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Tract 1

ONLINE AUCTION

564.4± Acres, Rice County, Kansas

Bidding starts | Tuesday, August 18, 2026 at 8:00 AM

Bidding closes | Tuesday, August 25, 2026 at 1:00 PM

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

Highlights:

- 564.40± acres in Rice County, Kansas, offered in multiple tracts with a mix of dryland cropland, CRP, native grass pasture, improvements, and recreational acreage.
- Productive cropland tracts, including Tracts 2, 3, and 4, with Tract 4 supported by a strong concentration of Class II soils.
- Distinct recreational tract, featuring 157.10± acres of dense tree cover, mature timber, wildlife habitat, and strong hunting appeal.



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Property Information

Legal Description:

Tract 1; NE4 & E2 NW4 3-21S-7W LESS R/W, Tract 2; S2SE 14-21S-7W LESS SS R/W, Tract 3; N2NW 24-21S-7W LESS R/W, Tract 4; NENE 31-20S-7W, Tract 5 N2NW; N2NE 12-21S-7W LESS R/W

Property Description: This sale consists of approximately 564.40 acres located in Rice County, Kansas and is comprised of a mix of dryland cropland, CRP acreage, native grass pasture, and a distinct recreational tract. The property is assembled from multiple legal tracts, each exhibiting varying land use characteristics and soil productivity. Tract 1 is approximately (215.30 acres) and is located at 2240 Avenue S Sterling, KS and is the most diverse, consisting of cropland, CRP, and native grass pasture. The CRP is leased through November 1 for cattle grazing to satisfy the required mid-contract management requirement. This tract also contains the subject's only improvements, including an older farmstead with a dwelling originally constructed circa 1870, along with several ancillary structures such as storage sheds, a utility building, and grain storage. These improvements are dated. Tract 2 is approximately (76.60 acres) and is located at the NW corner of 24th Rd and Ave V and consists primarily of dryland cropland with minor inclusions of lower capability soils and small areas of grass, typical for the area. Tract 3 is approximately (76.50 acres) and is located SE corner of 24th Rd and Ave V and consists primarily of dryland cropland with minor inclusions of lower capability soils and small areas of grass, typical for the area. Tract 4 is approximately (38.83 acres) and is located at the corner of Ave R and 20th Rd is cropland in nature and is supported by a strong concentration of Class II soils. Tract 5 is approximately (157.10 acres) and is located at the corner of Ave T and 24th Rd this recreational tract offers a strong combination of dense tree cover, native habitat, and natural wildlife security. The mature timber and heavy cover provide excellent bedding, travel, and concealment habitat for whitetail deer, turkey, and other wildlife. The density of the cover creates strong interior habitat and supports natural movement patterns throughout the property. The property offers multiple potential stand locations, with timbered areas providing seclusion, cover, and functional travel routes. Its natural setting gives the tract strong recreational utility and makes it well suited for hunting, wildlife observation, a weekend retreat, or a land investment with recreational appeal. Overall, the tract is best characterized as a desirable Rice County recreational property with strong habitat value derived from mature tree cover, seclusion,

and wildlife cover.

Farm Data:

Tract 1:	
Cropland	89.10 acres
Pasture	100.42 acres
Non-crop	4.77 acres
CRP	21.01 acres
Total	215.30 acres

Tract 2:	
Cropland	77.10 acres
Total	76.60 acres
(FSA Crop Acres exceed Total Acres)	

Tract 3:	
Cropland	77.10 acres
Total	76.50 acres
(FSA Crop Acres exceed Total Acres)	

Tract 4:	
Cropland	37.85 acres
Non-crop	0.98 acres
Total	38.83 acres

FSA Information:

Tract 1:		
Crop	Base	Yield
Wheat	62.19 acres	40 bushels
Grain Sorghum	26.90 acres	69 bushels
Total		

Tracts 2 & 3:		
Crop	Base	Yield
Wheat	95.20 acres	40 bushels
Grain Sorghum	40.80 acres	69 bushels
Soybeans	3.10 acres	50 bushels
Total		

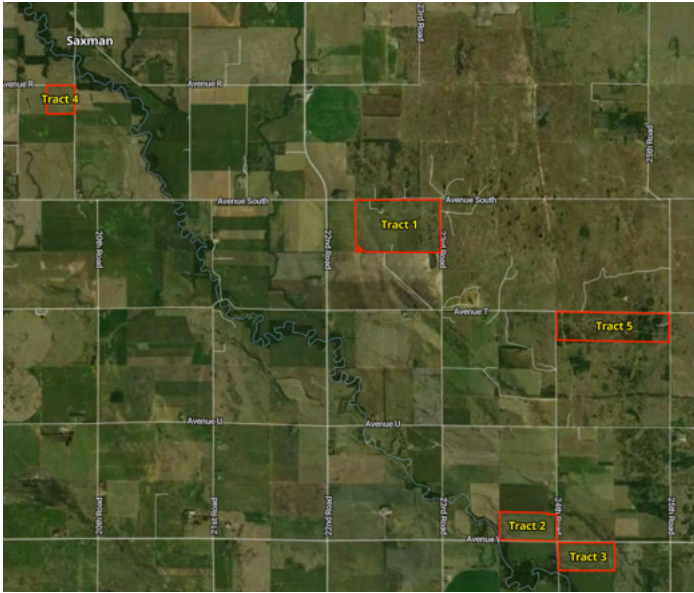
Tract 4:		
Crop	Base	Yield
Wheat	31.35 acres	40 bushels
Grain Sorghum	6.40 acres	69 bushels
Soybeans	0.10 acres	50 bushels
Total		

Taxes:	
Tract 1:	\$1,650.76
Tract 2:	\$215.91
Tract 3:	\$286.12
Tract 4:	\$373.60
Tract 5:	\$1,345.76

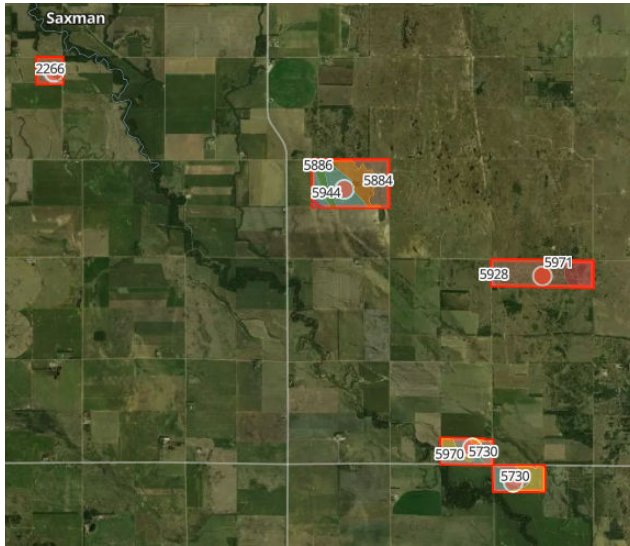
Location Map



Aerial Map



Soil Map



Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
5884	Dillwyn-Tivin complex, 0 to 20 percent slopes	29.0%	163.8	4w	4w
5961	Solvay loamy fine sand, 0 to 2 percent slopes	13.7%	77.1	2e	2e
5730	Darlow-Elmer complex, 0 to 2 percent slopes	12.3%	69.6	4s	4s
5905	Hayes-Solvay loamy fine sands, 0 to 5 percent slopes	10.2%	57.5	3e	3e
5745	Elmer loam, 0 to 1 percent slopes	9.6%	53.9	3s	3s
5742	Dillwyn-Plevna loamy fine sands, 0 to 1 percent slopes	7.5%	42.2	4w	4w
5970	Taver loam, 0 to 1 percent slopes	6.6%	37.1	2s	2s
2266	Tobin silt loam, occasionally flooded	5.5%	31.1	2w	2w
5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	3.3%	18.7	2e	1
5886	Farnum and Funmar loams, 0 to 1 percent slopes	1.5%	8.7	2c	1
5928	Pratt loamy fine sand, 1 to 5 percent slopes	0.6%	3.6	3e	2e
5971	Tivin fine sand, 10 to 30 percent slopes	0.2%	1	6e	--

Tract 2



Tract 3



Online Auction Terms

Minerals: All mineral interest 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on October 9, 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.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with McCarthy Abstract Title & Escrow Co. of O'Neill, Nebraska 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 paid by the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on October 9, 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.

Sale Method: The real estate will be offered in five individual tracts. All bids are open for advancement starting Tuesday, August 18, 2026, at 8:00 AM until Tuesday, August 25, 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 for 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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: Leland C. Pallister Living Trust

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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.

Tract 4



Tract 5

