

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

3,272.8± Acres, Stanton County, Kansas

Bidding starts | Tuesday, July 28, 2026 at 8:00 AM

Bidding closes | Tuesday, September 1, 2026 at 2:00 PM

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

Highlights:

- **Productive farm with an efficient combination of center pivot and drip irrigation.**
- **Contiguous acres offered in six tracts.**
- **Located on blacktop with multiple grain marketing options nearby.**

For additional information, please contact:



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Bidding closes | Tuesday, September 1, 2026 at 2:00 PM

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This is a rare opportunity to purchase part or all of a long-standing family farm in Stanton County, Kansas. This productive irrigated farm is supported by both center pivot and drip irrigation systems. The property features predominantly Richfield and Ulysses silt loam soils, known for their strong productivity.

Located on blacktop seven miles south of Big Bow Kansas, with excellent access and close proximity to multiple grain marketing options, this farm offers both operational efficiency and long-term investment value. Tracts will be offered individually with a soft close, providing bidding flexibility for operators and investors alike.

Property Information

Lease:

The current lease expires upon harvest of the 2026 crops. The farm operator will have control of the irrigation wells for benefit of the 2026 spring crops. The farm operator may not plant any crops, such as wheat, for harvest in 2027.

2026 Crops:

The seller will retain their share of all 2026 crops and Farm Service Agency related payments. The buyer will reimburse the seller/farm operator for any post-harvest weed control necessary on the 2026 wheat stubble acres. The buyer will receive possession of all open (fallow) acres at closing with reimbursement due the seller/operator for weed control at closing.

Minerals:

Seller will convey no minerals with this sale. The seller will retain all owned minerals.

Irrigation Gas:

Provided by 4 County Energy.

Irrigation Electricity:

Provided by Pioneer Electric.

Farm Service Agency

Information for the entire farm- all tracts:

Cropland Acres: 3,291.20

Crop	Base Acres	Yield
Wheat	591.14	59
Corn	2,582.80	187
Grain Sorghum	43.46	90

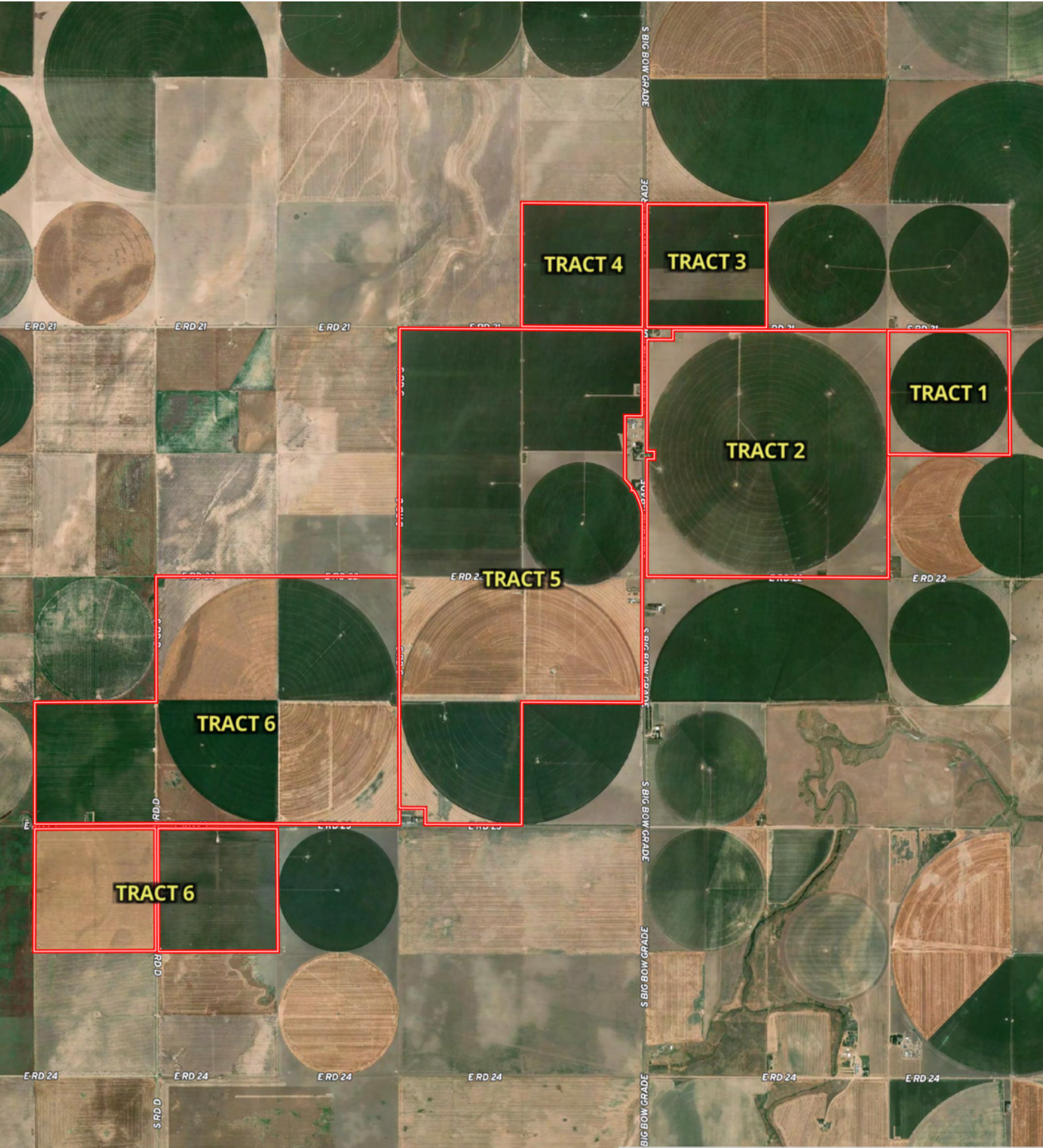
Final division of the crop base acres by tract will be determined by the Farm Service Agency.

Supporting Documentation:

Data for the water rights, irrigation wells, gas line maps and water line maps are available on our website.

The auction was temporarily paused to allow for repairs to the irrigation well on Tract 2 (northwest well). Following completion of the repairs, a flow test was conducted on August 13, 2026, with the well producing 140 GPM.

Aerial Photo



Tract 1

Legal Description:
Northwest ¼ 13-30-39

Taxes:
Tax Acres: 156.9
2025 tax amount: \$1796.02

FSA Cropland Acres: 157.42
Pivot Irrigated Acres: 121.94
Dryland acres: 35.48

This tract is watered by one well
Flow test on July 2, 2026: 460 GPM

Irrigation Equipment:
The irrigation motor is not included with this sale.
The following irrigation equipment is included with this sale. No warranty expressed or implied.
Gear drive, cooling coil water meter and center pivot:
2005 Valley 8000 7 tower, Serial #10445914

Gas Tap:
The irrigation gas service for Tract 1 is currently shared with Tract 2. If Tract 1 is sold separately, 4

County Energy will install a dedicated gas meter for Tract 1 at a cost of \$4,250.00. The seller will provide a \$4,250.00 allowance to the buyer at closing to cover this cost.

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	121.8	77.08	0	65	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	36.21	22.92	0	64	2c
TOTALS		158.0 1(*)	100%	-	64.77	2.77



Tract 2

Legal Description:

All of section 14-30-39, except:
1 +/- acre on the west side where SW and NW
quarters intersect
3 +/- acres in the NW corner of the NW ¼

Taxes:

Tax Acres: 621.1
2025 tax amount: \$6545.32

FSA Cropland Acres: 626.21
Pivot Irrigated Acres: 489.0
Dryland acres: 137.21

This tract is watered by two wells

Northwest quarter (Natural Gas)
Pump just replaced: Flow test results after pump
work. August 13, 2026: 140 GPM
Southwest quarter (Electric)
Flow test on July 2, 2026: 850 GPM

Irrigation Equipment:

The following irrigation equipment is included with
this sale. No warranty expressed or implied.
Gear drive, cooling coils, water meters and center
pivot: 2004 Valley 8000, 18 towers, serial number
10379277

The natural gas motor, electric motor, variable
frequency drive and booster pump located at the pivot
point are not included with this sale.

Pivot Easement:

The end center pivot tower passes through the yard of
the house located near the center of the west side. An
easement is in place for this practice.

Gas Tap:

One tap at the cost of \$10,000.00 due at closing.

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	533.8 1	85.64	0	65	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	87.6	14.05	0	64	2c
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	1.95	0.31	0	29	6w
TOTALS		623.3 6(*)	100%	-	64.75	2.87



Tract 3

Legal Description:

Southwest ¼ 11-30-39

Taxes:

Tax Acres: 152
2025 tax amount: \$1998.38

FSA Cropland Acres: 151.95
Drip Irrigated Acres: 151.95

This tract is watered by one well
Flow test on July 2, 2026: 475 GPM

Irrigation Equipment:

The following irrigation equipment is included with this sale. No warranty expressed or implied. Gear drives, cooling coils, water meters and drip irrigation filtration systems.

The irrigation motor is not included with this sale.
This well provides water to the SE ¼ 11-30-39, which is owned by third parties. The pivot on that tract is owned by Nicholas Farms. The buyer of Tract 3 will have an opportunity to purchase the pivot on the SE of 11. The booster pump at that pivot point is not owned by the seller.

Gas Tap:

One tap at the cost of \$10,000.00 due at closing.

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	126.41	81.72	0	65	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	28.28	18.28	0	64	2c
TOTALS		154.69(*)	100%	-	64.82	2.82



Tract 4

Legal Description:
Southeast ¼ 10-30-39

Taxes:
Tax Acres: 156
2025 tax amount: \$1875.00

FSA Cropland Acres: 157.72
Drip Irrigated acres: 155.72
Dryland acres: 2

Currently the east 2 +/- acres are irrigated from the well on Tract 3. Those acres are now considered dryland and represented as such.

This tract is watered by one well
Flow test on July 2, 2026: 475 GPM

Irrigation Equipment:
The following irrigation equipment is included with this sale. No warranty expressed or implied. Gear drives: cooling coil, water meter, and drip irrigation filtration system.

Gas Tap:
One tap at the cost of \$10,000.00 due at closing.

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	150.27	96.05	0	65	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	6.17	3.94	0	64	2c
TOTALS		156.44(*)	100%	-	64.96	2.96



Tract 5

Legal Description:

All of section 15-30-39, except:

Building site described as follows: 14 +/- acres on the east side where NE and SE quarters intersect

North ½ 22-30-39 and Southwest ¼ 22-30-39, except:

Except building site (church) described as follows:
4+/- acres in the SW corner of the SW quarter.

Taxes:

Tax Acres: 1093.8

2025 tax amount: \$7121.31

FSA Cropland Acres: 1098.21

Pivot Irrigated Acres: 489.03

Drip Irrigated acres: 460.45

Dryland acres: 148.73

Currently the east 2 +/- acres on the NE of 15 are irrigated from the well on Tract 3. Those acres are now considered dryland and represented as such.

This tract is watered by four wells

NW 1/4 section 15, northwest well

Flow test on July 2, 2026: 535 GPM

NW ¼ section 15, southeast well

Flow test on July 2, 2026: 420 GPM

NE ¼ section 22 well

Flow test on July 2, 2026: 460 GPM

NW ¼ section 22 well

Flow test on July 2, 2026: 130 GPM

Irrigation Equipment:

The following irrigation equipment is included with this sale. No warranty expressed or implied. Gear drives, cooling coils, water meters, drip irrigation filtration systems and center pivots described as follows.

SE ¼ Section 15: 2007 Valley 8000 7 tower, serial #10573664

Section 22: 1999 Zimmatic 17 tower, serial #L67907

The irrigation motors are not included with this sale.

Gas Tap:

One tap at the cost of \$10,000.00 due at closing.

Outbuilding:

The round top in the northeast corner of Section 22 is included with this sale.

Domestic Well Easement:

There is a domestic well located near the center of the SE ¼ section 15. This well provides water for the building site near the center of the east side section 15. An easement is in place providing the building site owner access to the domestic well, and associated underground lines.

Easement Payments::

The gas tap for this tract is located in the NW corner of the SW¼ of 16-30-39. The gas line crosses both the SW¼ and SE¼ of 16-30-39 in order to provide gas to Tract 5. There are existing gas pipeline easements across both of these tracts, with the two easements crossing the 80 acre tracts in the SE¼ requiring separate annual payments of \$500 to James Bixler and \$500 to Robert Bixler, increasing 5% every two years. The payment due James Bixler includes a water pipeline easement that affects only Tract 6. Therefore, the annual payment due James Bixler should be split between the owners of Tract 5 and Tract 6.

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	927.3	84.85	0	65	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	130.8 2	11.97	0	64	2c
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	34.76	3.18	0	29	6w
TOTALS		1092. 88(*)	100%	-	63.74	2.98

Tract 6

Legal Description:

All of section 21-30-39
Southeast ¼ 20-30-39
Northeast ¼ 29-30-39
Northwest ¼ 28-30-39

Taxes:

Tax Acres: 1093
2025 tax amount \$6432.59

FSA Cropland Acres: 1099.69
Pivot Irrigated Acres: 488.86
Drip Irrigated acres 468.66
Dryland acres: 142.17

This tract is watered by three wells

Southeast ¼ 16-30-39 (Bixler offsite well)
Flow test on July 2, 2026: 215 GPM
Southeast ¼ 20-30-39
Flow test on July 2, 2026: 475 GPM.
(After pump work)
Northwest ¼ 28-30-39
Flow test on July 2, 2026: 425 GPM

Irrigation Equipment:

The following irrigation equipment is included with this sale. No warranty expressed or implied. Gear drives, cooling coils, water meters, drip irrigation filtration systems and one center pivot on Section 21 described as follows: 2019 Valley, 18 towers, poly lined, serial #11329073 7

The irrigation motors are not included with this sale.

Gas Tap:

One tap at the cost of \$10,000.00 due at closing.

Additional Gas Line:

The irrigation gas is currently shared with Tract 5. In the event Tract 5 and 6 sell separate, a gas line from the tap in the SE of 20 to the irrigation well in the SE of 16 will be required.

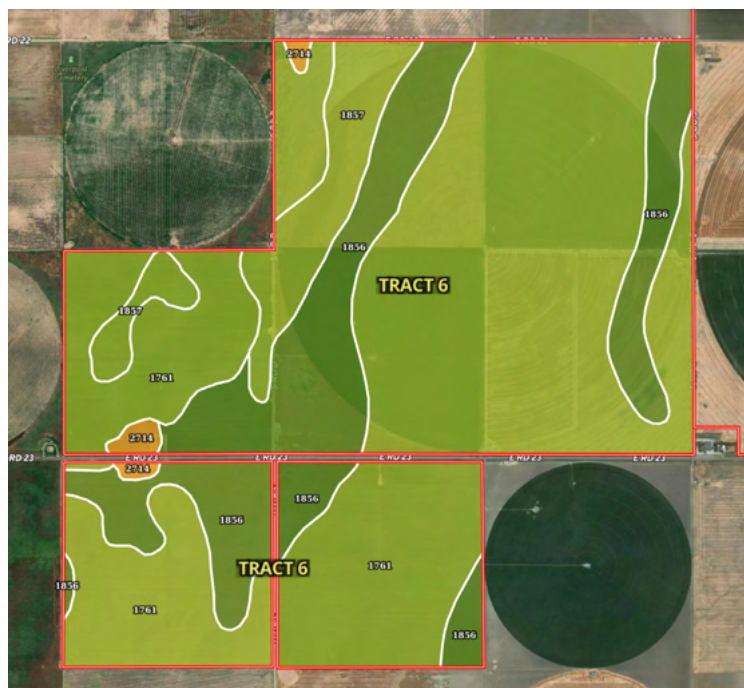
The distance of the gas line is estimated at 7000 feet. The cost of the gas line is estimated 2.52 per foot for a total of \$17,640.00.

Installation of this gas line across the SE of 16 (James Bixler) will trigger an upfront easement payment in the amount of \$4,000.00. To cover these expenses, the Seller will provide the Buyer and allowance in the amount of \$21,460.00 at closing. Buyer will be responsible for all crop related damages due James Bixler, his farm operator and all others incurred during installation of the gas line.

Annual Easement Payments:

There is an annual easement payment due James Bixler, in the amount of \$500, increasing 5% every two years. This annual payment covers both the water line that provides water to Tract 6 and a gas pipeline that allows for gas to be transported to Tract 5. The annual payment should thus be split by the owners of Tract 5 and Tract 6. Installation of the additional gas line will trigger an additional annual gas line easement payment due James Bixler in the amount of \$500, increasing 5% every two years.

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1761	Richfield silt loam, 0 to 1 percent slopes	747.38	67.98	0	65	3c
1856	Ulysses silt loam, 0 to 1 percent slopes	257.35	23.41	0	64	2c
1857	Ulysses silt loam, 1 to 3 percent slopes	84.71	7.71	0	64	3e
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	9.9	0.9	0	29	6w
TOTALS		1099.34(*)	100%	-	64.36	2.79

Tract 5



Tract 6



Online Auction Terms

Minerals: Seller will convey no minerals with this sale. The seller will retain all owned minerals.

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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on or about October 1, 2026. 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 Frazee Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Frazee Abstract 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 is on October 1, 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 Frazee Abstract.

Sale Method: The real estate will be offered in six tracts. **All bids are open for advancement starting Tuesday, July 28, 2026, at 8:00 AM until Tuesday, September 1, 2026, at 2:00 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 seven minutes of the auction ending will automatically extend the auction FOR ALL TRACTS an additional

seven minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the seven 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 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 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.

Sellers: Nicholas Farms Inc.

Online Bidding Procedure: This online auction begins on **Tuesday, July 28, 2026, at 8:00 AM. Bidding closes on Tuesday, September 1, 2026, at 2:00 PM.**

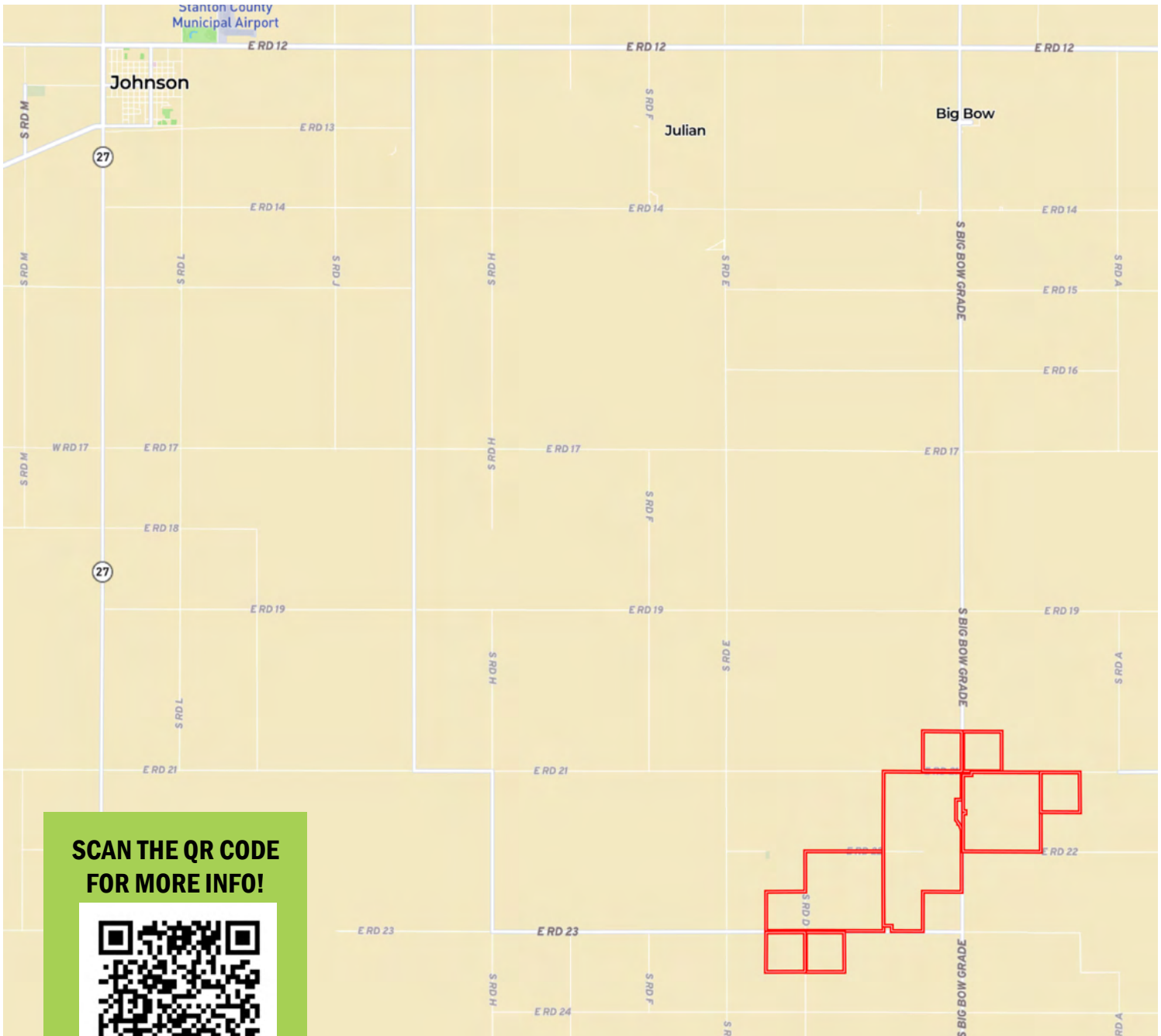
To register and bid on this auction go to: **www.FNCBid.com**

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.

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