

**FARMERS
NATIONAL**
C O M P A N Y

L-2600551

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

155.20± Acres, Wilson County, Kansas

Bidding starts | Thursday, October 1, 2026, at 10:00 AM CST

Bidding closes | Wednesday, October 7, 2026, at 1:00 PM CST

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

Highlights:

- Diverse farm with cropland, pasture, hay, and hunting acres
- Investment opportunity with recreational value
- Great access to two sides of the parcel, and two highways close by



For additional information, please contact:

Jordan D. Olsen, Agent | (785) 766-2508

JOlsen@FarmersNational.com

Property Information

Directions to Property:

From Altoona, Kansas, head east on Highway 47 for one mile, then north one-half mile to the southwest corner of the property.

Legal Description:

S11, T29, R16, ACRES 155.2, NW4 EXC: BEG 30' S & 20' E NW/ C E 310' S486, E 45', S 122', ' W 355' N TO POB LESS R/W.

Property Description:

This short quarter brings great opportunity for a diverse operation that wants pasture, cropland, hay ground, and hunting opportunities, all on one parcel. Featuring two good ponds, good terraces, a few timber acres, and good production history, this is a true multi-use farm.

Farm Data:

Cropland	96.14 acres
Pasture	52.33 acres
Non-crop	4.02 acres
Waterways	<u>2.71 acres</u>
Total	155.20 acres

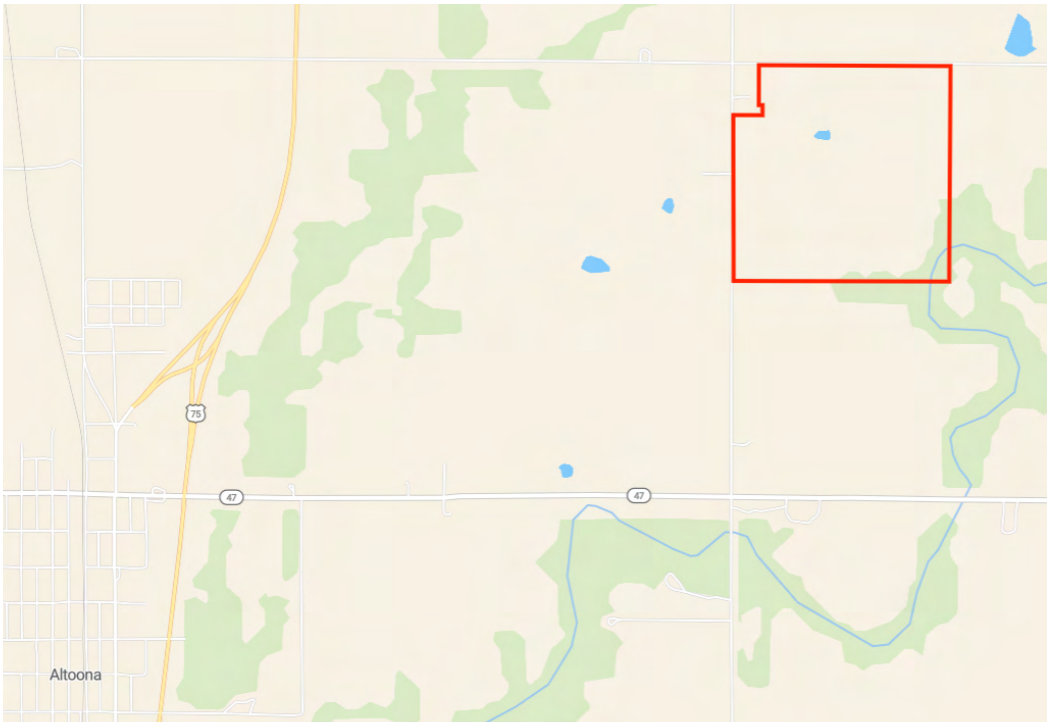
FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	51.50 acres	34 bushels
Grain Sorghum	27.20 acres	62 bushels
Soybeans	35.90 acres	22 bushels

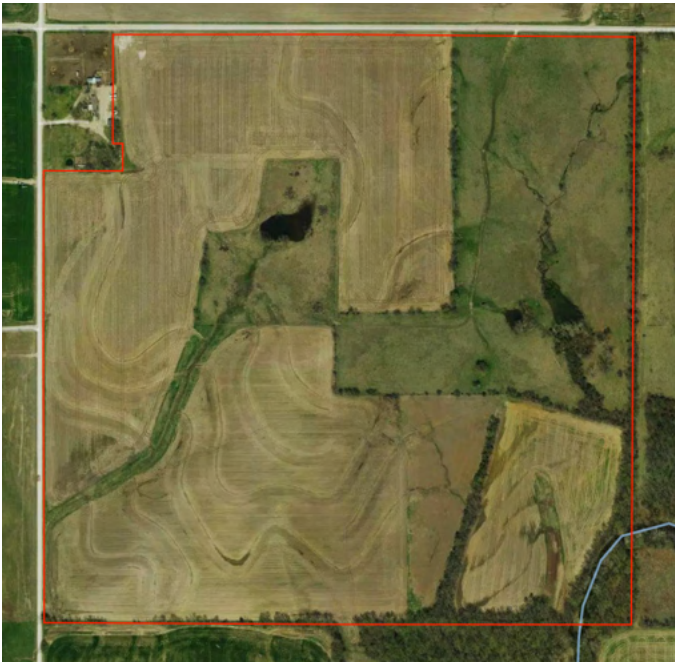
2026 Taxes:

\$1,205.28

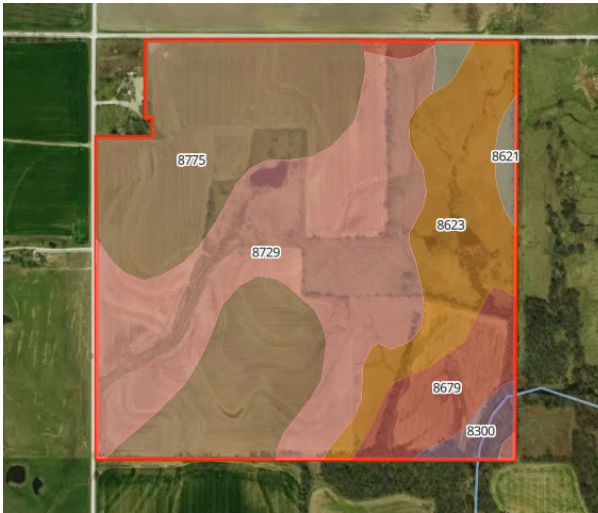
Location Map



Aerial Map



Soil Map



Code	Soil Description	% of Selection	Acres	Non-IRR Class
8729	Eram silt loam, 1 to 3 percent slopes	35.9%	55.6	3e
8775	Kenoma silt loam, 1 to 3 percent slopes	35.8%	55.5	3e
8623	Bates loam, 3 to 7 percent slopes	16.4%	25.4	3e
8679	Dennis silt loam, 1 to 3 percent slopes	7.8%	12.1	2e
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	2.1%	3.3	5w
8621	Bates loam, 1 to 3 percent slopes	1.9%	2.9	2e
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	0.2%	0.3	1

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 November 30, 2026, or such other date agreed to by the parties. Subject to: current ag and pastures leases will be terminated by seller. Possession will transfer upon closing or harvest of fall 2026 crops, whichever is later. There are no current hunting leases in place..

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, Fredonia, 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 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 paid by the Seller. The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on November 30, 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 Company, Fredonia, Kansas.

Auction Sales: The real estate will be offered in one individual tract. All bids are open for advancement starting **Thursday, October 1, 2026, at 10:00 AM CST until Wednesday, October 7, 2026, at 1:00 PM CST**, 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 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.

Winning bidder will be contacted within one hour of the close of the online event to be notified of seller's approval. There are no current hunting leases in place on this property.

Seller: Wilson County, LLC

Online Bidding Procedure: This online auction begins on **Thursday, October 1, 2026, at 10:00 AM CST. Bidding closes on Wednesday, October 7, 2026, at 1:00 PM CST.**

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.



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