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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**195.62± Acres, Marion County, Kansas**

**Wednesday, December 17, 2025 | 10:00 AM**

**Meridian Event Center | 1420 East Broadway Court, Newton, Kansas**

## Highlights:

- Great tracts for ag producers or land investors
- Good quality cropland between Peabody and Goessel
- Functional 60x40 machine shed



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Bidding starts | Friday, December 12, 2025 at 8:00 AM  
Bidding closes | Wednesday, December 17, 2025 at close of live event.

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Property Information

### Directions to Property:

From Goessel, Kansas, four miles south and three and one-half miles east.

### Property Description:

The farm comprises two adjacent agricultural tracts in West Branch Township, Marion County (Section 25, T21S, R1E): Tract 1 — 156.87 acres and Tract 2 — 38.75 acres. Both tracts are primarily dryland cropland with supporting tame and native grass. Several older farm utility buildings and outbuildings on Tract 1. The terrain is rolling, and primary access is from 80th Street between Eagle Road and Falcon Road, with semi-improved section-line road frontage.

### FSA Information:

Tracts 1 and 2	Base	Yield
Wheat	131.93 acres	42 bushels
Grain Sorghum	49.07 acres	79 bushels

Tracts 1 and 2 are combined at FSA

### Farm Data:

• <b>Tract 1:</b>	
Cropland	139.56 acres
Hayland	7.3 acres
Non-crop	0.23 acres
Waterways	5.99 acres
Buildings	<u>3.79 acres</u>
Total	156.87 acres
• <b>Tract 2:</b>	
Cropland	35.41 acres
Non-crop	0.33 acres
Waterways	<u>3.01 acres</u>
Total	38.75 acres

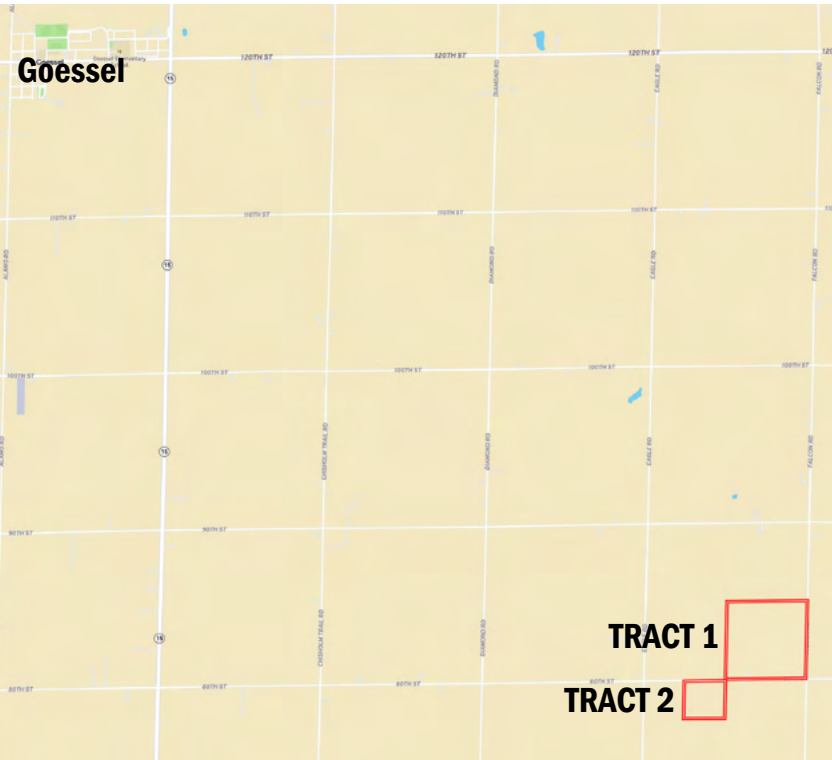
### Improvements:

Tract 1 contains a 60' × 40' machine shed, several smaller storage sheds, and two large carports.

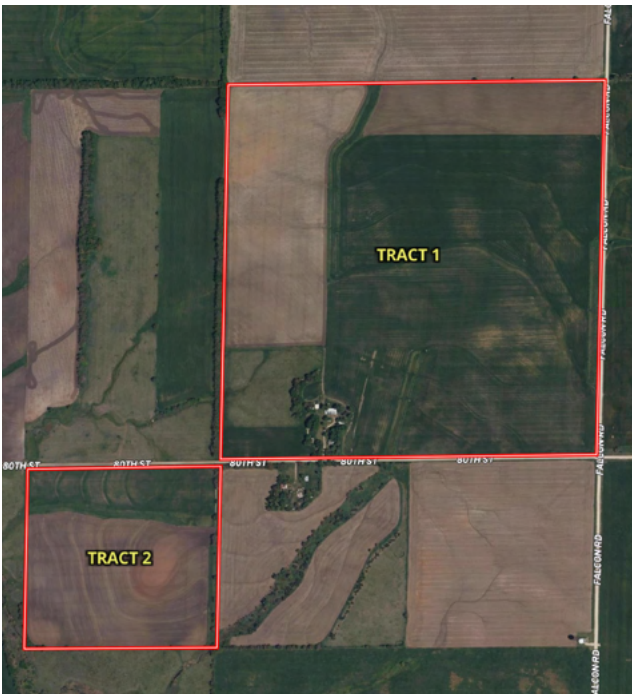
### 2024 Taxes:

- **Tract 1:** \$2,167.50
- **Tract 2:** \$179.68

## Property Location Map



## Aerial Map



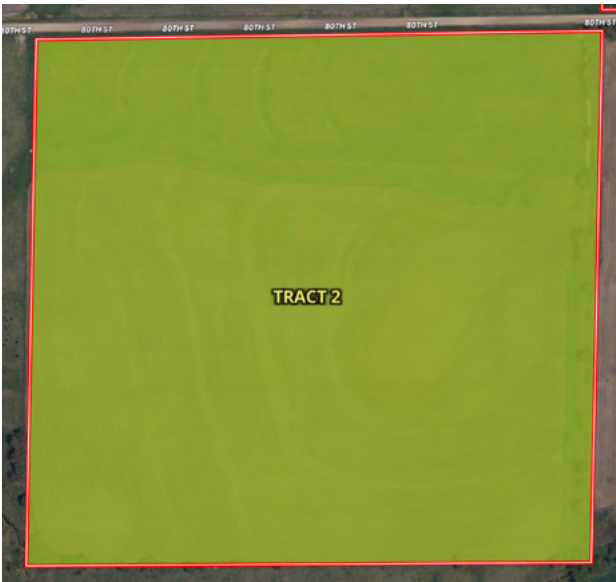


Tract 1 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4671	Irwin silty clay loam, 1 to 3 percent slopes	72.8	46.43	0	57	3s
3911	Rosehill silty clay, 1 to 3 percent slopes	67.02	42.75	0	44	3e
4540	Clime silty clay loam, 1 to 3 percent slopes	16.95	10.81	0	41	3e
TOTALS		156.77(*)	100%	-	49.71	3.0

Tract 2 Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4540	Clime silty clay loam, 1 to 3 percent slopes	38.74	100	0	41	3e
TOTALS		38.74(*)	100%	-	41.0	3

# 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 2025 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 30, 2026, or such other date agreed to by the parties.

**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 Security 1st Title 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 by the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is on January 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 Security 1st Title.

**Sale Method:** The real estate will be offered in two individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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:** Vernon Dyck Trust

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Friday, December 12, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, December 17, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://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.