

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

155.5± Acres, Brown County, Kansas

Monday, November 17, 2025 | 11:00 AM

Fisher Center | 201 E Iowa Street, Hiawatha, Kansas

Highlights:

- Excellent Quality Farmland
- Black top access
- 21,000 bushel Chief grain bin



For additional information, please contact:
Fred Olsen, AFM/Agent | (620) 285-9131
FOlsen@FarmersNational.com



Bidding starts | Monday, November 10, 2025 at 12:00 PM
Bidding closes | Monday, November 17, 2025 at end of live event.

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

Property Information

Directions to Property:

260th Thrasher Road: 9 miles east of Hiawatha on Highway 36 to Timber road exit, 1 mile north on Timber Rd, .5 miles west on 240th Road, 1.5 miles north on Thrasher Road.

Legal Description:

Northwest Quarter of Section 14, Township 2, Range 18E

Property Description:

155.5 acres farm in Brown Co. Ks, Irvinging Township, Class II & III soils with excellent conservation structures in place. Waterways can be hayed or mowed. 2016 Chief 21,000 bushel bin with drying floor, and 8” unload. Farm is on an all weather blacktop road with easy access to Highway 36. Don’t miss this opportunity to add a great farm to existing operation or land portfolio!

Improvements: 21,000 bushel grain bin (36x21 Chief grain bin)

Condition	Year Built	Comments
Excellent	2016	very nice setup

Farm Data:

Cropland	135.52 acres
Non-crop	7.30 acres
Waterways	12.68 acres
Total	155.50 acres

FSA Information:

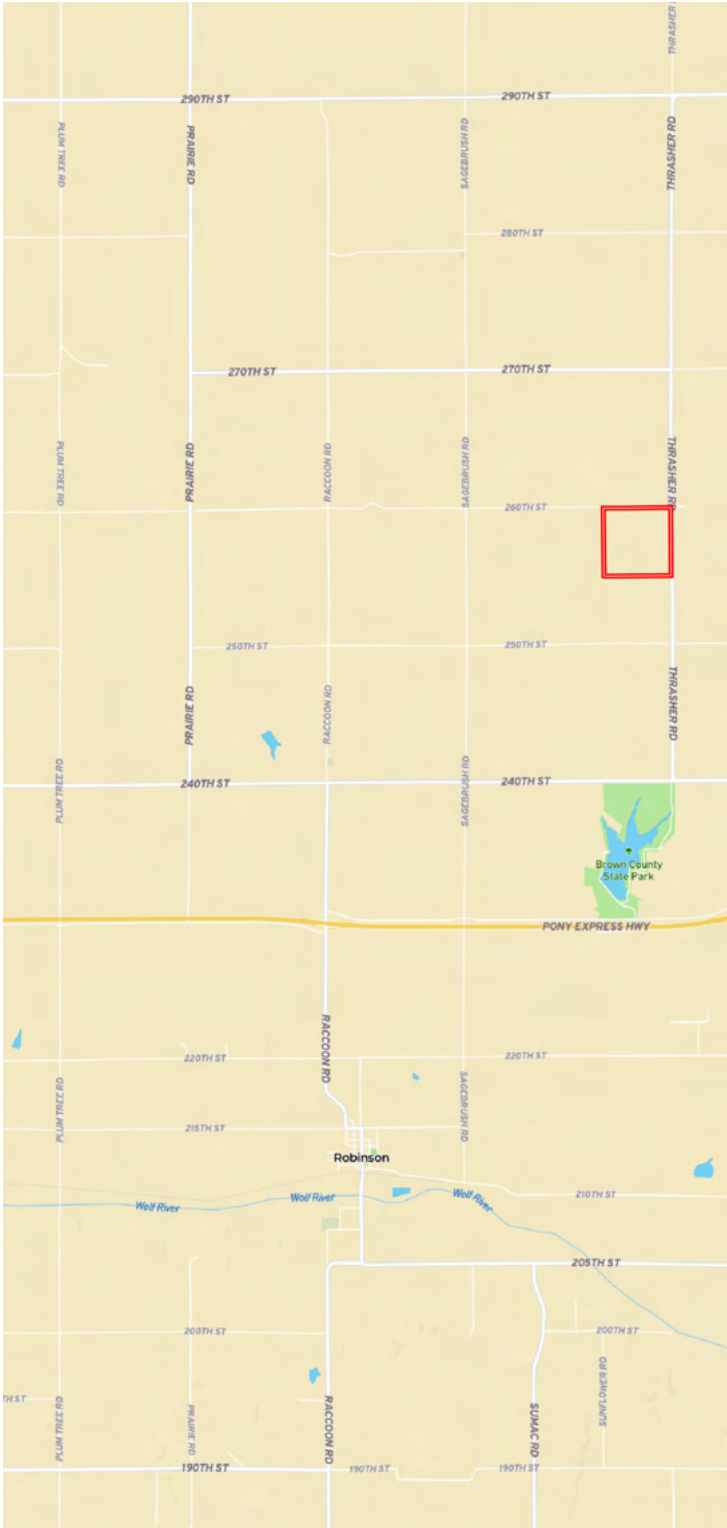
	Base	Yield
Corn	66.50 acres	171 bushels
Soybeans	66.50 acres	56 bushels

Taxes:

\$5,691.22



Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
7293	Marshall silty clay loam, 5 to 9 percent slopes	124.34	80.05	0	88	3e
7290	Marshall silt loam, 2 to 5 percent slopes	16.24	10.46	0	93	2e
7051	Kennebec silt loam, frequently flooded	7.23	4.65	0	81	5w
7501	Pawnee clay loam, 4 to 8 percent slopes, eroded	6.98	4.49	0	46	3e
7206	Aksarben silty clay loam, 2 to 6 percent slopes	0.54	0.35	0	66	2e
TOTALS		155.33(*)	100%	-	86.23	2.99



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 2026 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: Conclusion of fall harvest on property.

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 Finley Miller Title Services LLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Finley Miller Title Services LLC the required earnest payment. The cost of title insurance will be paid equally by both the Buyer(s) and the Seller. The cost of any escrow closing services will be paid equally by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on December 10, 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 Finley Miller Title Services LLC.

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 Buyer(s) will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Auction Sales: 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. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of 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 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.

Seller: Mary Bruning Winter and Bruce E Winter

Auctioneer: Van Schmidt

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Monday, November 17, 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.

