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TRACT 1  
TRACT 2

TRACT 3

TRACT 4

TRACT 5  
TRACT 6  
TRACT 7

TRACT 8

TRACT 9

TRACT 10

SCAN THE QR CODE  
FOR MORE INFO!



# LAND AUCTION

A-23093

## SIMULCAST LIVE AND ONLINE

### 1,174.20± Acres, Rice County, Kansas

Tuesday, March 4, 2025 | 10:00 AM

Jack W. Janssen Hall Celebration Center | 1145 East 56 Highway, Lyons, Kansas

### Highlights:

- Investment potential in excellent farming community
- Excellent cropland
- Great access

For additional information, please contact:



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**Bidding starts | Tuesday, February 25, 2025, at 10:00 AM**  
**Bidding closes | Tuesday, March 4, 2025, at close of live event.**

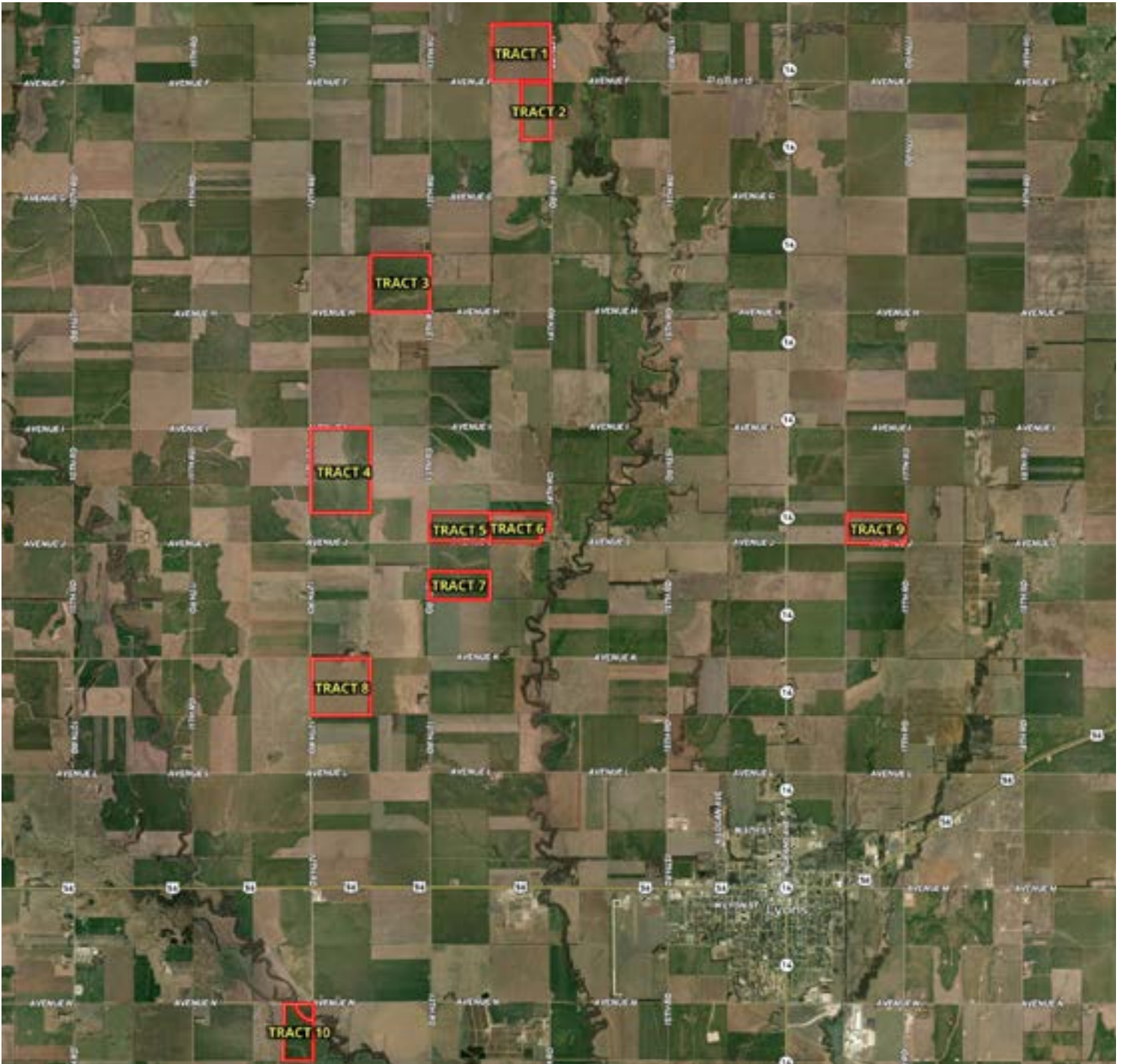
**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

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## Property Information

This 10 tract auction offers over 1,112 acres of excellent cropland. Several of the tracts are 100% tillable with an average of 89% Class 2 soils and a NCCPI average of 64.7. One tract offers excellent hunting potential with 12 acres of timber along Cow Creek. Two diversified tracts offer a high percentage of cropland acres with grass acres for pasture, hay production, or could be broke out for additional cropland. Don't miss this amazing opportunity to expand your current farming operation or add to your existing land-holdings portfolio!

## Aerial Map



# Tract 1 | 157.3+ Acres

## Property Location:

Located on Avenue F and 14th Road

## Legal Description:

SE4 Sec30, Twp18, Rge08W

## Description:

This tract has 158.32 acres of cropland mostly class II soils. All crop acres planted to wheat.

## Possession:

This farm has 158.32 acres of wheat and will be sold subject to tenant rights to the growing wheat crop. Buyer will receive seller's 1/3 interest in the 2025 wheat crop. Buyer will be responsible for seller's 1/3 share of expenses for the 2025 wheat crop. Buyer will reimburse seller at closing for expenses already paid toward the 2025 wheat crop. Seller will complete transfer of crop insurance coverage on the 2025 wheat crop to the buyer with buyer responsible for crop insurance premium on the 2025 wheat at closing.

## Farm Data:

Cropland 158.32 acres  
FSA acres exceed taxable acres.

## FSA Information:

	Base	PLC Yield
Wheat	119.06 acres	43 bushels
Milo	26.32 acres	65 bushels

## Taxes:

\$2,833.42



**Tract 1 Aerial Map**



**Tract 1 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	100.29	63.81	0	65	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	43.46	27.65	0	63	2e
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	13.43	8.54	0	55	2e
TOTALS		157.18(*)	100%	-	63.6	2.0

# Tract 2 | 77.5+ Acres

**Property Location:**

Located on Avenue F and 14th Road

**Legal Description:**

E2 NE4 Sec31, Twp18, Rge08W

**Description:**

This tract has 78.11 acres of cropland mostly class II soils. All crop acres planted to wheat.

**Possession:**

This farm has 78.11 acres of wheat and will be sold subject to tenant rights to the growing wheat crop. Buyer will receive seller's 1/3 interest in the 2025 wheat crop. Buyer will be responsible for seller's 1/3 share of expenses for the 2025 wheat crop. Buyer will reimburse seller at closing for expenses already paid toward the 2025 wheat crop. Seller will complete transfer of crop insurance coverage on the 2025 wheat crop to the buyer with buyer responsible for crop insurance premium on the 2025 wheat at closing.

**Farm Data:**

Cropland 78.11 acres  
*FSA acres exceed taxable acres.*

**FSA Information:**

	<u>Base</u>	<u>PLC Yield</u>
Wheat	58.74 acres	43 bushels
Milo	12.98 acres	65 bushels

**Taxes:**

\$1,350.24



**Tract 2 Aerial Map**



**Tract 2 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	47.45	61.25	0	63	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	14.39	18.57	0	65	2s
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	10.64	13.73	0	55	2e
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	4.31	5.56	0	62	3e
2266	Tobin silt loam, occasionally flooded	0.69	0.89	0	84	2w
TOTALS		77.48(*)	100%	-	62.41	2.06

# Tract 3 | 158.3+ Acres

**Property Location:**

Located on Avenue H and 13th Road

**Legal Description:**

SE4 Sec01, Twp19, Rge09W

**Description:**

This tract has 159.04 acres of cropland mostly class II soils. The cropland is open and no herbicide has been applied.

**Possession:**

Buyer will have immediate possession at closing..

**Farm Data:**

Cropland 159.04 acres  
*FSA acres exceed taxable acres.*

**FSA Information:**

	<u>Base</u>	<u>PLC Yield</u>
Wheat	76.8 acres	43 bushels
Milo	76.6 acres	65 bushels

**Taxes:**

\$2,414.56



**Tract 3 Aerial Map**



**Tract 3 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	95.3	60.24	0	65	2s
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	47.4	29.96	0	55	2e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	15.5	9.8	0	63	2e
TOTALS		158.2(*)	100%	-	61.8	2.0

# Tract 4 | 235.3+ Acres

**Property Location:**

Located on 12th Road and Avenue I

**Legal Description:**

NW4 & N2 SW4 S13, T19, R09W

**Description:**

This tract has 219.44 acres of cropland mostly class II and below soils, and 17.57 acres of native pasture, there is an old water well that has been abandoned.

**Possession:**

This farm has 219.44 acres of wheat and will be sold subject to tenant rights to the growing wheat crop. Buyer will receive seller's 1/3 interest in the 2025 wheat crop. Buyer will be responsible for seller's 1/3 share of expenses for the 2025 wheat crop. Buyer will reimburse seller at closing for expenses already paid toward the 2025 wheat crop. Seller will complete transfer of crop insurance coverage on the 2025 wheat crop to the buyer with buyer responsible for crop insurance premium on the 2025 wheat at closing.

**Farm Data:**

Cropland 219.44 acres  
 Pasture 17.57 acres  
 Total 237.01 acres  
*FSA acres exceed taxable acres.*

**FSA Information:**

	<u>Base</u>	<u>PLC Yield</u>
Wheat	98.35 acres	43 bushels
Milo	111.10 acres	65 bushels

**Taxes:**

\$3,371.56



**Tract 4 Aerial Map**



**Tract 4 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	87.99	37.41	0	62	3e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	48.58	20.65	0	65	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	47.07	20.01	0	63	2e
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	29.37	12.49	0	55	2e
3843	Geary silt loam, 1 to 3 percent slopes	22.19	9.43	0	74	2e
TOTALS		235.2(*)	100%	-	63.07	2.37

# Tract 5 | 80.3+ Acres

## Property Location:

Located on Avenue J and 13th Road

## Taxes:

\$1,211.94

## Legal Description:

S2 SW4 Sec18, Twp19, Rge08W

## Description:

This tract has approximately 77.3 acres of cropland mostly class II soils, there is an old water well, old metal pens and concrete pads. This field is open for 2025 but has had 3oz of Flumioxazin and 1lb. of Atrazine applied on December 9th.

## Possession:

Buyer will have immediate possession at closing. Buyer will reimburse the seller for any 2025 crop expenses incurred prior to auction at closing.

## Farm Data:

Cropland 117.58 acres  
 Hayland 34.56 acres  
 Non-crop 4.33 acres  
 Total 156.47 acres

Tracts 5 and 6 are combined at FSA.

FSA acres exceed taxable acres.

## FSA Information:

	Base	PLC Yield
Wheat	67.4 acres	43 bushels
Milo	38.6 acres	65 bushels

Tracts 5 and 6 are combined at FSA.



**Tract 5 Aerial Map**



**Tract 5 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	55.35	68.89	0	63	2e
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	14.41	17.94	0	65	2s
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	6.51	8.1	0	62	3e
3843	Geary silt loam, 1 to 3 percent slopes	3.45	4.29	0	74	2e
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	0.63	0.78	0	55	2e
TOTALS		80.35(*)	100%	-	63.7	2.08

# Tract 6 | 73.3+ Acres

## Property Location:

Located on Avenue J and 14th Road

## Legal Description:

S2 SE4 Sec18, Twp19, Rge08W, LESS TR WITH BUILDING SITE

## Description:

This tract has approximately 40.28 acres of cropland mostly class II soils, and 34.56 acres of tract that is currently in grass could easily be broke out for cropland. This cropland is open for 2025 but has had 3oz of Flumioxazin and 1lb. of Atrazine applied on December 9th.

## Possession:

Buyer will have immediate possession at closing. Buyer will reimburse the seller for any 2025 crop expenses incurred prior to auction at closing.

## Farm Data:

Cropland 117.58 acres

Hayland 34.56 acres

Non-crop 4.33 acres

Total 156.47 acres

*Tracts 5 and 6 are combined at FSA.*

*FSA acres exceed taxable acres.*

## FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	67.4 acres	43 bushels
Milo	38.6 acres	65 bushels
<i>Tracts 5 and 6 are combined at FSA.</i>		

## Taxes:

\$746.98



**Tract 6 Aerial Map**



**Tract 6 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3843	Gearly silt loam, 1 to 3 percent slopes	35.44	48.41	0	74	2e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	14.8	20.22	0	63	2e
3561	Hobbs silt loam, occasionally flooded	11.65	15.91	0	82	2w
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	10.93	14.93	0	65	2s
3849	Gearly-Clark complex, 3 to 7 percent slopes, eroded	0.4	0.55	0	62	3e
TOTALS		73.22(*)	100%	-	71.65	2.01



# Tract 7 | 79.5+ Acres

## Property Location:

Located on 13 Road between Avenue K and Avenue J

## Legal Description:

S2 NW4 S19, T19, R08W

## Description:

This tract has 79.52 acres of cropland mostly class II soils. This field is open for 2025 but has had 3oz of Flumioxazin and 1lb. of Atrazine applied on December 9th.

## Possession:

Buyer will have immediate possession at closing. Buyer will reimburse the seller for any 2025 crop expenses incurred prior to auction at closing.

## Farm Data:

Cropland 79.52 acres  
FSA acres exceed taxable acres.

## FSA Information:

	Base	PLC Yield
Wheat	19.9 acres	43 bushels
Milo	39.3 acres	65 bushels.

## Taxes:

\$1,175.30



**Tract 7 Aerial Map**



**Tract 7 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	36.53	45.99	0	65	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	24.31	30.61	0	63	2e
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	8.18	10.3	0	55	2e
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	7.32	9.22	0	62	3e
3843	Geary silt loam, 1 to 3 percent slopes	3.09	3.89	0	74	2e
TOTALS		79.43(*)	100%	-	63.43	2.09

# Tract 8 | 155.7+ Acres

## Property Location:

Located on Avenue K and 12th Road

## Legal Description:

NW4 Sec25, Twp19, Rge09W

## Description:

This tract has 156.38 acres of cropland mostly class II soils. Cropland is open for 2025 no herbicide has been applied.

## Possession:

Buyer will have immediate possession at closing.

## Farm Data:

Cropland 156.38 acres  
*FSA acres exceed taxable acres.*

## FSA Information:

	Base	PLC Yield
Wheat	116.9 acres	43 bushels
Milo	0.7 acres	65 bushels

## Taxes:

\$2,595.38



**Tract 8 Aerial Map**



**Tract 8 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	69.82	44.87	0	63	2e
3843	Geary silt loam, 1 to 3 percent slopes	40.94	26.31	0	74	2e
3921	Smolan silty clay loam, 1 to 3 percent slopes	34.82	22.38	0	65	2e
3849	Geary-Clark complex, 3 to 7 percent slopes, eroded	10.04	6.45	0	62	3e
TOTALS		155.6 2(*)	100%	-	66.28	2.06

# Tract 9 | 78.9+ Acres

## Property Location:

Located on Avenue J and 17th Road

## Legal Description:

S2 SE4 Sec15, Twp19, Rge08W

## Description:

This tract has 78.17 acres of cropland mostly class II soils. This farm is planted to wheat.

## Possession:

This farm has 78.17 acres of wheat and will be sold subject to tenant rights to the growing wheat crop. Buyer will receive seller's 1/3 interest in the 2025 wheat crop. Buyer will be responsible for seller's 1/3 share of expenses for the 2025 wheat crop. Buyer will reimburse seller at closing for expenses already paid toward the 2025 wheat crop. Seller will complete transfer of crop insurance coverage on the 2025 wheat crop to the buyer with buyer responsible for crop insurance premium on the 2025 wheat at closing.

## Farm Data:

Cropland 78.17 acres

## FSA Information:

	Base	PLC Yield
Wheat	19.4 acres	43 bushels
Milo	58.2 acres	65 bushels

## Taxes:

\$1,318.06



**Tract 9 Aerial Map**



**Tract 9 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3800	Crete silt loam, 0 to 1 percent slopes, loess plains and breaks	56.91	72.28	0	65	2s
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	19.45	24.7	0	63	2e
5970	Taver loam, 0 to 1 percent slopes	2.38	3.02	0	56	2s
TOTALS		78.74(*)	100%	-	64.23	2.0

# Tract 10 | 78.1+ Acres

## Property Location:

Located on 12th Road and Avenue N

## Legal Description:

E2 NE4 Sec11, Twp20, Rge09W

## Description:

This tract has 66.31 acres of cropland mostly class II soils, and has great cover for hunting with Cow Creek running through the northeast corner of the tract. Cropland is open no herbicide has been applied.

## Possession:

Buyer will have immediate possession at closing.

## Farm Data:

Cropland 66.31 acres

Timber 12.81 acres

Total 79.12 acres

*FSA acres exceed taxable acres.*

## FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Wheat	33.2 acres	43 bushels
Milo	16.4 acres	65 bushels

## Taxes:

\$772.58



**Tract 10 Aerial Map**

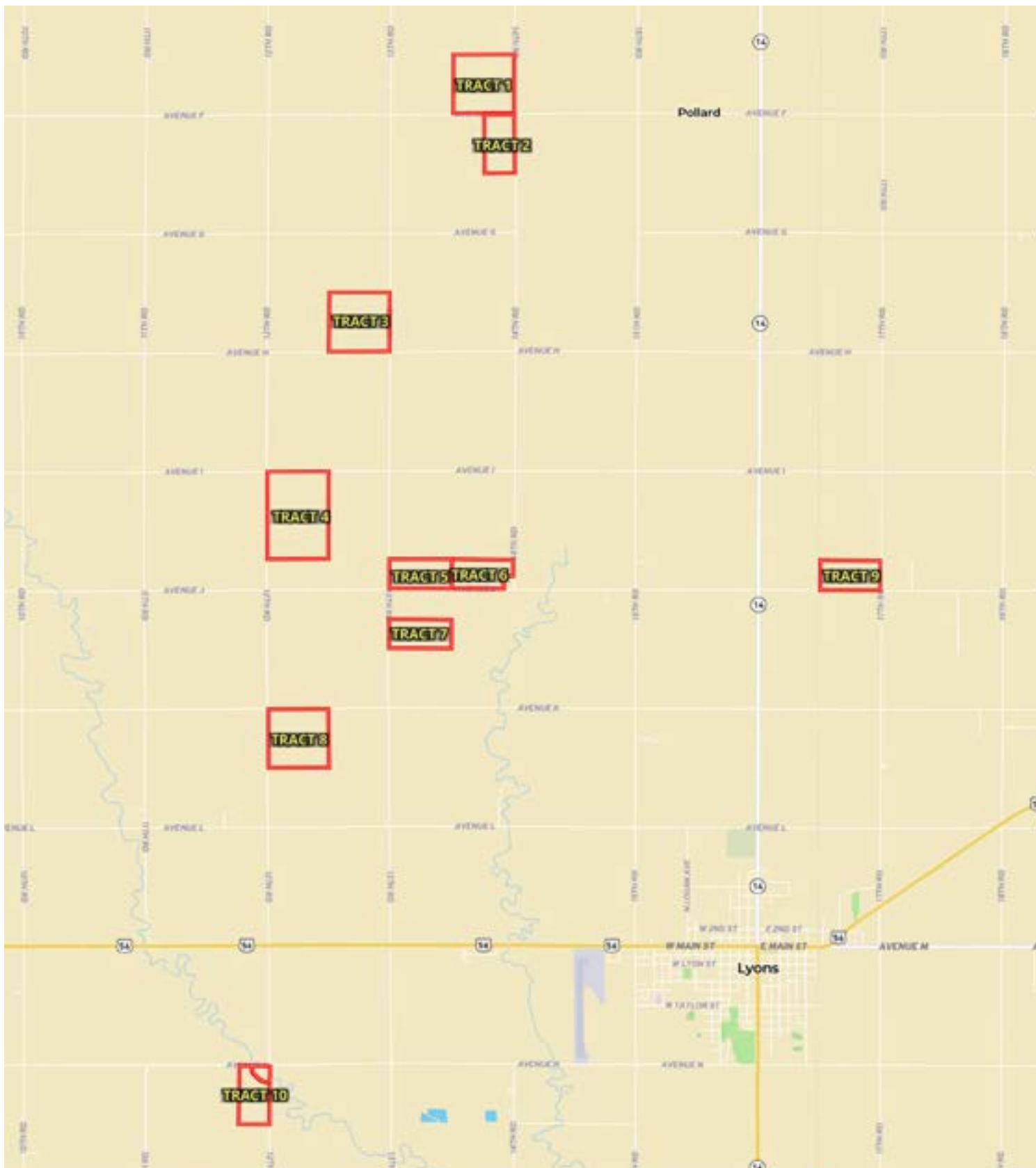


**Tract 10 Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2266	Tobin silt loam, occasionally flooded	43.53	63.97	0	84	2w
5961	Solvay loamy fine sand, 0 to 2 percent slopes	11.2	16.46	0	50	2e
5970	Taver loam, 0 to 1 percent slopes	7.74	11.37	0	56	2s
5730	Darlow-Elmer complex, 0 to 2 percent slopes	5.59	8.21	0	41	4s
TOTALS		68.06(*)	100%	-	71.7	2.16

# Property Location Map



**Property Photos**



# 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 April 4, 2025, or such other date agreed to by the parties. Buyer(s) will have immediate possession of Tracts 3,5,6,7,8 and 10. Possession of Tracts 1,2,4,and 9 are subject to the tenant's rights in the 2025 growing wheat crop.

**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.

**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 the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. 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 April 4, 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 Security 1st Title.

**Sale Method:** The real estate will be offered in ten 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:** Estelle L. Reed Trust

**Auctioneer:** Van Schmidt

**Simulcast Public and Online:** Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, March 4, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to: [www.fnccbid.com](http://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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