



Farmers
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L-2500458

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ONLINE AUCTION

198.13± Acres, Bourbon County, Kansas

Bidding starts | Monday, September 1, 2025 at 9:00 AM

Bidding closes | Wednesday, September 3, 2025 at 12:00 PM

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

Highlights:

- Good fences, good ponds and flat hay fields
- Convenient rural location just minutes from Fort Scott
- Acreage with versatile use potential



For additional information, please contact:

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Property Information

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

Legal Description: S08, T27, R24, ACRES 165.10, SE4 NE4 & N2 SE4 & SW4 SE4 LESS R/W. S08, T27, R24, ACRES 39.53, SE 1/4 SE 1/4 LESS R/W. Less Home site and 6.50 ACRES

Property Description: Here is your chance to purchase 198.13± acres of highly versatile Southeast Kansas land, offering a perfect balance of open pasture, cropland, mature trees, and sweeping scenic views. This exceptional property provides endless possibilities—whether for livestock, farming, crop production, or recreational pursuits such as hunting and riding trails. The expansive acreage and peaceful rural setting make it ideal for those seeking privacy, outdoor enjoyment, and the flexibility to shape the land to their vision.

Surrounded by rolling fields and mature timber, this property brings the size, location, and versatility that make it an exceptional investment for farming, recreation, or future development.

Improvements: 90' x 50' open hay barn with a steel frame, in good condition. Located on 170th Street.

FSA Information:

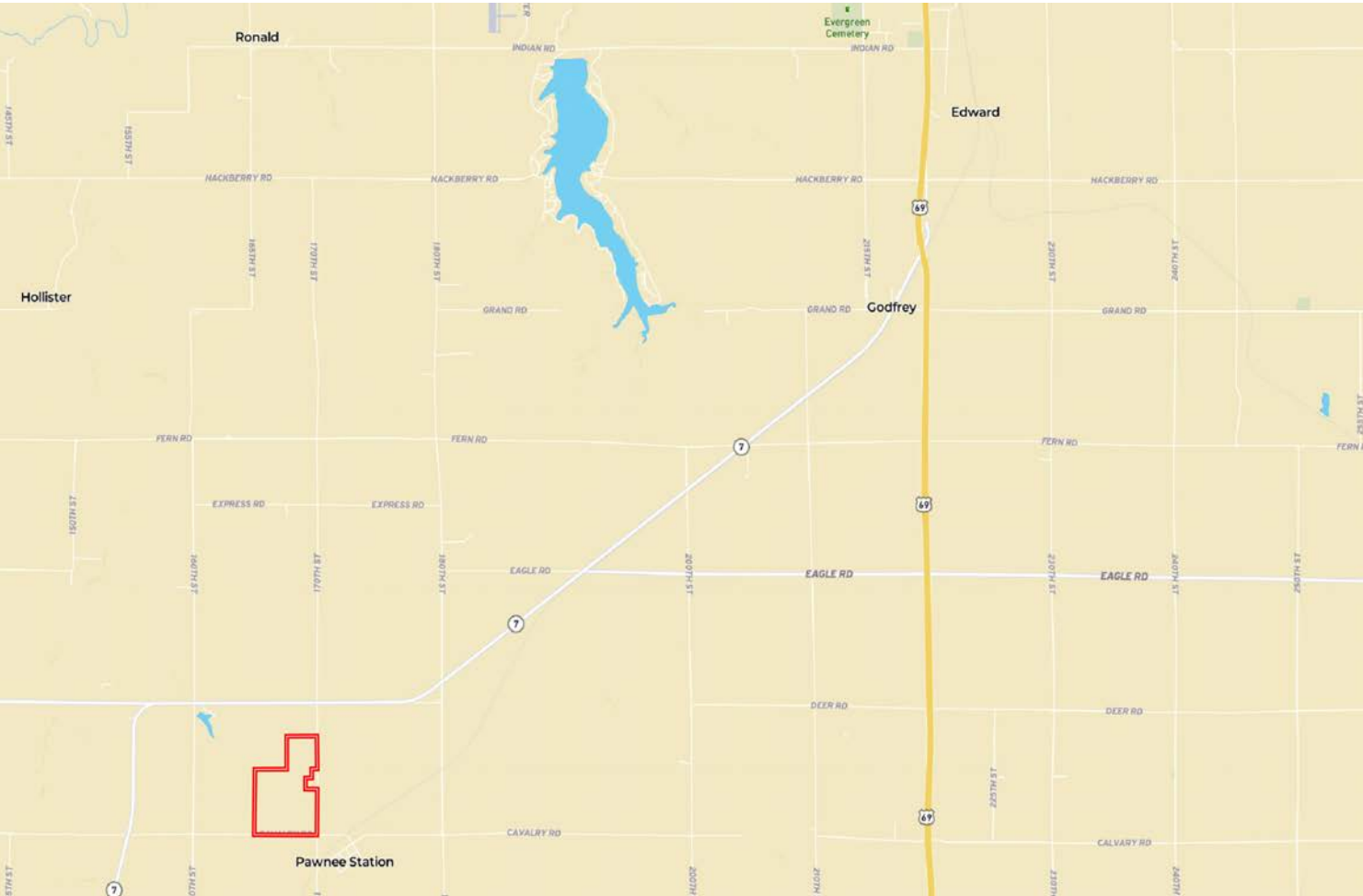
	Base	Yield
Corn	07.80 acres	63 bushels
Grain Sorghum	04.00 acres	56 bushels
Wheat	23.90 acres	32 bushels
Oats	00.10 acres	43 bushels

Farm Data:

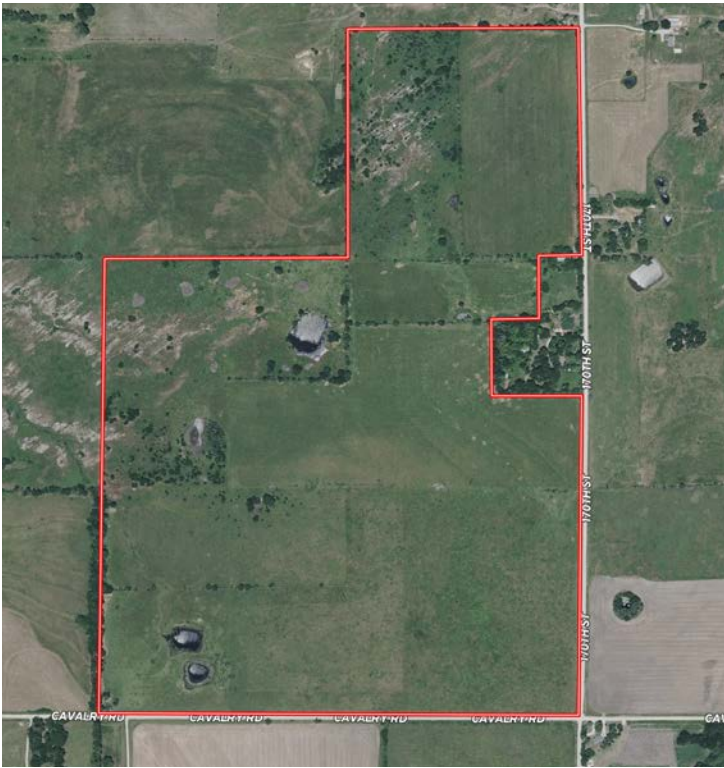
Hayland	62.37± acres
Pasture	135.76± acres
Total	198.13± acres

Taxes: \$2,122.38

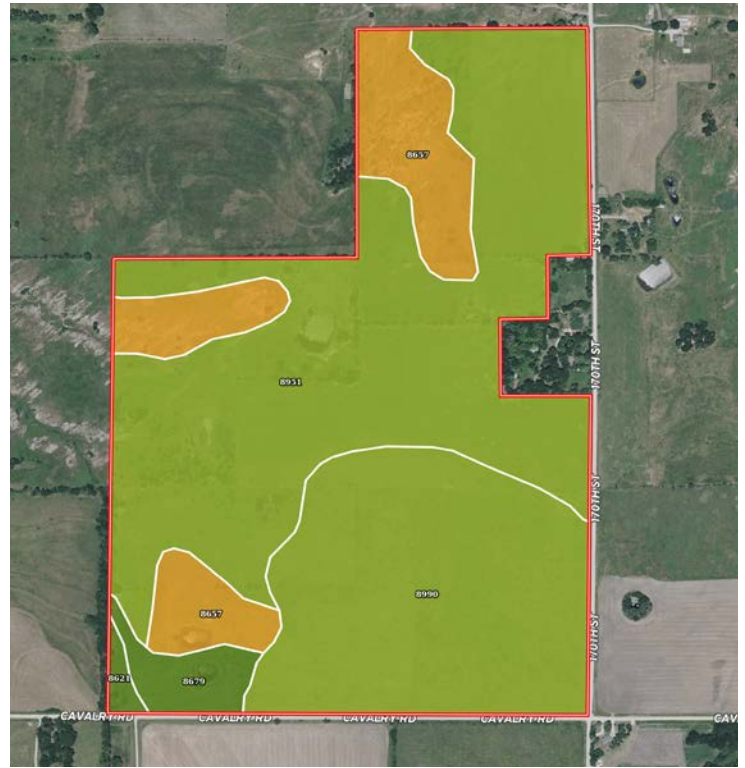
Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	102.87	52.21	0	52	3e
8990	Zaar silty clay, 0 to 1 percent slopes	58.29	29.58	0	55	3w
8657	Clareson stony silty clay loam, 1 to 3 percent slopes	28.26	14.34	0	55	6s
8679	Dennis silt loam, 1 to 3 percent slopes	6.16	3.13	0	81	2e
8621	Bates loam, 1 to 3 percent slopes	1.48	0.75	0	66	2e
TOTALS		197.06(*)	100%	-	54.33	3.39



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 September 29, 2025, or such other date agreed to by the parties. Subject to: Pasture lease expires January 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 September 29, 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 Monday, September 1, 2025, at 9:00 AM until Wednesday, September 3, 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: Seller's permission is required - a form for authorization will be sent to you.

Seller: Richard H. Perry Trust

Online Bidding Procedure: This online auction begins on Monday, September 1, 2025, at 9:00 AM. Bidding closes on Wednesday, September 3, 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.

