



**FARMERS
NATIONAL**
C O M P A N Y

A-23341

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FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

1,925.30± Acres, Wichita County, Kansas

Friday, October 30, 2026 | 10:00 AM

Leoti Community Building | 502 W M Street, Leoti, Kansas

Highlights:

- Close to Grain Markets
- County Road Access on Two Tracts
- Good Quality Dryland Farm



For additional information, please contact:

Dustin Unruh, Agent | (620) 482-0898

DUnruh@FarmersNational.com

Bidding starts | Friday, October 23, 2026 at 8:00 AM
Bidding closes | Friday, October 30, 2026 at close of the live event.

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

Property Information

Property Description: Excellent opportunity to acquire a substantial block of productive farmland offered in seven separate tracts. This property combines productive farm land with established CRP acreage, offering a diverse land investment with both agricultural and conservation components. The tracts are situated primarily together to create a substantial, cohesive landholding, while the seven-tract offering gives buyers the flexibility to purchase individual tracts or multiple tracts to fit their farming operation or investment goals. Don't miss out on this opportunity to expand your portfolio or add tracts to your operation!

Directions to Property: From Leoti, Kansas, travel 8 miles north on Highway 25 to County Road G. Turn west on County Road G and travel 1.5 miles. Tract 1 is located on the south side of the county road. Continue 1 mile west from the west end of Tract 1 and turn south on the trail road located at the west end of Tract 3. The remaining tracts are located south of Tract 3. Signs will be posted at the entrance to each tract.

Legal Description:

- **Tract 1:** NW4 of Sec 3, TWP 17, RGE 37
- **Tract 2:** SE4 of Sec 5, TWP 17, RGE 37
- **Tract 3:** NW4 of Sec 4, TWP 17, RGE 37
- **Tract 4:** S2 of Sec 4, TWP 17, RGE 37
- **Tract 5:** N2 of Sec 9, TWP 17, RGE 37
- **Tract 6:** S2 of Sec 9, TWP 17, RGE 37
- **Tract 7:** N2 and SW4 of Sec 16, TWP 17, RGE 37

Taxes:

- **Tract 1:** \$769.70
- **Tract 2:** \$762.16
- **Tracts 3 and 4:** \$2,202.36
- **Tracts 5 and 6:** \$3,001.94
- **Tract 7:** \$1,680.82

FSA Information:

The listed crop information is for all tracts combined. Base acres to be split at closing.

Crop	Base	Yield
Wheat	642.90 acres	47 bushels
Corn	472.68 acres	93 bushels
Grain Sorghum	126.02 acres	77 bushels

CRP Information:

- **Tract 7:** 115.17 acres with an annual payment of \$4,988, expiring 9/30/2031

Farm Data:

Tract 1:	
Cropland	162.7± acres
Non-crop	0.00± acres
Total	162.1± acres

Tract 2:	
Cropland	158.41± acres
Non-crop	2.89± acres
Total	161.30± acres

Tract 3:	
Cropland	159.84± acres
Non-crop	0.16± acres
Total	160.00± acres

Tract 4:	
Cropland	320.00± acres
Non-crop	1.30± acres
Total	321.30± acres

Tract 5:	
Cropland	321.30± acres
Non-crop	0.20± acres
Total	321.50± acres

Tract 6:	
Cropland	321.30± acres
Non-crop	0.20± acres
Total	321.50± acres

Tract 7:	
Cropland	283.37± acres
Non-crop	2.14± acres
CRP	115.17± acres
Pasture	76.92± acres
Total	477.60± acres

Property Overview Map



Tract 1:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	92.2%	149.4	3c	1
●	1856	Ulysses silt loam, 0 to 1 percent slopes	7.8%	12.7	2c	1

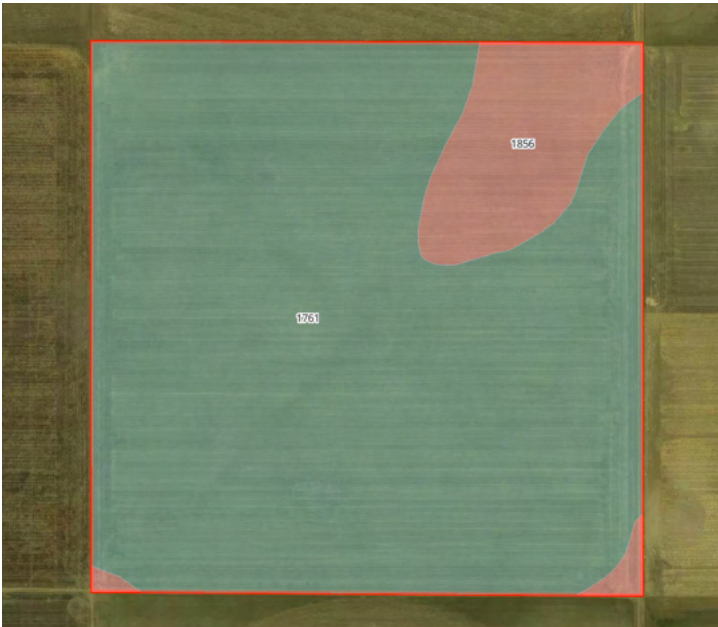


Tract 2:

Aerial Map



Soil Map

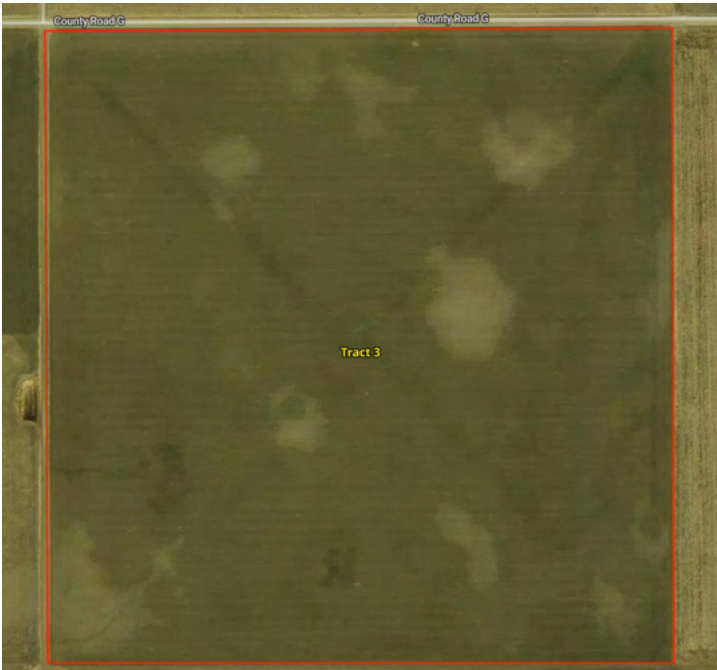


	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	88.6%	143	3c	1
●	1856	Ulysses silt loam, 0 to 1 percent slopes	11.4%	18.3	2c	1



Tract 3:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	86.6%	139.5	3c	1
●	1856	Ulysses silt loam, 0 to 1 percent slopes	13.4%	21.7	2c	1



Tract 4:

Aerial Map



Soil Map

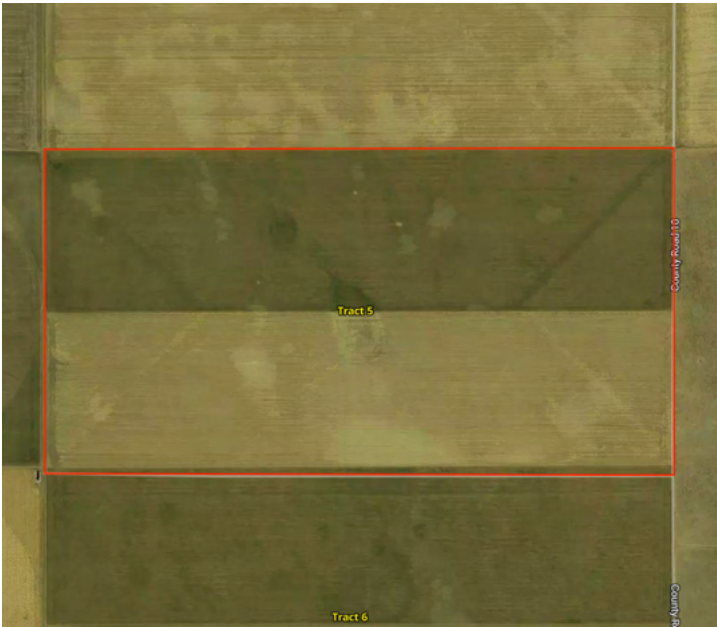


	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	60.3%	193.1	3c	1
●	1856	Ulysses silt loam, 0 to 1 percent slopes	39.7%	127.3	2c	1

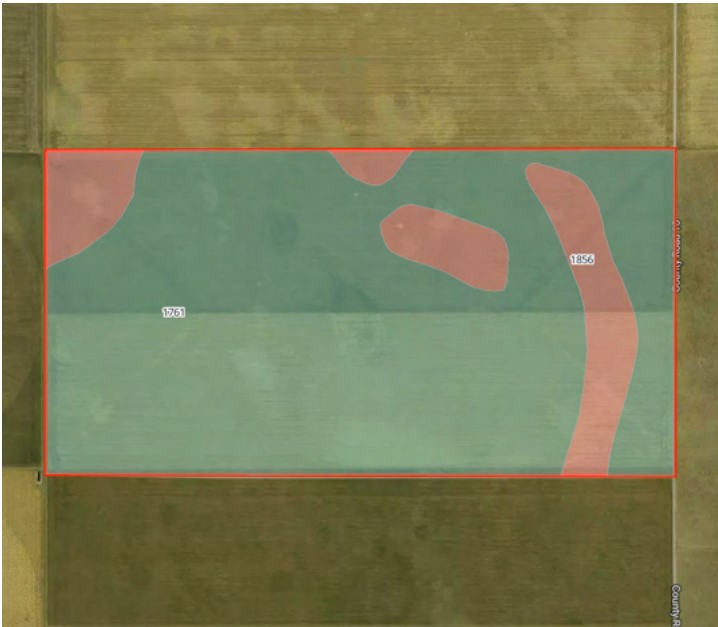


Tract 5:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	84.5%	279.1	3c	1
●	1856	Ulysses silt loam, 0 to 1 percent slopes	15.5%	51.1	2c	1



Tract 6:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	78.7%	247.2	3c	1
●	1856	Ulysses silt loam, 0 to 1 percent slopes	21.3%	67	2c	1

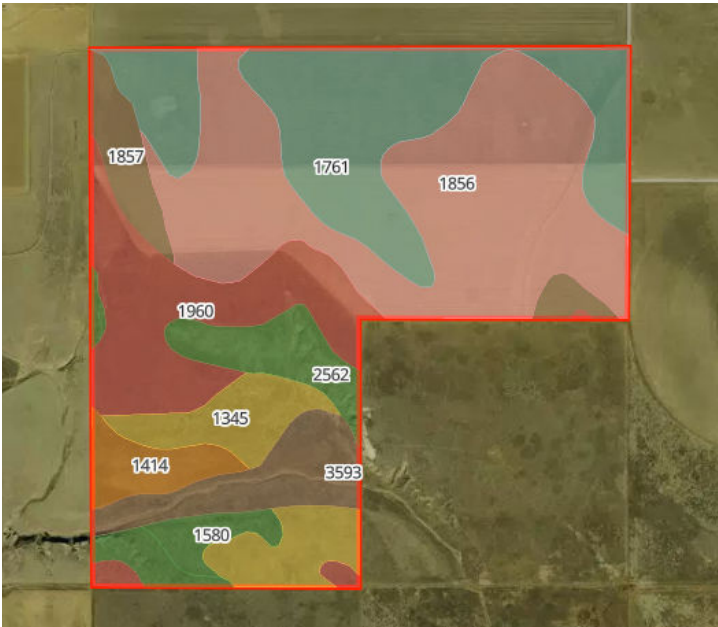


Tract 7:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1856	Ulysses silt loam, 0 to 1 percent slopes	31.9%	152.2	2c	1
●	1761	Richfield silt loam, 0 to 1 percent slopes	22.0%	105	3c	1
●	1960	Buffalo Park silt loam, 3 to 6 percent slopes	14.6%	69.9	4e	4e
●	1345	Bridgeport loam, rarely flooded	8.7%	41.5	2c	1
●	2562	Campus-Canlon complex, 3 to 30 percent slopes	6.3%	30.2	6e	--
●	3593	Humbarger loam, occasionally flooded	6.3%	30.2	3w	3w
●	1857	Ulysses silt loam, 1 to 3 percent slopes	4.4%	21.2	3e	2e
●	1414	Glenberg fine sandy loam, rarely flooded	3.3%	15.8	3e	2e
●	1580	Colby silt loam, 6 to 15 percent slopes	2.4%	11.7	6e	--

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 November 30, 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 Wichita County Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Wichita County Title the required earnest payment. The cost of title insurance will be equally paid by both the Seller and the 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 November 30, 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 Wichita County Title.

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. Both the Seller and the Buyer(s) pay one-half of 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 seven 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: McPherson College

Auctioneer: Van Schmidt

Additional Comments: Buyer(s) shall receive Seller's share of any 2027 wheat crop. Buyer(s) will reimburse Seller for Seller's share of production expenses related to the establishment of the 2027 wheat crop. Seller's wheat crop insurance shall be transferred to Buyer(s), Buyer(s) will pay Seller's crop insurance premium at closing. Buyer(s) shall reimburse Seller at closing for tillage or sprayings of wheat stubble/fallow acres.

Taxes will be prorated at closing based on the final acreage and legal description of each tract.

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, October 23, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, October 30, 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 on-line 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

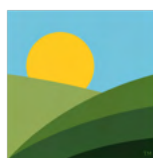
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1,925.30± Acres, Wichita County, Kansas

Productive Farmland Offered In Seven Separate Tracts



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