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L-2500458-1

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ONLINE AUCTION

6.695± Acres, Bourbon County, Kansas

Bidding starts | Saturday, September 27, 2025 at 8:00 AM

Bidding closes | Tuesday, September 30, 2025 at 12:00 PM

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

Highlights:

- Spacious living with large lot. **Showings available by appointment only.**
- Country living or investment opportunity near Fort Scott.
- Cattle pens, barns, and outbuildings.



For additional information, please contact:

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Property Information

Directions to Property: 342 170th Street, Fort Scott, Kansas 66701

Legal Description: PART OF THE NE1/4 SE1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, 24 EAST, ACRES 6.695+/- BOURBON COUNTY, KANSAS, per official survey. Survey available upon request.

Property Description: Included is a spacious ranch-style home, built in 1951, featuring 1,496 square feet with five bedrooms, 2.5 bathrooms, and a partially finished basement. Several barns and outbuildings provide abundant storage and functional space for agricultural or personal use. This homestead on 6.695 acres makes a perfect landing spot for a hobby farm, bunkhouse, hunting headquarters, or rural living close to blacktop. The home, barns, and outbuildings will sell “as-is,” with no guarantees or warranties.

Surrounded by rolling fields and mature timber, this property combines the charm of mid-century rural living with the size, location, and versatility that make it an exceptional investment for farming, recreation, or future development.

Farm Data:

Buildings	6.695± acres
Total	6.695± acres

Buildings:

40x60 Farm Utility Shelter - Average condition, 1973
32x100 Farm Utility Storage Shed - Poor condition, 1966
24x30 Tool Shed - Poor condition, 1950
15x8 Outbuildings - Poor condition, 1965
20x80 Farm Utility Building - Unsound condition, 1950

Taxes: \$2,338.97 for previous 204 acres. New amount TBD based upon 6.695 acres, house and outbuildings.

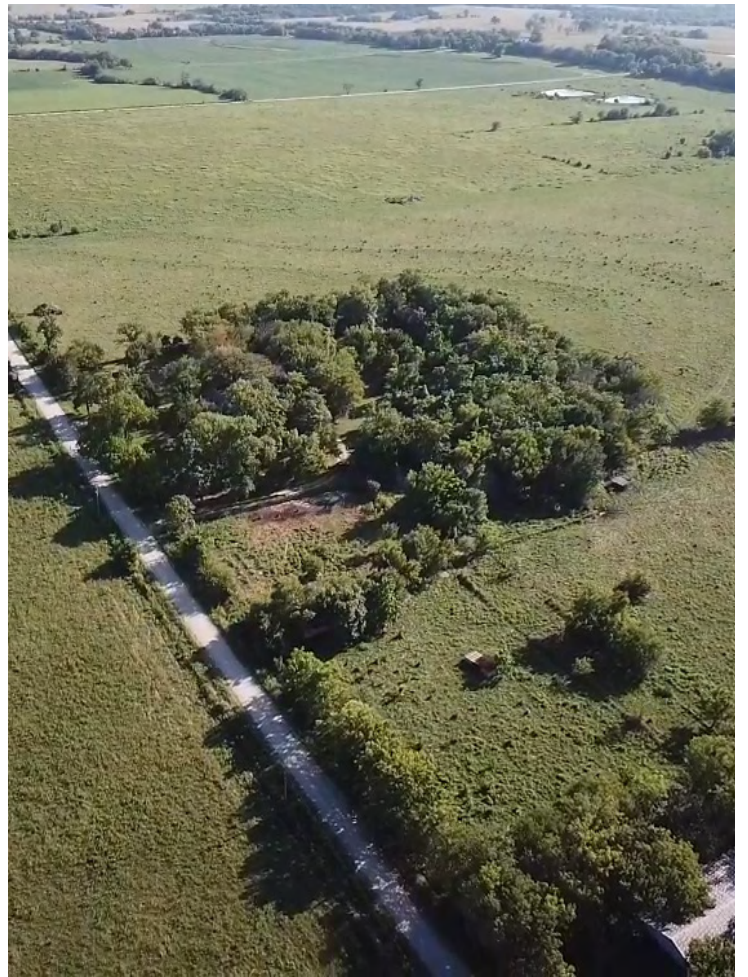
Additional Comments: Cattle pen is part of a current ag lease, which expires 1/1/2026. Boundary survey available upon request. Showings by appointment only.

Location Map



Aerial Map





Online 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 at closing on October 31, 2025, or such other date agreed to by the parties. Subject to: Current home rental agreement will terminate October 30, 2025. Cattle pen lease will terminate 1/1/2026.

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 Security 1st Title Company (Fort Scott, Kansas).

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 Company (Fort Scott, Kansas) 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 the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on October 31, 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 1st Title Company (Fort Scott, Kansas).

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Saturday, September 27, 2025, at 8:00 AM until Tuesday, September 30, 2025, at 12:00 PM, 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 on any of the tracts will automatically extend the auction five minutes from the time the bid is placed on all tracts. The auto-extend feature remains active until no further bids are placed within 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 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.

Additional Comments: Cattle pen is part of a current ag lease, which expires 1/1/2026. Boundary survey available upon request. Showings by appointment only.

Seller: Richard H. Perry Trust

Online Bidding Procedure: This online auction begins on Saturday, September 27, 2025, at 8:00 AM. Bidding closes on Tuesday, September 30, 2025, at 12:00 PM.

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.

