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LAND AUCTION

SIMULCAST LIVE AND ONLINE

158± Acres, Hodgeman County, Kansas

Friday, November 14, 2025 | 10:00 AM

King Center | 312 Main Street, Jetmore, Kansas

Highlights:

- Non-irrigated cropland tract located northwest of Hanston, Kansas
- Buyer to receive 1/3 share of 2026 wheat crop



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

Bidding starts | Wednesday, November 12, 2025 at 10:00 AM
Bidding closes | Friday, November 14, 2025 at close of live event.

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

Property Information

Directions to Property: From Hanston, Kansas - 6 miles north on 228 Road and 2.5 miles west on V Road.

Or, from Jetmore, Kansas - 7 miles east on Highway 156 and 8 miles north on 225 Road.

Legal Description: Northwest Quarter (NW/4) of Section 20-21S-22W

Property Description: All tillable cropland tract located northwest of Hanston, Kansas. Buyer to receive landowner's 1/3 interest in 2026 wheat crop. There is crop insurance on the wheat, which will be transferred to the buyer at closing, with premium due at closing.

Farm Data:

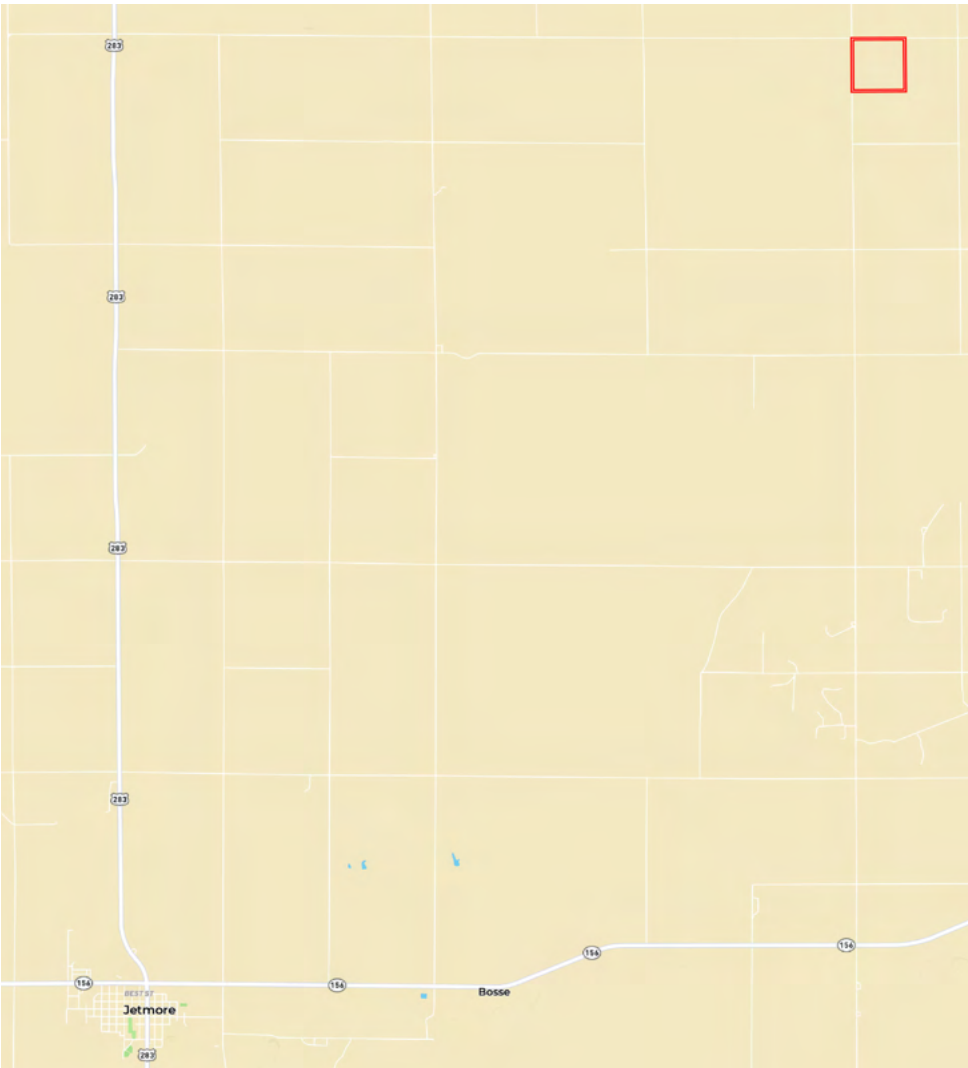
Cropland	155.43 acres
Non-crop	2.57 acres
Total	158.00 acres

FSA Information:

	Base	Yield
Wheat	137.7 acres	42 bushels

Taxes: \$483.82

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2953	Wakeen silt loam, 3 to 7 percent slopes	69.31	44.3	0	47	4e
2613	Harney silt loam, 1 to 3 percent slopes	62.79	40.13	0	69	2e
2614	Harney silt loam, 3 to 7 percent slopes	13	8.31	0	68	3e
2757	Penden silty clay loam, 3 to 7 percent slopes	11.35	7.25	0	67	3e
TOTALS		156.45(*)	100%	-	59.03	3.04



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, payable in 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 December 15, 2025, 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 the closing agent 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 any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 15, 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.

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 from 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 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 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: Timothy D. Todd

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Wednesday, November 12, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, November 14, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

www.FarmersNational.com

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