

**Farmers  
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**L-2600172**

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# ONLINE AUCTION

**379.79± Acres, Republic County, Kansas**

**Bidding starts | Wednesday, March 11, 2026 at 8:00 AM**

**Bidding closes | Wednesday, March 18, 2026 at 1:00 PM**

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

## Highlights:

- All acres open for 2026
- Easy access off Highway 81
- Prime wildlife habitat



**For additional information, please contact:**

**Matt Dowell, AFM, Agent | (785) 564-1256**

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

Licensed in Kansas and Nebraska



# Property Information

## Directions to Property:

**Tracts 1:** 3 miles south of Belleville, KS on Highway 81  
**Tract 2:** 6 miles south of Belleville, KS on Highway 81, then .5 mile west on Union Rd

## Legal Description:

**Tracts 1:** Tract 1: NE1/4 Section 28-3-3W less 1.17Ac Cemetery  
**Tract 2:** NE1/4 & E1/2 NW1/4 Section 8-4-3W

## Property Description:

Tract 1 features 112.36 tillable acres comprised primarily of Class II and III Crete soils. The southeast corner of the farm is excellent wildlife habitat, but also has the potential to add the tillable acres with dozer work. The farm is well-situated along Highway 81, giving easy access to two terminal grain elevators and multiple end users within 17 miles. This property would be an excellent addition to any operation or land investment portfolio. Tract 2 is a combination farm with 67.61 tillable acres and 153.34 acres of pasture with newer fence in some areas. For the sportsman, the property features secluded draws with heavy timber, ample bedding grounds throughout the expansive pasture, and multiple ponds. You can expect to hold whitetails on the property year around and encounter plenty of cruising bucks this fall. The tillable acres offer a chance to maximize ROI or add to the wildlife drawing power by planting a wildlife cover or enrolling in CRP. Don't miss this opportunity!

## FSA Information:

Tract 1:	Base	Yield
Wheat	34.15 acres	45 bushels
Corn	14.50 acres	114 bushels
Sorghum	27.85 acres	90 bushels
Soybeans	43.29 acres	40 bushels

Tract 2:	Base	Yield
Wheat	19.45 acres	45 bushels
Corn	8.25 acres	114 bushels
Sorghum	15.86 acres	90 bushels
Soybeans	24.65 acres	40 bushels

## Farm Data:

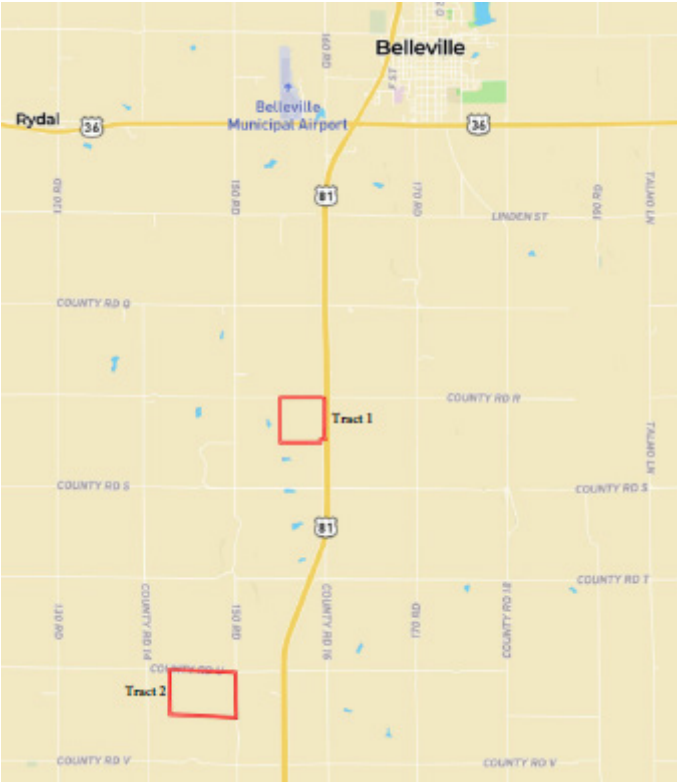
Tract 1:	
Cropland	112.36 acres
Non-crop	28.81 acres
Grass	15.87 acres
Total	150.90 acres

Tract 2:	
Cropland	67.61 acres
Pasture	153.34 acres
Non-crop	6.85 acres
Grass	1.09 acres
Total	228.89 acres

## 2025 Taxes:

**Tracts 1:** \$2,364.22  
**Tract 2:** \$2,483.30

## Property Location Map





# Tract 1

## Aerial Map



## Soil Map



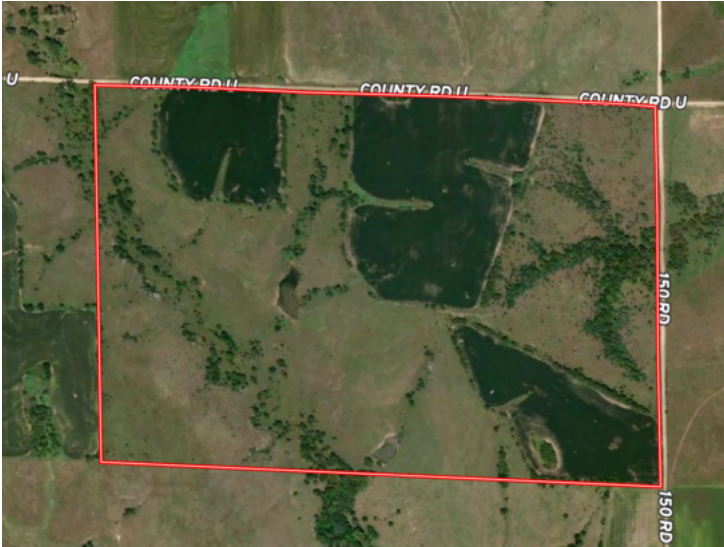
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	50.92	33.24	0	54	3e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	44.46	29.03	0	63	2e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	23.8	15.54	0	66	6e
4715	Kipson soils, 5 to 30 percent slopes	18.43	12.03	0	24	6s
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	6.61	4.32	0	58	3e
3561	Hobbs silt loam, occasionally flooded	4.58	2.99	0	82	2w
3868	Hastings silt loam, 3 to 7 percent slopes	4.36	2.85	0	68	3e
TOTALS		153.16(*)	100%	-	56.27	3.51



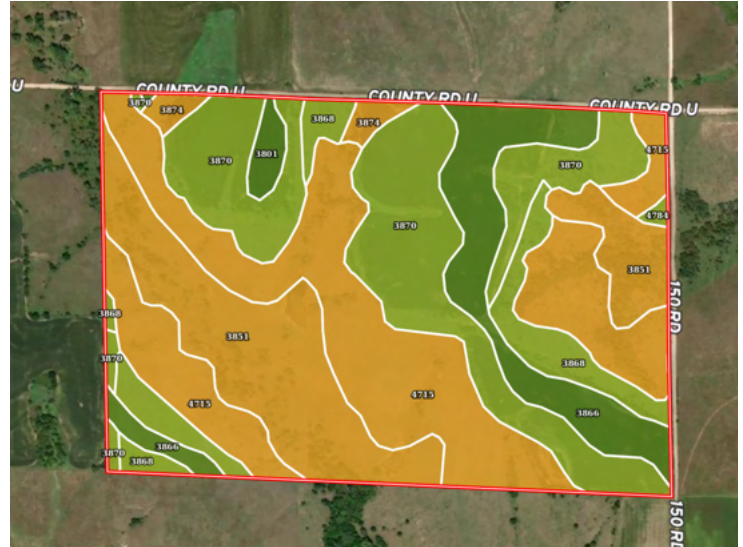


## Tract 2

**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4715	Kipson soils, 5 to 30 percent slopes	75.5	32.74	0	24	6s
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	58.6	25.41	0	58	3e
3851	Geary-Hobbs silt loams, 0 to 30 percent slopes	45.16	19.59	0	66	6e
3866	Hastings silt loam, 1 to 3 percent slopes	26.25	11.38	0	68	2e
3868	Hastings silt loam, 3 to 7 percent slopes	17.96	7.79	0	68	3e
3874	Hastings-Hobbs complex, 0 to 25 percent slopes	3.58	1.55	0	66	6e
3801	Crete silt loam, 1 to 3 percent slopes, loess plains and breaks	2.92	1.27	0	63	2e
4784	Tully silty clay loam, 3 to 7 percent slopes, eroded	0.6	0.26	0	52	3e
TOTALS		230.57(*)	100%	-	50.52	4.49



# Online Auction Terms

**Minerals:** All mineral interests owned by the Sellers, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes for 2025 payable in 2025/2026 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 Sellers or Farmers National Company.

**Possession:** Possession will be granted at closing on April 22, 2026, or such other date agreed to by the parties.

**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 Cloud Republic County Title, LLC.

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

**Closing:** The sale closing is on April 22, 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 Cloud Republic County Title, LLC.

**Sale Method:** The real estate will be offered in two individual tracts. **All bids are open for advancement starting Wednesday, March 11, 2016 at 8:00 AM, until Wednesday, March 18, 2026 at 1:00 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 EITHER tract will automatically extend the auction for five minutes from the time the bid is placed for BOTH tracts.** The auto-extend feature remains active until no further bids are placed within the ten 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 the 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:** Watson and Addie Way Family General Partnership

**Online Bidding Procedure:** This online auction begins on Wednesday, March 11, 2026 at 8:00 AM. Bidding closes on Wednesday, March 18, 2026 at 1:00 PM.

To register and bid on this auction go to: **[www.FNCBid.com](http://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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

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