FARMERS NATIONAL COMPANY

A-2722076



SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

165.10± Acres, Pratt County, Kansas

Bidding starts | Wednesday, 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 #35004 authorized at 195 Acre-Feet
- Grass corners and shelterbelt on south side provide excellent habitat for wildlife



For additional information, please contact:
Matt Foos, AFM/Agent
(620) 255-1811
MFoos@FarmersNational.com

Property Information

Directions to Property:
From Byers, Kansas, 3.5 miles south on Northwest 70th Avenue and 1/2 mile west on Northwest 60th Street.

Legal Description:
Lots Three (3) and Four (4) and the South Half (S/2) of the Northwest Quarter (NW/4) of Section Five (5) in Township Twenty-seven (27) South, Range Fourteen (14) West of the 6th P.M.

Property Description:
Irrigated cropland located in Pratt County, Kansas. Irrigation Technology Initiative Evaluation completed in May 2026. Irrigation well was pumping 833 gallons per minute at that time.

Farm Data:

Cropland	155.48 acres
Timber	8.03 acres
Other	1.59 acres
Total	165.10 acres



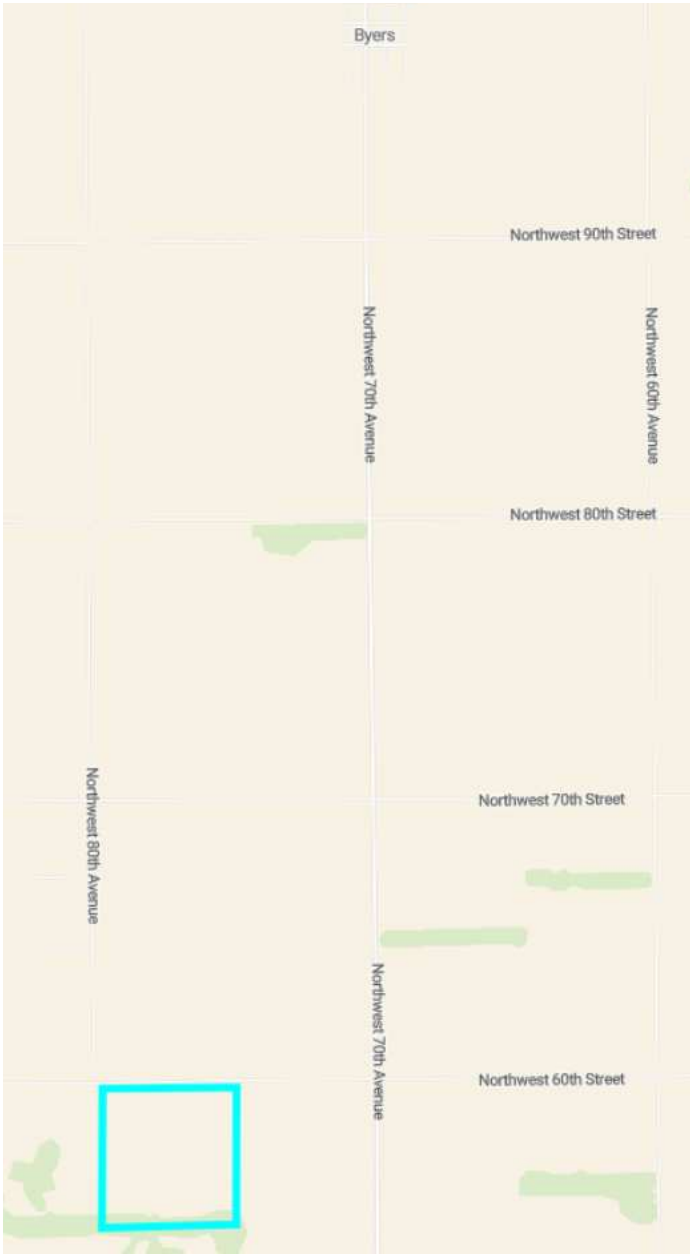
FSA Information:

	Base	Yield
Wheat	32.46 acres	36 bushels
Corn	64.92 acres	160 bushels
Soybeans	64.92 acres	58 bushels

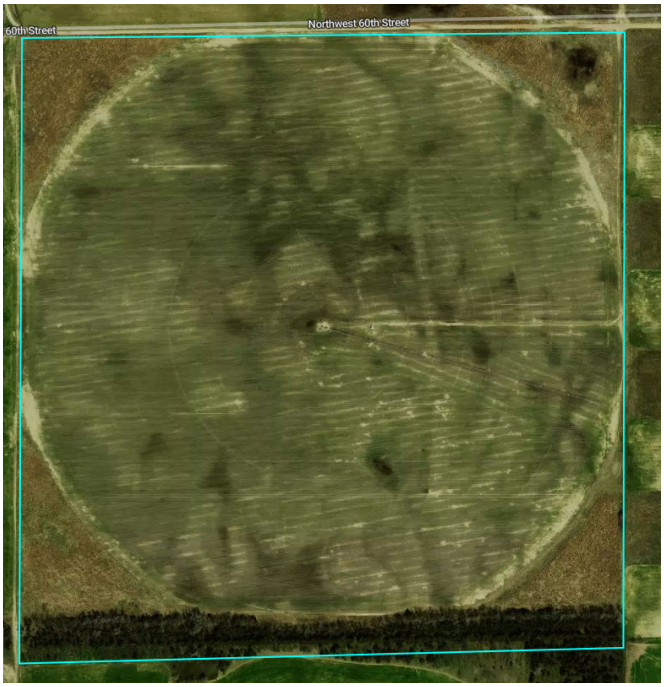
Improvements:
Irrigation well, pump, and gearhead are owned by the seller and convey to the buyer. Irrigation motor and center pivot irrigation system are not owned by the seller and will not convey to the buyer.

2026 Taxes:
$2,807.82

Location Map



Aerial Map



Soil Map





49/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	5904	Hayes loamy fine sand, 5 to 10 percent slopes	51.2%	84.5	3e	2e	47
●	5902	Hayes fine sandy loam, 1 to 5 percent slopes	44.4%	73.3	3e	3e	50.4
●	5944	Saltcreek and Naron fine sandy loams, 1 to 3 percent slopes	4.4%	7.3	2e	1	57.5
●	5961	Solvay loamy fine sand, 0 to 2 percent slopes	<0.1%	0	2e	2e	49.9



Online 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 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 Security 1st.

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. 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 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 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 Security 1st.

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.

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