

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

239.63± Acres, Graham and Norton Counties, Kansas

Bidding starts | Thursday, December 4, 2025 at 8:00 AM

Bidding closes (Tract 1) | Thursday, December 11, 2025 at 1:00 PM

Bidding closes (Tract 2) | Thursday, December 11, 2025 at 1:10 PM

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

Highlights:

- Expired CRP ready for food plots, grazing, haying, or convert to crop production
- Excellent wildlife habitat
- Opportunity to reenroll sensitive acres



For additional information, please contact:

Richard Boyles, CGA/Agent

(316) 867-0340 or (785) 639-6285

RBoyles@FarmersNational.com

Property Information

Directions to Property:

Tract 1: Travel north from Hill City 5 miles on Highway 283, then 2.5 miles east on County Road 378, then 1 mile north.

Tract 2: Travel east of Lenora 4 miles on Highway 9, then 2 miles south on Road West 2.

Property Description: Expired CRP tracts, that can be fenced for grazing, hayed, converted to cropland, or held for future CRP contract.

Legal Description:

Tract 1: SW/4 Section 8-7-22

Tract 2: W/2 NW/4 Section 28-5-23

Taxes:

Tract 1: \$1,200.51

Tract 2: \$181.84

Farm Data:

Tract 1:	
Cropland	154.38 acres
Native Grass	7.75 acres
Total	162.13 acres

Tract 2: FSA crop acres exceed the total taxable acres.

Cropland	78.61 acres
Total	77.50 acres

FSA Information:

Tract 1: Due to the government shutdown, the FSA offices are currently closed, and FSA yield information is unavailable at this time.

Crops	Base	Yield
Wheat	65.13 acres	
Corn	5.45 acres	
Grain Sorghum	32.02 acres	
Barley	3.85 acres	

Tract 2: No base acres.

Tract 1 Photos



Tract 2 Photos



Tract 1 Property Location Map



Tract 2 Property Location Map



Tract 1

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2817	Uly silt loam, 3 to 6 percent slopes	59.65	36.83	0	76	3e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	53.6	33.09	0	76	2e
2767	Penden-Uly complex, 7 to 20 percent slopes	41.34	25.52	0	63	6e
2748	Penden clay loam, 3 to 7 percent slopes, eroded	6.16	3.8	0	56	3e
3765	Humbarger loam, channeled	1.21	0.75	0	41	5w
TOTALS		161.96(*)	100%	-	71.65	3.45

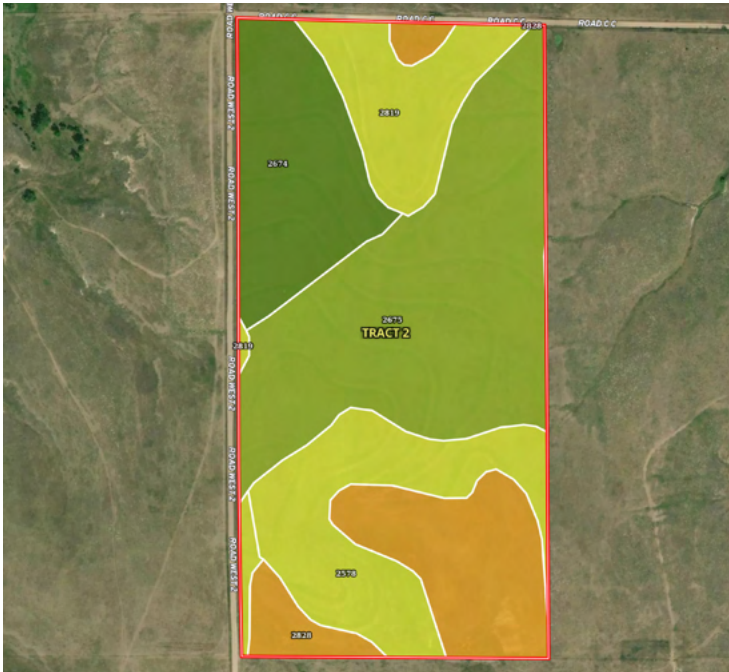


Tract 2

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	28.99	37.45	0	75	3e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	13.55	17.5	0	63	4e
2828	Uly-Penden complex, 6 to 20 percent slopes	13.37	17.27	0	64	6e
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	12.45	16.08	0	76	2e
2819	Uly silt loam, 6 to 11 percent slopes	9.04	11.68	0	74	4e
TOTALS		77.4(*)	100%	-	71.03	3.65



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 January 26, 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 Eland Title Company .

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Eland Title Company 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 January 26, 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 the Eland Title Company.

Sale Method: The real estate will be offered in two individual tracts. All bids are open for advancement starting Thursday, December 4, 2025, at 8:00 AM until Thursday, December 11, 2025, at 1:00 PM for Tract 1 and 1:10 PM for Tract 2, 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: Gary and Janet Kriley

Online Bidding Procedure: This online auction begins on Thursday, December 4, 2025, at 8:00 AM. Bidding closes on Thursday, December 11, 2025, at 1:00 PM for Tract 1 and 1:10 PM for Tract 2.

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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.



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