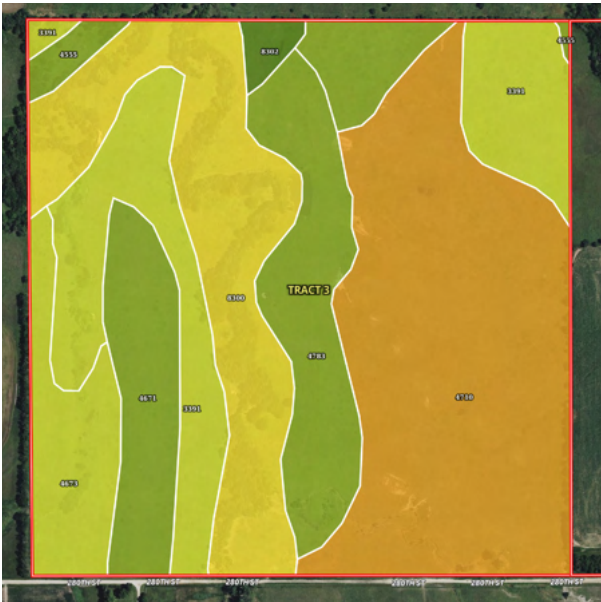
Pasture 157.61 acres

2025 Taxes: \$608.56

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4710	Kipson silty clay loam, 5 to 30 percent slopes	53.1	33.72	0	28	6s
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	28.72	18.24	0	46	5w
3391	Lancaster loam, 3 to 7 percent slopes	26.74	16.98	0	52	4e
4783	Tully silty clay loam, 3 to 7 percent slopes	17.12	10.87	0	62	3e
4671	Irwin silty clay loam, 1 to 3 percent slopes	12.08	7.67	0	57	3s
4673	Irwin silty clay loam, 3 to 7 percent slopes	10.95	6.95	0	60	4e
4555	Clime silty clay loam, 3 to 7 percent slopes	7.16	4.55	0	43	3e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	1.58	1.0	0	85	2w
TOTALS		157.45(*)	100%	-	44.76	4.61



Tract 4 | 160.41± Acres

Property Information

Location of Property: Located along 280th Street, one and one-half miles east of Diamond Road.

Legal Description: Sw1/4 S13, T18, R01, Acres 160.41, Less Row.

Property Description: This tract has 160.41+/- acres, with cropland, native grass, and timber.

Farm Data:

Cropland	114.78 acres
Hayland/Timber	40.54 acres
Non-crop	5.09 acres
Total	160.41 acres

FSA Information:

	Base	PLC Yield
Wheat	73.62 acres	30 bushels
Soybeans	31.73 acres	19 bushels

2025 Taxes: \$966.70

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4555	Clime silty clay loam, 3 to 7 percent slopes	71.0	44.31	0	43	3e
4671	Irwin silty clay loam, 1 to 3 percent slopes	33.39	20.84	0	57	3s
3391	Lancaster loam, 3 to 7 percent slopes	31.54	19.68	0	52	4e
3491	Wells loam, 1 to 3 percent slopes	16.75	10.45	0	68	2e
4710	Kipson silty clay loam, 5 to 30 percent slopes	6.94	4.33	0	28	6s
3492	Wells loam, 3 to 7 percent slopes	0.62	0.39	0	67	3e
TOTALS		160.24(*)	100%	-	49.75	3.22



Tract 5 | 158.45± Acres

Property Information

Location of Property: Located at Falcon Road and 280th Road.

Legal Description: Se1/4 S13, T18, R01, Acres 158.45, Less Row.

Property Description: This tract has 158.45+/- acres, 95.31 crop acres, 61.09 pasture acres.

Farm Data:

Cropland	95.31 acres
Pasture	61.09 acres
Non-crop	<u>2.05 acres</u>
Total	158.45 acres

Soil Map



FSA Information:

	Base	PLC Yield
Wheat	46.52 acres	31 bushels
Grain Sorghum	2.62 acres	48 bushels
Corn	2.46 acres	54 bushels
Soybeans	0.81 acres	23 bushels

2025 Taxes: \$1,272.78

Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	99.82	63.06	0	57	3s
4555	Clime silty clay loam, 3 to 7 percent slopes	54.07	34.16	0	43	3e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	3.95	2.5	0	46	5w
3492	Wells loam, 3 to 7 percent slopes	0.44	0.28	0	67	3e
TOTALS		158.28(*)	100%	-	51.97	3.05



Tract 6 | 154.18± Acres

Property Information

Location of Property: Located at the corner of Diamond Road and 300th Street.

Legal Description: Se1/4 Exc Beg 365 E Sw/C Nely 83 Nely 50 Nely 50 Nely 50 Sely 50 Sely 240 Sely 25 To Pob S03, T18, R01, Acres 154.18, Less Row.

Property Description: This hunter’s dream tract offers 154.18+/- acres of diverse and highly functional habitat, combining cropland, established grass waterways, and mature timber to create an ideal environment for both wildlife and recreation. The property is uniquely enhanced by the Cottonwood River, which bisects the tract and serves as a natural travel corridor and year-round water source, significantly increasing wildlife activity and visibility.

Soil Map



Farm Data:

Cropland	113.70 acres
Timber	40.48 acres
Total	154.18 acres

FSA Information:

	Base	PLC Yield
Wheat	55.89 acres	31 bushels
Grain Sorghum	3.15 acres	48 bushels
Corn	2.95 acres	54 bushels
Soybeans	0.97 acres	23 bushels

2025 Taxes: \$1,812.76

Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	41.1	26.68	0	85	2w
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	39.18	25.44	0	46	5w
3492	Wells loam, 3 to 7 percent slopes	38.69	25.12	0	67	3e
3491	Wells loam, 1 to 3 percent slopes	28.62	18.58	0	68	2e
4020	Chase silty clay loam, occasionally flooded	6.43	4.17	0	67	2w
TOTALS		154.02(*)	100%	-	66.65	3.01



Tract 7 | 157.07± Acres

Property Information

Location of Property: Located at the corner of Eagle Road and 300th Street.

Legal Description: Sw/4 S01, T18, R01, Acres 157.07, Less Row.

Property Description: This tract contains 157.07+/- acres, including cropland acres and pasture acres. Improvements include approximately 320 linear feet of concrete feed bunks with concrete feeding pads, five automatic livestock waterers, and steel corals. The property has rural water meter and electric meter. The property is fenced along the perimeter and around the pasture.

Farm Data:

Cropland	106.05 acres
Pasture	50.19 acres
Non-crop	<u>0.83 acres</u>
Total	157.07 acres

Soil Map



FSA Information:

	Base	PLC Yield
Wheat	51.34 acres	31 bushels
Grain Sorghum	2.89 acres	48 bushels
Corn	2.71 acres	54 bushels
Soybeans	0.89 acres	23 bushels

2025 Taxes: \$1,576.92

Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	65.73	41.88	0	57	3s
3492	Wells loam, 3 to 7 percent slopes	47.52	30.28	0	67	3e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	37.02	23.59	0	85	2w
3491	Wells loam, 1 to 3 percent slopes	6.67	4.25	0	68	2e
TOTALS		156.94(*)	100%	-	67.1	2.72



Tract 8 | 41.9± Acres

Property Information

Location of Property: Located along 300th Street just east of Falcon Road.

Legal Description: Pt Nw/4 Beg Nw/C Th E 2412.42’ S 994.16’ W 1900.74’ N 997.59’ To Pcb S07, T18, R02, Acres 41.9, Less Row.

Property Description: This tract has 41.9+/- acres, consisting of cropland, native grass, and timber.

Farm Data:

Cropland	34.06 acres
Hayland	6.23 acres
Non-crop	<u>1.61 acres</u>
Total	41.90 acres

Soil Map



FSA Information:

	Base	PLC Yield
Wheat	13.8 acres	44 bushels
Grain Sorghum	3.4 acres	43 bushels
Corn	7.6 acres	56 bushels
Oats	0.1 acres	40 bushels

2025 Taxes: \$574.96

Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3492	Wells loam, 3 to 7 percent slopes	27.59	65.91	0	67	3e
3491	Wells loam, 1 to 3 percent slopes	10.77	25.73	0	68	2e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	3.49	8.34	0	85	2w
TOTALS		41.85(*)	100%	-	68.74	2.66



Tract 9 | 80.57± Acres

Property Information

Location of Property: Located along 330th Street East of Goldenrod Road.

Legal Description: E/2 Sw/4 S20, T17, R02, Acres 80.57, Less Row.

Property Description: This tract has 80.57+/- acres consisting of cropland, native pasture, and a wind tower with an interest in the Diamond Vista Wind Project, providing an established wind energy income stream through a long-term lease with Diamond Vista Wind Project, LLC. The lease covers approximately 119 acres and has been extended through December 31, 2058, leaving approximately 32.5 years remaining, with the Donahue Trust receiving 66.39% of the lease payment. Contact agents for details about wind tower income.

Farm Data:

Cropland	44.94 acres
Pasture	34.16 acres
Non-crop	<u>1.47 acres</u>
Total	80.57 acres

FSA Information:

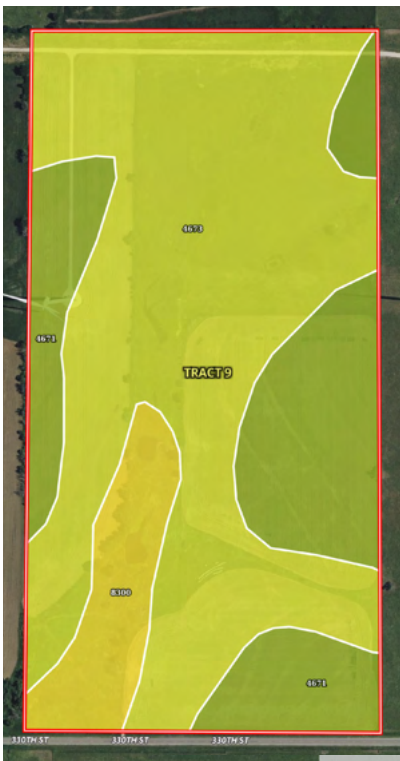
	Base	PLC Yield
Wheat	30.67 acres	30 bushels
Soybeans	13.22 acres	19 bushels

2025 Taxes: \$937.72

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4673	Irwin silty clay loam, 3 to 7 percent slopes	49.98	62.1	0	60	4e
4671	Irwin silty clay loam, 1 to 3 percent slopes	22.92	28.48	0	57	3s
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	7.59	9.43	0	46	5w
TOTALS		80.49(*)	100%	-	57.83	3.81



Tract 10 | 49.77± Acres

Property Information

Location of Property: Located at 784 310 Th, Durham, Kansas, 67438

The home is located approximately two miles north of Durham, Kansas, and a mile and one-third west of K-15 Highway along 310th Street in northern Marion County. The property is situated approximately 13 miles south of Abilene, 15 miles north of Hillsboro, and 35 miles southeast of Salina.

Legal Description: Split of SE/4 S31, T17, R02 exact legal to be determined by survey. If the buyer of Tract 10 and 11 are the same no survey will be needed.

Property Description: Located approximately a mile and one-third west of Highway 15 north of Durham, Kansas, this tract has 49.77+/- acres to be determined by a survey, 37.14 acres of pasture and 12.63 acres for the building site. The property includes a farmstead with residential and agricultural improvements. The primary residence is a 1½-story single-family farmhouse, originally constructed in 1900, with a dwelling addition completed in 2010. The home contains

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approximately 2,740 square feet of finished living area, including four bedrooms and one and one-half bathrooms, and is constructed on a concrete foundation with crawl space. An attached garage of approximately 728 square feet and small covered porch areas are present. Utilities include a rural water, septic system, with a backup generator and propane gas service. The residence is generally serviceable but dated, with condition issues typical for a dwelling of this age and is being offered as is.

Agricultural improvements include two metal farm utility buildings, constructed in 1995 (approximately 72 feet by 54 feet, or 3,888 square feet) and 1981 (approximately 60 feet by 30 feet, or 1,800 square feet). Additional site improvements livestock corrals, 450 foot of concrete bunkline, and automatic livestock waters.

Farm Data:

Pasture	37.14 acres
Building Site	<u>12.63 acres</u>
Total	49.77 acres

2025 Taxes: \$3,549.30 includes Tract 11



Tract 10 | 49.77± Acres



Room Sizes:

Room	Room Level	Size/Description
Living Room	Main Floor	31 x 15
Kitchen	Main Floor	15.5 x 11.5
Master Bedroom	Main Floor	11.0 x 10.0
Full Bathroom	Main Floor	9.0 x 13.5
Laundry Room	Main Floor	9 x 9
Office	Main Floor	30 x 10
Laundry Room	Main Floor	7.0 x 10
Closet	Main Floor	4.0 x 8.0
Partial Bath	Main Floor	6.5 x 5
Bedroom	Upstairs	12 x 12
Bedroom	Upstairs	12 x 15.5
Bedroom	Upstairs	12 x 11.5
Bedroom	Upstairs	12 x 11.5
Partial Bath	Upstairs	3.0 x 8.0

Aerial Map



Tract 11 | 106.97± Acres

Property Information

Location of Property: Located at 784 310 Th, Durham, Kansas, 67438.

Legal Description: Split of SE/4 S31, T17, R02 exact legal to be determined by survey. If the buyer of Tract 10 and 11 are the same no survey will be needed.

Property Description: This tract has 106.97 +/- acres of cropland and waterways.

Farm Data:

Cropland 106.97 acres

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	102.99	96.49	0	57	3s
3390	Lancaster loam, 1 to 3 percent slopes	3.29	3.08	0	53	3e
3391	Lancaster loam, 3 to 7 percent slopes	0.47	0.44	0	52	4e
TOTALS		106.75(*)	100%	-	56.86	3.0



Tract 12 | 3± Acres

Property Information

Location of Property: Located at 815 310th, Durham Kansas 67438

The home is located approximately 2 miles north of Durham, Kansas, three quarters of a mile West of K-15 Highway along 310th Street in northern Marion County. The property is situated approximately 13 miles south of Abilene, 15 miles north of Hillsboro, and 35 miles southeast of Salina.

Legal Description: A 3 acre split out of Nw/4 S05, T18, R02, Acres 159.64, Less Row Exact legal to be determined by survey. If the buyer of Tract 12 and 13 are the same, no survey will be needed.

Property Description: Located approximately three-quarters of a mile west of Highway 15 north of Durham, Kansas, this tract includes a farmstead with residential and agricultural improvements and has approximately 3 +/-acres to be determined by a survey. The primary residence is a single-family ranch-style dwelling, constructed in 2015,

PROPERTY SHOWINGS!

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containing approximately 1,841 square feet of finished living area. The home is built on a slab-on-grade foundation and includes two bedrooms, one full bathroom, a family room, and a total of five rooms. Exterior construction consists of frame construction with siding and a composition shingle roof. Additional residential features include a covered slab porch of approximately 400 square feet, an open slab porch of approximately 20 square feet, a backup generator and an attached garage measuring approximately 525 square feet. Utilities include rural water and septic system, and the dwelling is served by a forced-air heating and cooling system. A detached storage shed, built in 2008, measuring approximately 24x36 (about 864 square feet), with a concrete floor.

Farm Data:

Building Site 3 acres

2025 Taxes: \$4,902.46 includes tract 13



Tract 12 | 3± Acres



Room Sizes:

Room	Room Level	Size/Description
Living Room	Main Floor	29.5 x 12.5
Kitchen	Main Floor	18.5 x 13.5
Master Bedroom	Main Floor	14.5 x 15.4
Full Bathroom	Main Floor	7.5 x 13.5
Dining Room	Main Floor	20.5 x 17.5
Bedroom	Main Floor	10 x 12
Laundry Room	Main Floor	15.5 x 6.5
Closet	Main Floor	4.5 x 5.5

Aerial Map



Tract 13 | 156.94± Acres

Property Information

Location of Property: Located at 815 310th Durham, Kansas 67438.

Legal Description: split of Nw/4 S05, T18, R02, Acres 156.94, Less Row Exact legal to be determined by survey. If the buyer of Tract 12 and 13 are the same no survey will be needed.

Property Description: This tract has 156.94+/- acres to be determined by a survey, 71.05 crop acres of which 44.7 are in cropland balance is expired CRP or waterways, and 85.03 native pasture and timber acres. Tract includes a solar well and approximately 300 feet of concrete bunkline.

Farm Data:

Cropland	71.05 acres
Pasture	85.03 acres
Non-crop	0.56 acres
Total	156.64 acres

FSA Information:

	Base	PLC Yield
Wheat	34.95 acres	31 bushels
Corn	1.85 acres	54 bushels
Grain Sorghum	1.97 acres	48 bushels
Soybeans	0.61 acres	23 bushels

2025 Taxes: \$4,902.46 includes tract 13

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	49.38	31.51	0	46	5w
4671	Irwin silty clay loam, 1 to 3 percent slopes	41.12	26.24	0	57	3s
3492	Wells loam, 3 to 7 percent slopes	23.98	15.3	0	67	3e
4555	Clime silty clay loam, 3 to 7 percent slopes	17.55	11.2	0	43	3e
4710	Kipson silty clay loam, 5 to 30 percent slopes	12.95	8.26	0	28	6s
3491	Wells loam, 1 to 3 percent slopes	11.76	7.5	0	68	2e
TOTALS		156.74(*)	100%	-	51.93	3.8

Aerial Map



Soil Map



Tract 14 | 2.78± Acres

Property Information

Location of Property: Along Highway K15 on the east side of Durham, Kansas.

Legal Description: Beg Sw/C Nw4 N 500' E 599' To W Li Rr Row Swly Alg Row To S Li Nw4 W 241.80' To Pob & Exc N 125' Of Desc. Tract S16, T18, R02, Acres 2.78, Less Row.

Property Description: This tract consists of 2.78+/- acres located near the town of Durham with Highway K15 on the west and railroad right-of-way on the east. Improvements include a metal farm utility building constructed in 1971, measuring approximately 142 feet by 54 feet, or 7,668 square feet. The tract does not have city water or sewer connection.

Farm Data:

Building Site 2.78 acres

2025 Taxes: \$723.86

PROPERTY SHOWINGS!

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Aerial Map



Simulcast 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 October 2, 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, Marion County, 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, Marion County, Kansas, the required earnest payment. The cost of title insurance will be equally paid by both the Buyer(s) and the Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 2, 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, Marion County, Kansas.

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 14 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 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: Dudley Donahue Living Trust

Auctioneer: Van Schmidt

Simulcast Public and Online: Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, August 18, 2026, 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 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.



LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,765.88± Acres, Marion County, Kansas

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