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FOR MORE INFO!



ONLINE AUCTION

80.60± Acres, Rice County, Kansas

Bidding starts | Friday, December 5, 2025 at 8:00 AM

Bidding closes | Friday, December 12, 2025 at 1:00 PM

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

Highlights:

- Productive farmland
- Recreational possibilities
- Strong farming community

For additional information, please contact:



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Property Information

Directions to Property:

From Little River, travel north on 26th Road 2.5 miles to Avenue G then east 1.5 miles to the property.

Property Description: The subject is an 80.60-acre agricultural parcel fronting Avenue G between 27th Road and 28th Road in Odessa Township (S33, T18S, R6W), used primarily as dryland cropland with no on-site structures. The field is rolling to generally flat with modest relief. The access is directly from Avenue G at the section-line roads.

Legal Description:

W/2 SE/4 Section 33-18-06W

Farm Data:

Cropland	78.93 acres
Non-crop	<u>1.67 acres</u>
Total	80.60 acres

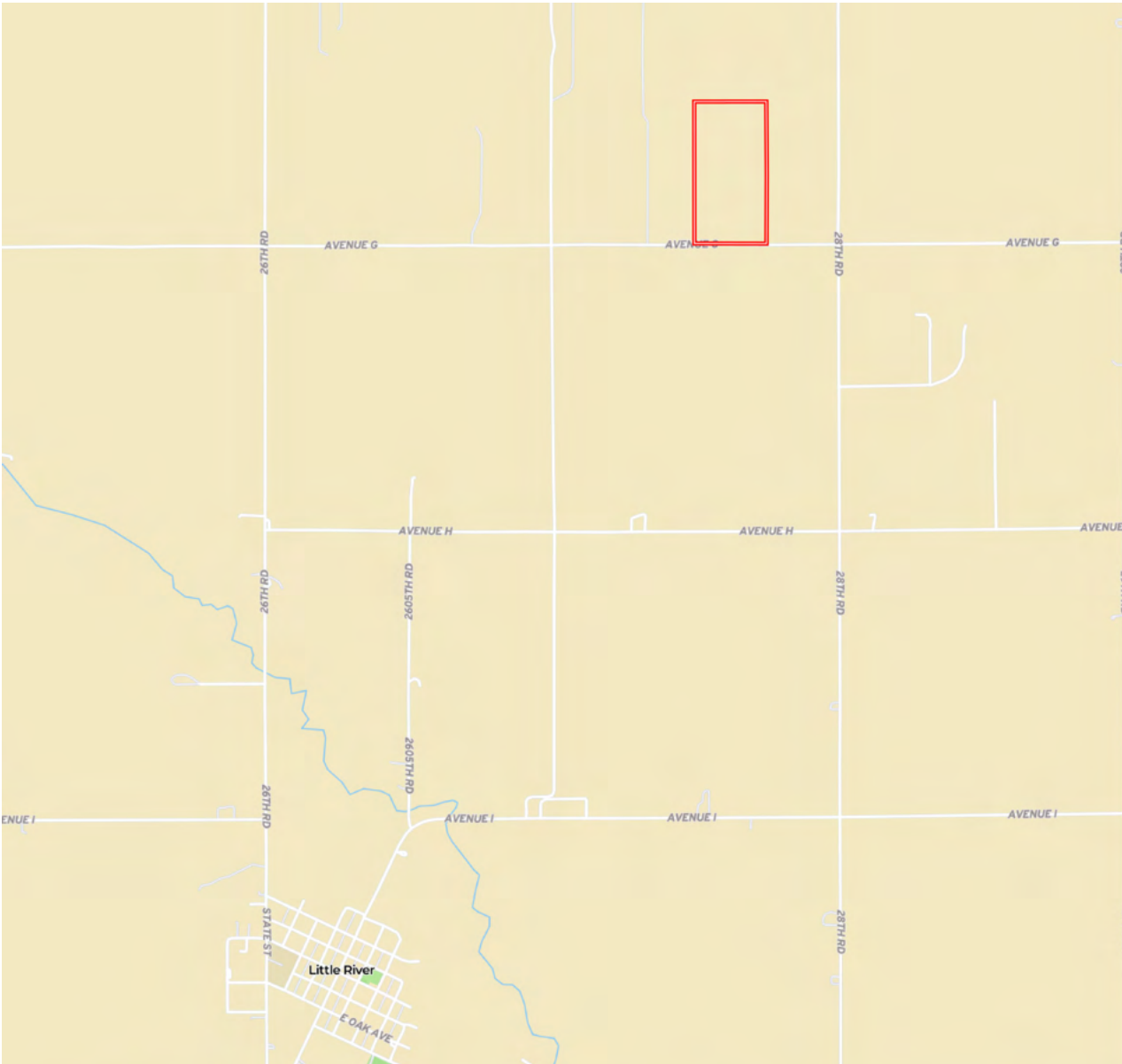
FSA Information:

Crop	Base	Yield
Wheat	46.32 acres	35 bushels
Oats	9.62 acres	44 bushels
Grain Sorghum	20.79 acres	59 bushels

2024 Taxes:

\$878.12

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	36.22	45.07	0	63	2e
3392	Lancaster loam, 3 to 7 percent slopes, eroded	29.79	37.07	0	41	4e
3829	Crete silty clay loam, 1 to 3 percent slopes, eroded	8.37	10.41	0	55	2e
3561	Hobbs silt loam, occasionally flooded	5.99	7.45	0	82	2w
TOTALS		80.37(*)	100%	-	55.43	2.74



Online Auction Terms

Minerals: All mineral interest 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 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 27, 2026, 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 Title, Lyons, 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 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 27, 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 one individual tract. All bids are open for advancement starting Friday, December 5, 2025, at 8:00 AM until Friday, December 12, 2025, at 1:00 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 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: Timothy Todd

Online Bidding Procedure: This online auction begins on Friday, December 5, 2025, at 8:00 AM. Bidding closes on Friday, December 12, 2025, at 1:00 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.

