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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**346± Acres, Jewell County, Kansas**

**Monday, March 30, 2026 | 10:00 AM**

**Esbon Community Center | 419 Grand Avenue, Esbon, Kansas**

## Highlights:

- 346± contiguous acres with strong access from Highway 36 on the north and county roads on both the east and west sides.
- Single, unified tract that appeals to operators looking to expand as well as investors seeking a sizeable, income-producing land holding.
- Balanced mix of 305.35 high-quality cropped acres.



**For additional information, please contact:**

**Richard Boyles, Agent/CGA | (785) 639-6285**

**[RBoyles@FarmersNational.com](mailto:RBoyles@FarmersNational.com)**

**Bidding starts | Monday, March 23, 2026, at 8:00 AM**  
**Bidding closes | Monday, March 30, 2026, at close of live event.**

**To register and bid go to: [www.fncbid.com](http://www.fncbid.com)**

## Property Information

### Directions to Property:

South of Esbon, Kansas, along Highway 36.

### Legal Description:

S22, T03, R10W, ACRES 346, N1/2 LESS CAP 144.5' W 35' S OF NE COR TH S 25' TH W 25' TH N 25' TH E 25' TO POB & LESS COMG 1320' W FROM THE NE COR TH S 495' TH W 445.5' TH N 495' TH E 445.5' TO POB & NW1/4SE1/4 & LESS A TR 30 SQ FT IN THE NE COR OF THE NW1/4SE1/4 LESS ROW.

### Property Description:

This 346± acre Jewell County farm is a single contiguous tract that combines productive dryland cropland, natural drainage features, and excellent all-weather access. The property has highway frontage along the entire north boundary with county road access on both the east and west sides, allowing multiple convenient entry points for large equipment and grain hauling. This three-sided road access supports efficient day-to-day farming operations and adds long-term appeal for both operators and investors.

There are 339.15 FSA crop acres, of which 305.35 acres are currently in row crop with the balance in grass.

Overall, the farm presents a strong blend of open, highly farmable upland acres and complementary bottom and drainage ground within one large, continuous unit. The combination of extensive road frontage, efficient field layout, and solid soils makes this property well positioned as a scalable addition for an expanding farming operation or as a sizeable, income-producing land investment in north-central Kansas. A small 30-foot square area located in the northeast corner of the NW 1/4 of the SE 1/4 is owned by a neighboring landowner. It has been farmed together with the property and is included in the FSA crop acres, but it is not part of the land being sold.

### Farm Data:

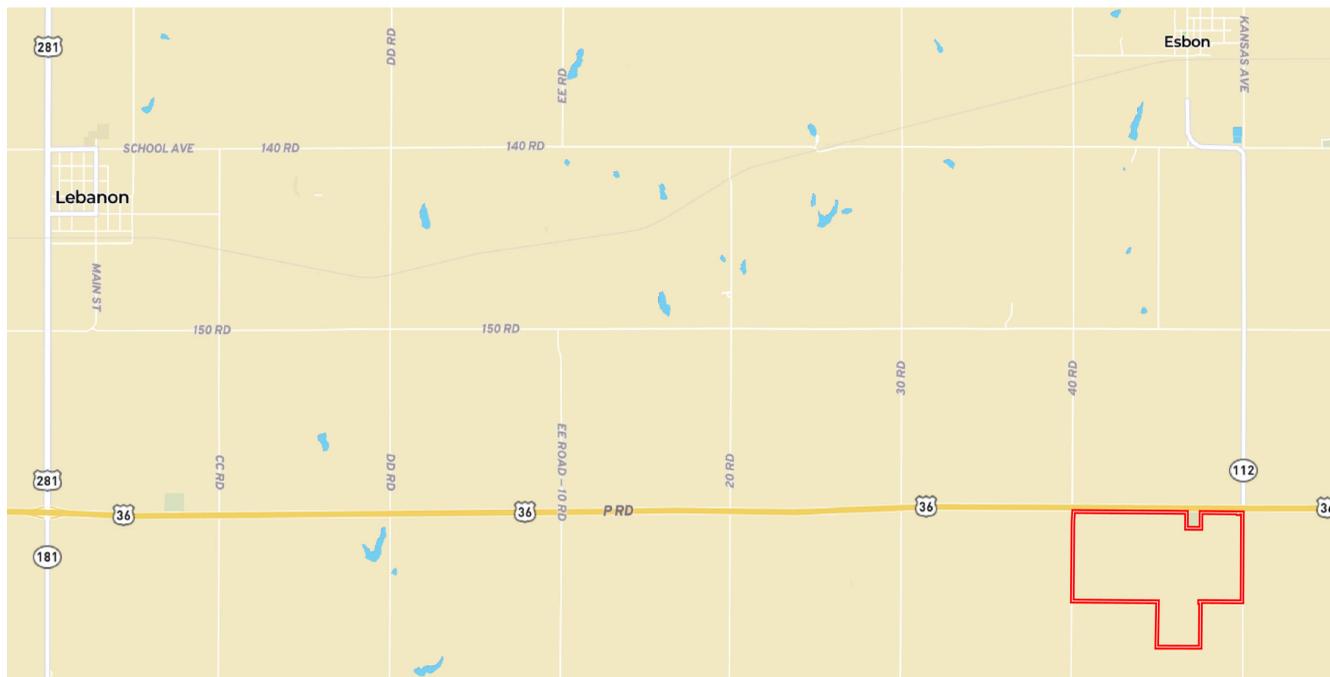
Cropland	339.15 acres
Non-crop	<u>6.85 acres</u>
Total	346.00 acres

### FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	231.50 acres	42 bushels
Grain Sorghum	101.40 acres	91 bushels

**2025 Taxes:** \$5,027.28

## Location Map



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2613	Harney silt loam, 1 to 3 percent slopes	95.62	27.68	0	69	2e
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	69.15	20.02	0	75	3e
2949	Wakeen-Nibson complex, 5 to 20 percent slopes	42.01	12.16	0	35	6e
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	37.9	10.97	0	62	3e
2664	Holdrege and Geary silty clay loams, 6 to 11 percent slopes, eroded	36.66	10.61	0	63	4e
2953	Wakeen silt loam, 3 to 7 percent slopes	29.0	8.39	0	47	4e
2236	Roxbury silt loam, occasionally flooded	28.33	8.2	0	79	2w
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	6.81	1.97	0	70	3e
TOTALS		345.4 8(*)	100%	-	63.65	3.2



# Simulcast 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 April 30, 2026, or such other date agreed to by the parties. Subject to the operator's rights under the existing farm lease. Possession will transfer at closing; however, the tenant will retain all rights to operate the farm for the balance of the current lease term expiring November 14, 2026. All cash rent payments due after closing will be assigned to and paid to the buyer. Contact Agent for the terms of the 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 Collier Abstract and Title Inc.

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

**Closing:** The sale closing will be on April 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 Collier Abstract and Title Inc.

**Sale Method:** 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:** Marion Belden Estate by Steven M Belden

**Auctioneer:** Van Schmidt

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, March 23, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Monday, March 30, 2026, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://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.



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