FARMERS NATIONAL COMPANY

A-23092



ONLINE AUCTION

79.70± Acres, Ottawa County, Kansas

Bidding starts: Monday, November 16, 2026, at 8:00 AM
Bidding closes: Wednesday, November 18, 2026, at 1:00 PM

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

Highlights:

- Highly Productive Cropland
- Good Stewardship
- Great access

For additional information, please contact:



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Property Information

Directions to Property:
From Minneapolis, Kansas, travel north on Highway 81 eight miles. Exit west onto Treaty Road. The property is on the southeast corner of the intersection of Treaty Road and North 130th Road.

Legal Description:
West 1/2 of the Northwest 1/4 of Section 29, Township 9 South, Range 3 West of the 6th P.M. in Ottawa County, Kansas.

Property Description:
CJ Land & Properties LLC & Winterberg LLC are offering 79.70± acres of high-quality agricultural land for sale in Ottawa County, Kansas. This productive tract presents an excellent opportunity for operators looking to expand their farming operation, as well as investors seeking quality cropland in a strong agricultural area.

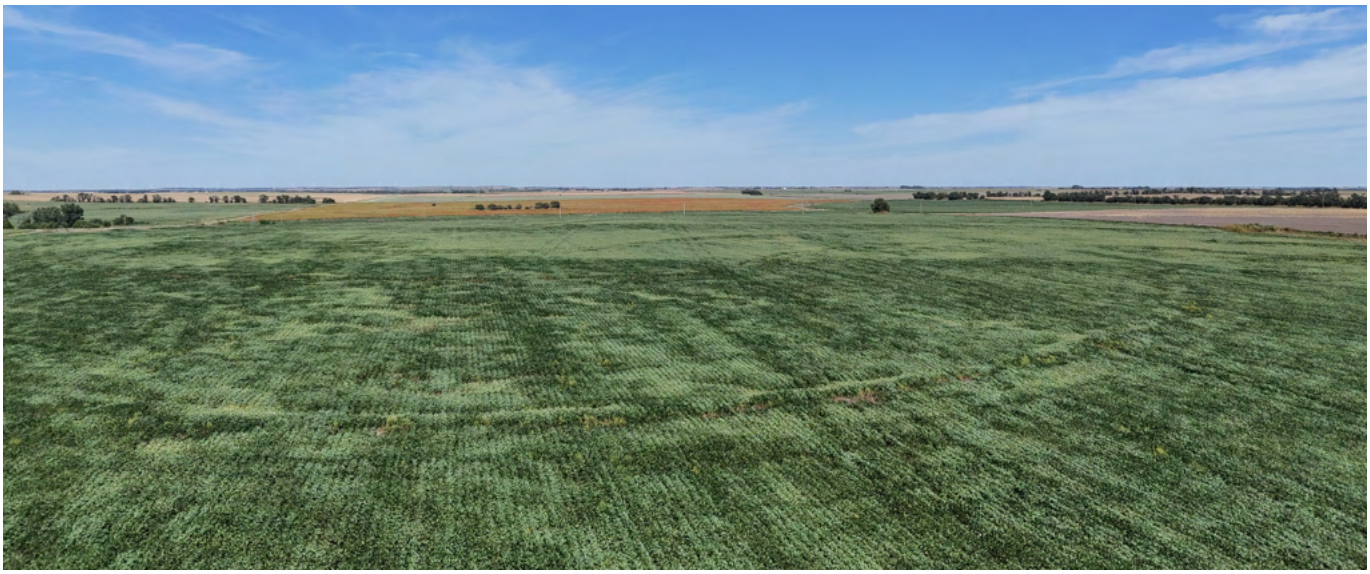
Farm Data:

Cropland	78.70 acres
Non-crop	0.21 acres
Total	78.91 acres

FSA Information:

	Base	Yield
Wheat	29.37 acres	36 bushels
Grain Sorghum	33.28 acres	58 bushels
Soybeans	12.43 acres	23 bushels

2025 Taxes:
$973.36





Aerial Map



Soil Map



63.8/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	64.1%	51	2s	2s	65
	3826	Crete silt loam, 3 to 7 percent slopes	23.8%	18.9	3e	3e	61.8
	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains...	7.3%	5.8	3e	3e	53.9
	3844	Geary silt loam, 3 to 7 percent slopes	4.9%	3.9	3e	3e	72.5





Online Auction Terms

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

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 18, 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 Scheibelers Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Scheibelers Title the required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 18, 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 Scheibelers Title.

Auction Sales: The real estate will be offered in one individual tract. All bids are open for advancement starting **Monday, November 16, 2026, at 8:00 AM until Wednesday, November 18, 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 will automatically extend the auction five minutes from the time the bid is placed. 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 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: CJ Land & Properties LLC & Winterberg LLC

Online Bidding Procedure: The online bidding begins on **Monday, November 16, 2026, at 8:00 AM until Wednesday, November 18, 2026, at 1:00 PM.**

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 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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND