FARMERS NATIONAL COMPANY

A-2717043



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

320± Acres, Phillips County, Colorado

Tuesday, December 8, 2026 | 1:00 PM MST

Phillips County Event Center (Biesemeier Room) | 22505 US Highway 385, Holyoke, Colorado

Highlights:

- Highly productive irrigated farm near Holyoke, Colorado
- Excellent access and location
- Long-Term Farm Management History



For additional information, please contact:

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Jeanette Kingman, Agent
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JKingman@FarmersNational.com



Bidding starts | Tuesday, December 1, 2026 at 8:00 AM MST
Bidding closes | Tuesday, December 8, 2026 at close of live event.

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

Property Information

Directions to Property: From Holyoke, Colorado, travel south on U.S. Highway 385 for approximately 4.5 miles. The property is located on the west side of U.S. Highway 385, immediately south of County Road 14.

Property Description: Located in the heart of one of northeastern Colorado's most productive agricultural regions, these two irrigated tracts represent an outstanding opportunity to acquire quality farmland with proven water resources, solid irrigation infrastructure, and excellent access. The property consists of approximately 320± deeded acres offered in two separate tracts located in Section 6, Township 6 North, Range 44 West, approximately 4.5 miles south of Holyoke, Colorado along U.S. Highway 385.

Tract 1 - NE¼ Section 6-6N-44W (Subject to Survey)
Tract 1 consists of approximately 160± acres (subject to survey) of highly productive irrigated farmland. The property includes 125 FSA irrigated acres supplied by Well #12017-FP-R, drilled in 2019 and permitted for an annual appropriation of 400 acre-feet through the Colorado Division of Water Resources. Irrigation is provided by a 2004 seven-tower Zimmatic center pivot powered by a 100 HP electric motor and producing a consistent flow of more than 800 GPM. The remaining non-irrigated acres are currently open following the expiration of an EQIP Pollinator Program contract in 2025.

Tract 2 - SE¼ Section 6-6N-44W (Subject to Survey)
Tract 2 consists of approximately 160± acres (subject to survey) of highly productive irrigated farmland. The tract features 125 FSA irrigated acres supplied by Well #12016-FP-R, drilled in 2017 and permitted for an annual appropriation of 400 acre-feet. Irrigation is provided by a 2004 seven-tower Zimmatic center pivot powered by a 125 HP electric motor with a consistent flow of more than 800 GPM. The remaining non-irrigated acres are currently open and available following the expiration of an EQIP Pollinator Program contract in 2025.

Tract 3 - E1/2 Section 6-6N-44W
Tract 3 consists of approximately 320± acres and includes the entirety of Tracts 1 and 2, allowing buyers the opportunity to purchase the property as a single unit.

The farm features predominantly Class II and III irrigated soils, including Rago, Kuma, and Richfield loams with 0-3% slopes, providing excellent productivity and long-term agricultural value.

The dryland corners on both tracts were previously enrolled in the EQIP Pollinator Program, which expired in 2025. These acres are now open and provide flexibility for crop production, conservation enrollment, grazing, or other agricultural uses.

The property is currently leased to a long-term tenant through February 28, 2027. Full possession for the 2027 crop year will be available to the new owner, offering flexibility for owner-operation, cash-rent, or crop-share arrangements.

With direct access from U.S. Highway 385, productive soils, reliable groundwater resources, and quality irrigation improvements, these farms offer many of the attributes sought by today's owner-operators and agricultural investors. Available as individual tracts or as a combined 320± acre unit, this offering presents a rare opportunity to acquire well-improved irrigated farmland in a tightly held area of northeastern Colorado known for its strong agricultural productivity and long-term value.

If purchased as individual tracts, a survey will be required to establish the final legal description and acreage. The cost of the survey shall be shared equally between the Buyer and Seller. All stated acreages are approximate and subject to change based upon the completed survey. The final purchase price will be adjusted according to the surveyed acreage and the successful bid price on a per-acre basis.

Legal Description:
Tract 1 - NE1/4 Section 6, Township 6 North, Range 44 West of the 6th P.M.
Tract 2 - SE1/4 Section 6, Township 6 North, Range 44 West of the 6th P.M.
Tract 3 - E1/2 Section 6, Township 6 North, Range 44 West of the 6th P.M. (Combination of Tract 1 & Tract 2)

Farm Data:
Tracts 1 and 2 Combined -

Cropland	317.87 acres
Total	317.87 acres

FSA Information:
Tracts 1 and 2 Combined (Tract 3052) -

Crop	Base	Yield
Corn	218.00 acres	174 bushels
Wheat	1.00 acres	31 bushels

Taxes:
Tracts 1 and 2 Combined - $5,574.56

Tract 1:

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
	Ra	Rago and Kuma loams	45.1%	71.8	2c	2e
	RcB	Richfield loam, 0 to 3 percent slopes	37.3%	59.3	3e	2e
	PaB	Platner loam, 0 to 3 percent slopes	16.5%	26.2	4s	3s
	PaC	Platner loam, 3 to 5 percent slopes	1.1%	1.8	4e	4e





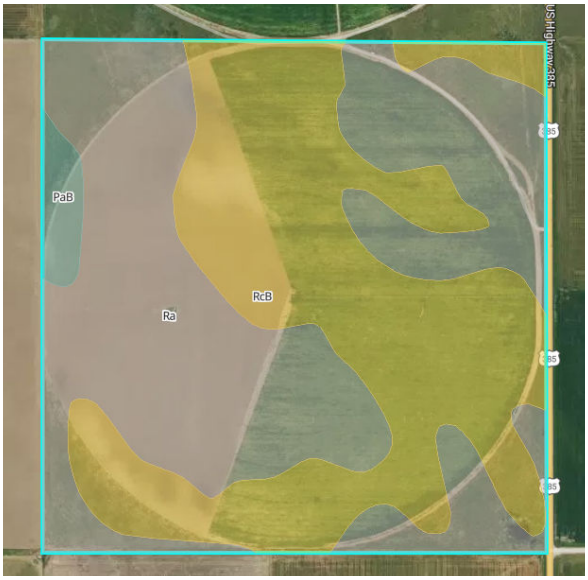



Tract 2:

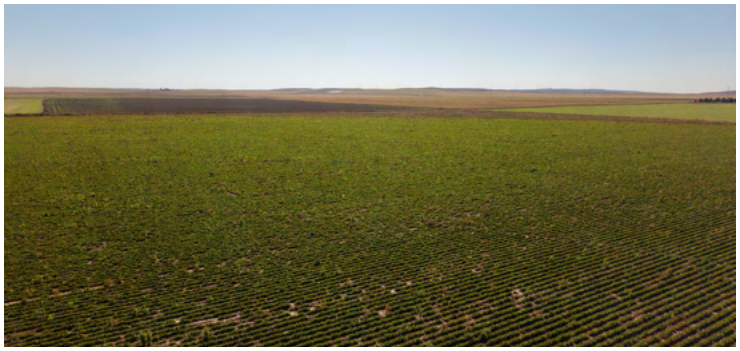
Aerial Map



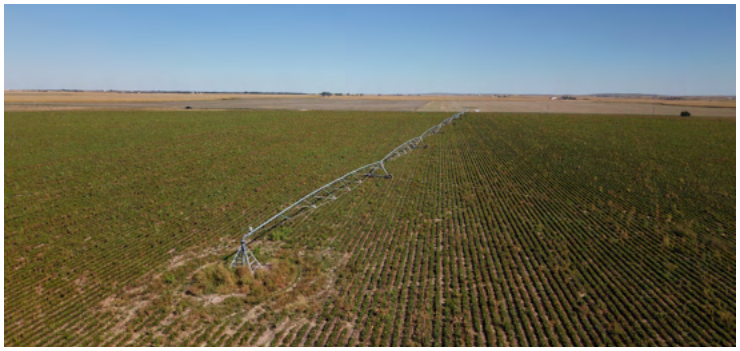
Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
	Ra	Rago and Kuma loams	52.9%	85.5	2c	2e
	RcB	Richfield loam, 0 to 3 percent slopes	44.8%	72.5	3e	2e
	PaB	Platner loam, 0 to 3 percent slopes	2.3%	3.7	4s	3s









Simulcast 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 2027 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 January 8, 2027, or such other date agreed to by the parties. Subject to the 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 Phillips County Abstract - Holyoke, CO.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Phillips County Abstract - Holyoke, CO 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 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 January 8, 2027, 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 Phillips County Abstract - Holyoke, CO.

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) will pay one-half of the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in two individual tracts and as a total unit. 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 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 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: Jane L. Sommerhalder Wilson - Sommerhalder Revocable Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, December 1, 2026, at 8:00 AM MST. Bidding will be simultaneous with the live auction at 1:00 PM MST on Tuesday, December 8, 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.

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