

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

L-2600176

SIMULCAST LIVE AND ONLINE

171.88± Acres, Cass County, Missouri

Tuesday, April 7, 2026 | 10:00 AM

The 315 | 315 Main, Garden City, Missouri 64747

Highlights:

- Multiple tracts
- Development potential
- Recreational opportunities

For additional information, please contact:



Mandy Quinn, AFM, Agent | (806) 786-8503
MQuinn@FarmersNational.com



Greg Knedlik, Agent | (785) 541-1076
GKnedlik@FarmersNational.com

Bidding starts | Tuesday, March 31, 2026 at 8:00 AM
Bidding closes | Tuesday, April 7, 2026 at end of live event.

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

Property Information

Directions to Properties:

Located just south of Garden City, Missouri, these tracts offer convenient access from State Route F.

Travel south on Route F for 2.3 miles, then head west on 323rd Street for 0.5 miles to reach Tracts 1–3, situated along the north side of the road.

To reach Tracts 4–6, return to Route F and travel south to 315th Street. Head west for approximately 0.75 miles, where these tracts are positioned on the south side of 315th Street.

Legal Descriptions:

Contact agents for complete legal descriptions.

Property Descriptions:

Nestled just south of Garden City, Missouri, this exceptional offering presents a rare blend of productive farmland, serene landscapes, and year round recreation. With tracts positioned along both 323rd and 315th Streets, the property showcases gently rolling terrain, expansive open fields, and inviting pockets of natural cover—creating an ideal setting for agricultural excellence and outdoor enjoyment alike. The northern tracts along 315th Street offer clean, well laid out acreage perfect for row crops, haying, or pasture, while the southern tracts along 323rd Street combine fertile ground with timbered edges that attract abundant deer, turkey, and other native wildlife. Whether enhancing a farming operation, building a weekend retreat, or investing in land with long term potential, buyers will appreciate the easy access, scenic views, and outstanding opportunities for hunting, ATV riding, hiking, and quiet relaxation. This is a thoughtfully arranged property that effortlessly blends productivity with the natural beauty and recreation Missouri is known for.

Tract 1 (C): 20.00 acres

Tract 2 (D): 20.00 acres

Tract 3 (E): 30.99 acres

Tract 4 (F): 20.00 acres

Tract 5 (G): 33.32 acres

Tract 6 (H): 47.57 acres

FSA Information:

Contact agents for 156EZ.

It is not split into tracts.

Farm Data:

Tract 1 (C):

Cropland	13.79 acres
Timber	5.21 acres
Pond	<u>1.00 acres</u>
Total	20.00 acres

Tract 2 (D):

Cropland	19.38 acres
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Tract 3 (E):

Cropland	8.95 acres
Woods	<u>22.04 acres</u>
Total	30.99 acres

Tract 4 (F):

Cropland	18.88 acres
Non-crop	<u>1.12 acres</u>
Total	20.00 acres

Tract 5 (G):

Cropland	27.71 acres
Timber	<u>5.61 acres</u>
Total	33.32 acres

Tract 6 (H):

Cropland	22.16 acres
Timber	<u>25.41 acres</u>
Total	47.57 acres

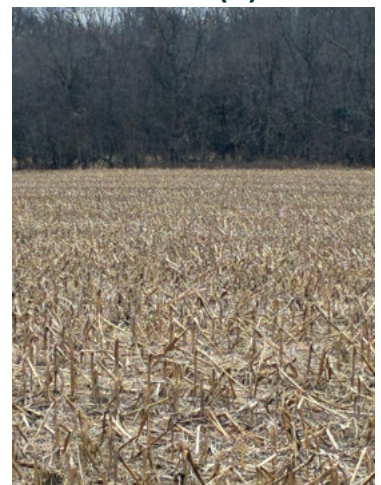
Taxes:

All Tracts: \$382.19

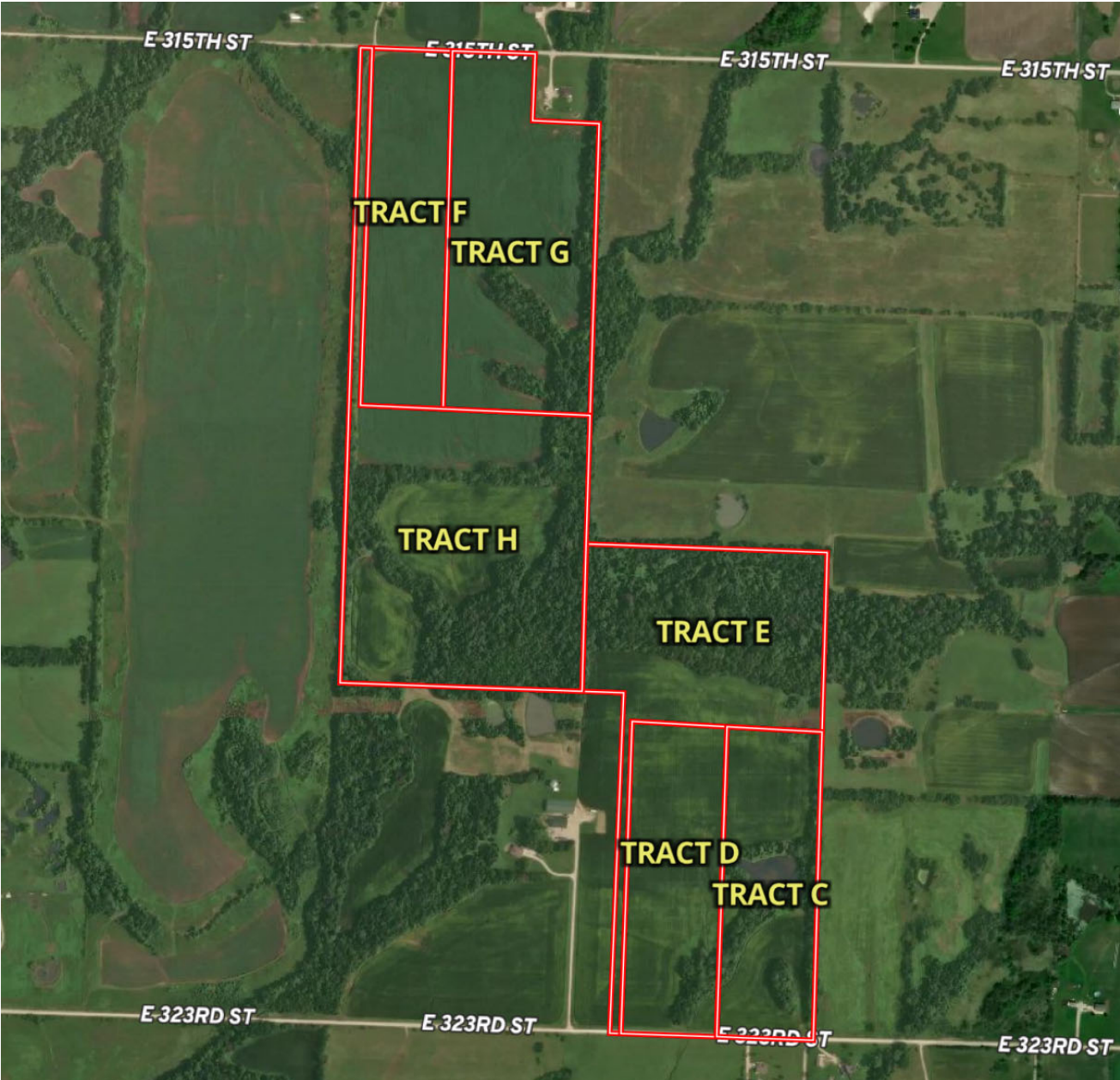
Tract 5 (G)



Tract 6 (H)

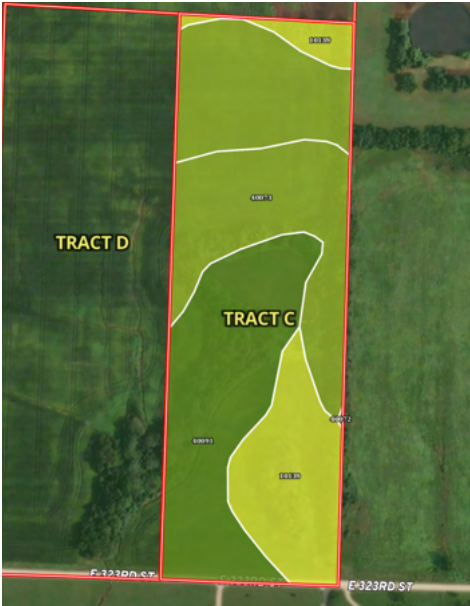


Aerial Map



Tract 1 (C):

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40091	Summit silty clay loam, 2 to 5 percent slopes	6.7	33.32	0	69	2e
40073	Kenoma silt loam, 4 to 7 percent slopes	5.02	24.96	0	61	3e
10139	Snead silty clay loam, 5 to 14 percent slopes	4.45	22.13	0	44	4e
40072	Kenoma silt loam, 1 to 3 percent slopes	3.94	19.59	0	59	3e
TOTALS		20.11(*)	100%	-	59.51	2.89

Tract 2 (D):

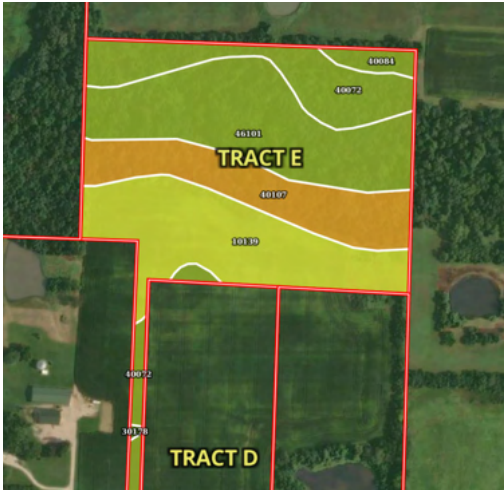
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40073	Kenoma silt loam, 4 to 7 percent slopes	7.32	36.38	0	61	3e
40091	Summit silty clay loam, 2 to 5 percent slopes	6.62	32.9	0	69	2e
40072	Kenoma silt loam, 1 to 3 percent slopes	5.62	27.93	0	59	3e
10139	Snead silty clay loam, 5 to 14 percent slopes	0.55	2.73	0	44	4e
30178	Polo silt loam, 2 to 5 percent slopes	0.01	0.05	0	79	2e
TOTALS		20.12(*)	100%	-	62.62	2.7

Tract 3 (E):

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	8.96	29.51	0	80	3w
10139	Snead silty clay loam, 5 to 14 percent slopes	8.28	27.27	0	44	4e
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	5.55	18.28	0	43	6e
40072	Kenoma silt loam, 1 to 3 percent slopes	5.37	17.69	0	59	3e
40073	Kenoma silt loam, 4 to 7 percent slopes	0.77	2.54	0	61	3e
40084	Oska silty clay loam, 5 to 9 percent slopes	0.73	2.4	0	64	3e
40091	Summit silty clay loam, 2 to 5 percent slopes	0.64	2.11	0	69	2e
30178	Polo silt loam, 2 to 5 percent slopes	0.06	0.2	0	79	2e
TOTALS		30.36(*)	100%	-	58.6	3.8

Tract 4 (F):

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40073	Kenoma silt loam, 4 to 7 percent slopes	10.39	52.5	0	61	3e
40072	Kenoma silt loam, 1 to 3 percent slopes	8.74	44.16	0	59	3e
30178	Polo silt loam, 2 to 5 percent slopes	0.62	3.13	0	79	2e
10139	Snead silty clay loam, 5 to 14 percent slopes	0.04	0.2	0	44	4e
TOTALS		19.79(*)	100%	-	60.65	2.97

Tract 5 (G):

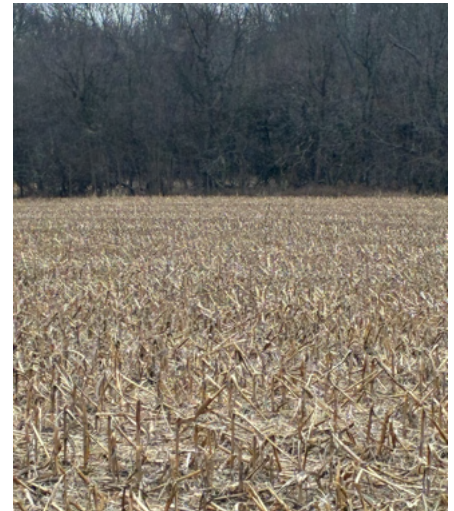
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40073	Kenoma silt loam, 4 to 7 percent slopes	10.84	32.87	0	61	3e
40091	Summit silty clay loam, 2 to 5 percent slopes	8.34	25.29	0	69	2e
40072	Kenoma silt loam, 1 to 3 percent slopes	5.27	15.98	0	59	3e
30178	Polo silt loam, 2 to 5 percent slopes	5.2	15.77	0	79	2e
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	3.32	10.07	0	80	3w
TOTALS		32.97(*)	100%	-	67.44	2.59

Tract 6 (H):

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
40091	Summit silty clay loam, 2 to 5 percent slopes	18.15	37.63	0	69	2e
46101	Verdigris silt loam, 1 to 3 percent slopes, frequently flooded	10.81	22.41	0	80	3w
10139	Snead silty clay loam, 5 to 14 percent slopes	7.39	15.32	0	44	4e
40107	Snead-Rock outcrop complex, warm, 5 to 14 percent slopes	4.67	9.68	0	43	6e
30178	Polo silt loam, 2 to 5 percent slopes	4.46	9.25	0	79	2e
40073	Kenoma silt loam, 4 to 7 percent slopes	1.45	3.01	0	61	3e
40072	Kenoma silt loam, 1 to 3 percent slopes	1.29	2.67	0	59	3e
TOTALS		48.22(*)	100%	-	65.52	2.97

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 May 7, 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 Coffelt Land Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Coffelt Land Title the required earnest payment. The cost of title insurance 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 May 7, 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 Coffelt Land Title.

Auction Sales: The real estate will be offered in six individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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: Jon Roberts

Auctioneer: Van Schmidt

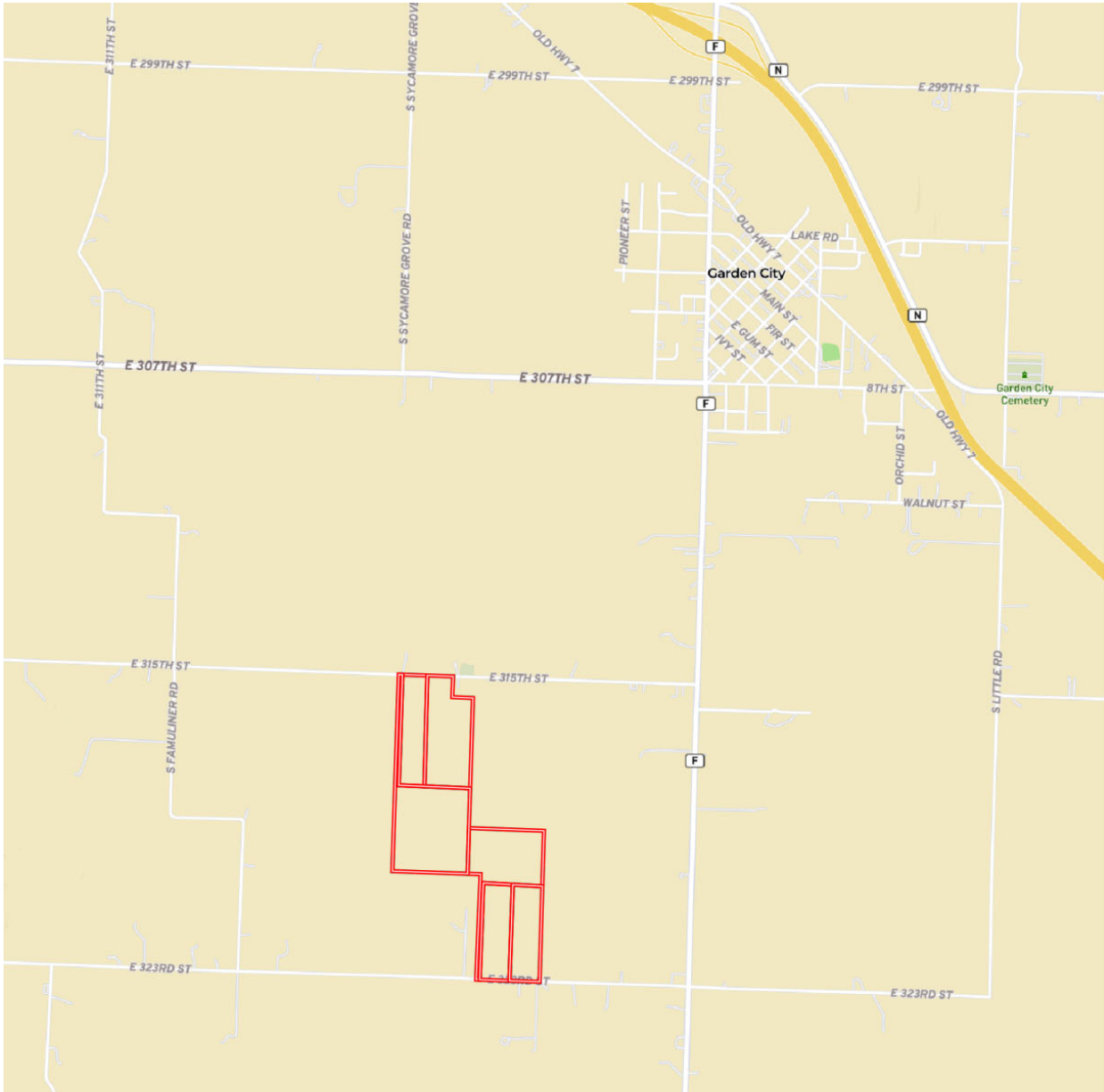
Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, March 31, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM, on Tuesday, April 7, 2026 with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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.

Location Map



www.FarmersNational.com

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Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities