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LAND AUCTION

SIMULCAST LIVE AND ONLINE

239± Acres, Kay County, Oklahoma

Wednesday, October 1, 2025 | 10:00 AM

Carolyn Renfro Event Center, Fireside Room | 445 Fairview Avenue, Ponca City, Oklahoma

Highlights:

- **Productive cropland farm, consisting of mostly Kirkland soils**
- **Conveniently located between Ponca City and Blackwell**
- **Mineral rights transfer to the buyer**



For additional information, please contact:

Trevor Smith, Agent | (316) 618-4406

TSmith@FarmersNational.com

Bidding starts | Wednesday, September 24, 2025 at 10:00 AM
Bidding closes | Wednesday, October 1, 2025 at close of live event

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

Property Information

Property Description: This 239-acre farm in Kay County features nearly all tillable land with highly productive Kirkland soils. Located right between Ponca City and Blackwell on quality roads, this farm is easy to access and close to grain markets. The Kirkland soils will support a wide range of crops from corn to cotton, and also soybeans and wheat. This farm would be a great addition to your existing farming operation or an attractive investment opportunity to add to your portfolio.

Directions to Property: From Ponca City, travel north on HWY 77 to Coleman Road, then 4.5 miles west. The property is at the intersection of Coleman Road and U Street.

Legal Description: Lots 3-4 & S/2 NW/4, and N/2 SW/4 all in Sec. 1-26-1E

Farm Data:

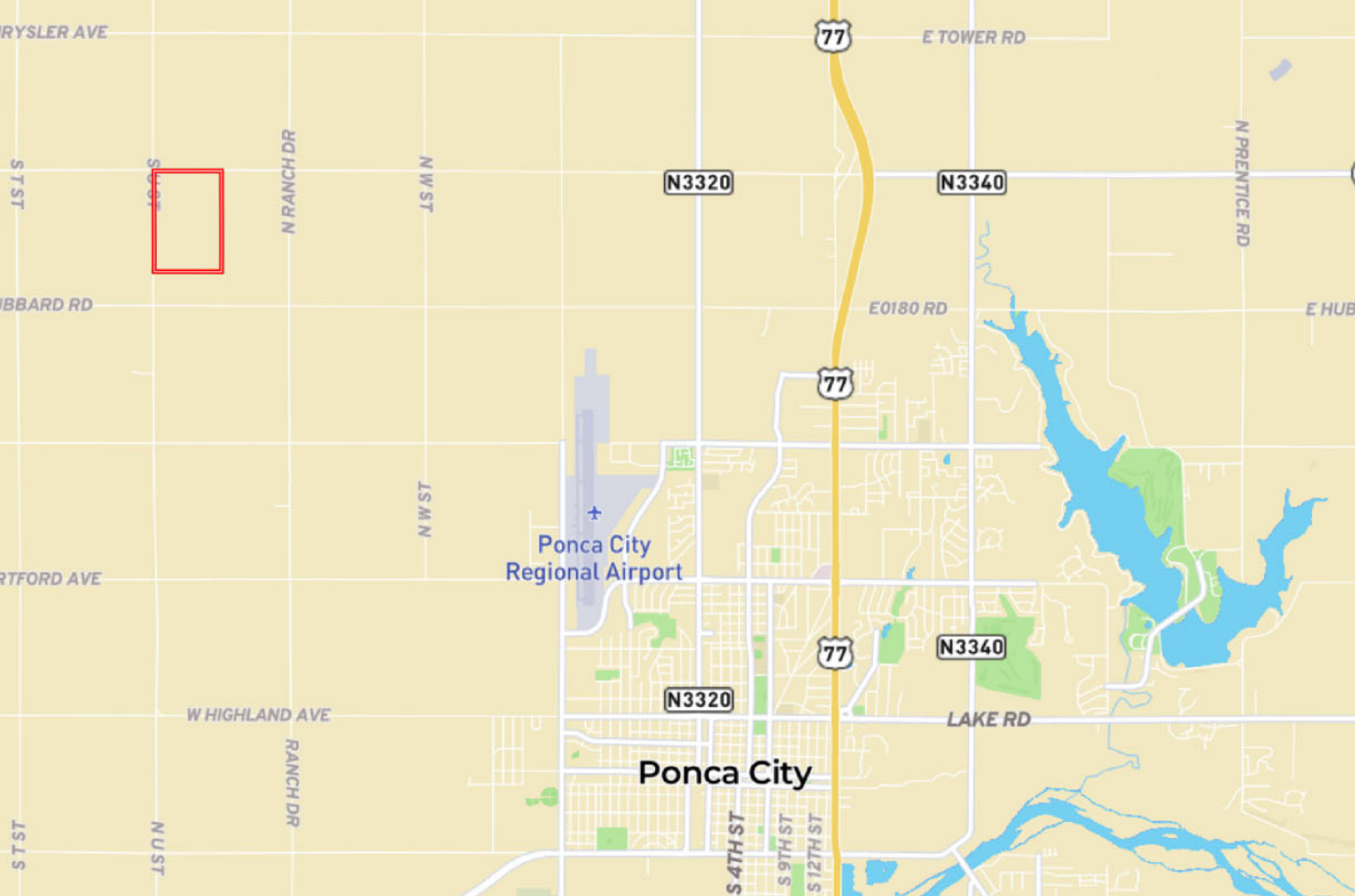
Cropland	223.39 acres±
Non-crop	15.61 acres±
Total	239.00 acres±

FSA Information:

	Base	Yield
Wheat	207.80 acres	39 bushels

Taxes: \$927.00

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KnB	Kirkland silt loam, 1 to 3 percent slopes	184.67	79.52	0	52	2s
KrC2	Kirkland-Renfrow complex, 3 to 5 percent slopes, eroded	44.68	19.24	0	43	3e
Kc	Port silty clay loam, 0 to 1 percent slopes, occasionally flooded	2.89	1.24	0	59	2w
TOTALS		232.24(*)	100%	-	50.36	2.19



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, 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 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 following the 2026 wheat crop. Schieber Farms, LLC will make a cash rent payment of \$10,000 to the buyer on March 1, 2026.

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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The cost of title insurance will be equally paid by the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on or before November 3, 2025 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 Title.

Sale Method: The real estate will be offered in one individual tract. 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: Dean and Beverly Kindler Trust

Auctioneer: Tyler Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, September 24, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, October 1, 2025, 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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