FARMERS NATIONAL COMPANY

A-2722075



ONLINE AUCTION

157.30± Acres, Edwards County, Kansas

Bidding starts | Monday, January 4, 2027 at 8:00 AM
Bidding closes | Friday, January 8, 2027 at 10:00 AM

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

Highlights:

- Irrigated cropland
- Water Right File #27774 authorized at 195 Acre-Feet
- One-half mile off Highway 50 with close proximity to grain markets, including feedlots and dairy



For additional information, please contact:
Matt Foos, AFM, Agent
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Property Information

Directions to Property: From Kinsley, Kansas, travel 5 miles east on Highway 50 and one-half mile north on 150th Avenue.

Property Description: Irrigated cropland located in Edwards County, Kansas. Irrigation Technology Initiative Evaluation completed in April 2026. At that time, the irrigation well was pumping 310 gallons per minute.

Legal Description: The Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Twenty-four (24) South, Range Eighteen (18) West of the 6th Principal Meridian in Edwards County, Kansas.

Improvements: Irrigation well, pump, and gearhead are owned by the seller and will convey to the buyer. Irrigation motor and center pivot irrigation system are not owned by the seller and will not convey to the buyer.

Farm Data: FSA acres exceed taxable acres.

Cropland	157.80 acres
Misc.	1.56 acres
Total	159.36 acres

FSA Information:

	Base	Yield
Wheat	7.09 acres	34 bushels
Corn	100.87 acres	149 bushels
Grain Sorghum	1.57 acres	54 bushels
Soybeans	33.50 acres	63 bushels

2025 Taxes: $2,399.58

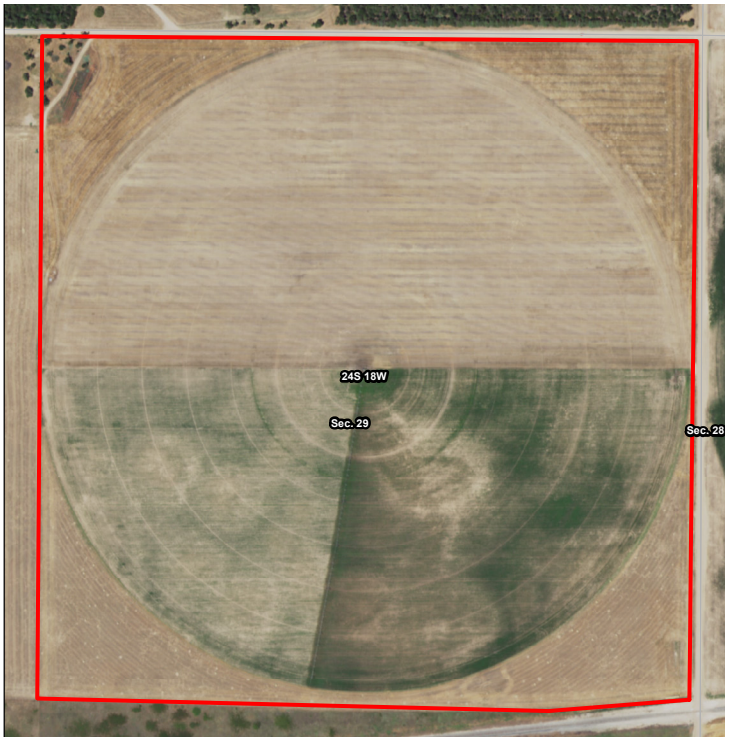




Location Map



Aerial Map



Soil Map



MAP SYMBOL	NAME	NON IRR LCC	ACRES
5861	Attica fine sandy loam, 1 to 3 percent slopes	IIe	84.9
5928	Pratt loamy fine sand, 1 to 5 percent slopes	IIIe	47.5
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	IIc	20.8
5941	Pratt-Tivoli loamy fine sands, 5 to 15 percent slopes	VIe	5.3
TOTAL			158.6



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on March 1, 2027 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 Richardson Abstract Co., Inc.

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

Closing: The sale closing is on March 1, 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 Richardson Abstract Co., Inc.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Monday, January 4, 2027, at 8:00 AM until Friday, January 8, 2027, at 10:00 AM**, 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes 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: The Southwestern College

Online Bidding Procedure: **This online auction begins on Monday, January 4, 2027, at 8:00 AM. Bidding closes on Friday, January 8, 2027, at 10:00 AM.**

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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND