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FOR MORE INFO!



ALSO SELLING!

945.1± Acres in Five Tracts
Barber County, Kansas and Alfalfa County Oklahoma
April 22, 2026 | 2:00 PM | L-2600188, L-2600189

LAND AUCTION

SIMULCAST LIVE AND ONLINE

322.30± Acres

Kingman County, Kansas

Wednesday, April 22, 2026 | 10:00 AM

The Hangar | 126 North Main Street, Kingman, Kansas 67068

Highlights:

- Versatile ag production potential with expired CRP
- Spring fed creek with year round water
- Prime recreational and location advantage

For additional information, please contact:



Chris Ostmeyer, AFM/Agent
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COstmeyer@FarmersNational.com



Trevor Smith, Agent
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TSmith@FarmersNational.com

Bidding starts | Friday, April 17, 2026 at 8:00 AM

Bidding closes | Wednesday, April 22, 2026 at close of live event

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

Directions to Property:

From the Intersection where Highway 42 and Highway 14 meet, travel one mile north to Southeast 120th Street then two miles west to the southeast corner of the property.

Legal Description:

S/2 Section 31-29-7W

Property Description:

This half section in Southern Kingman County offers a combination of agricultural utility and recreational appeal. The tract consists of expired CRP that has been utilized for grass hay production while also providing excellent hunting opportunities.

Conveniently located just two miles east of Highway 14, the property offers easy access for farm equipment, livestock, and recreational use throughout the year.

A spring fed creek supplies dependable water and enhancing the property's natural habitat. The acreage features excellent wildlife cover, including mature cottonwood trees, tall native grasses, and sandhill plum thickets, creating an ideal setting for deer, upland birds, and other game.

Mineral rights are leased with a history of past production; the existing wells are currently shut in, offering potential future upside for the buyer.

Farm Data:

Cropland	309.54 acres
Non-crop	<u>12.76 acres</u>
Total	322.76 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	250.20 acres	35 bushels
Oats	4.90 acres	40 bushels
Grain Sorghum	52.70 acres	46 bushels

2025 Taxes:

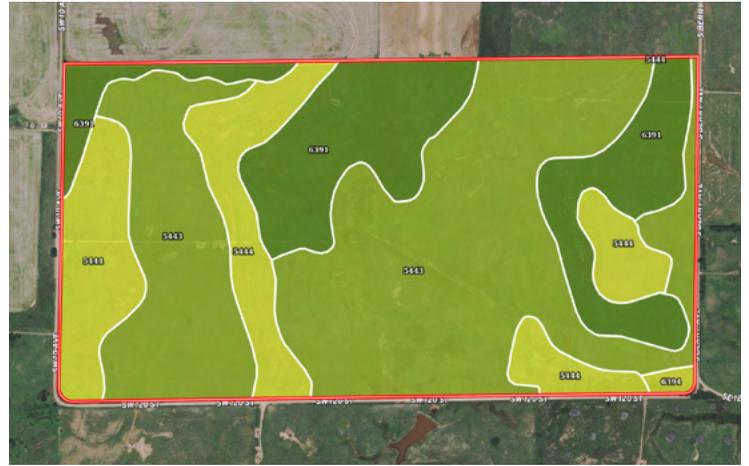
\$150.66



Aerial Map

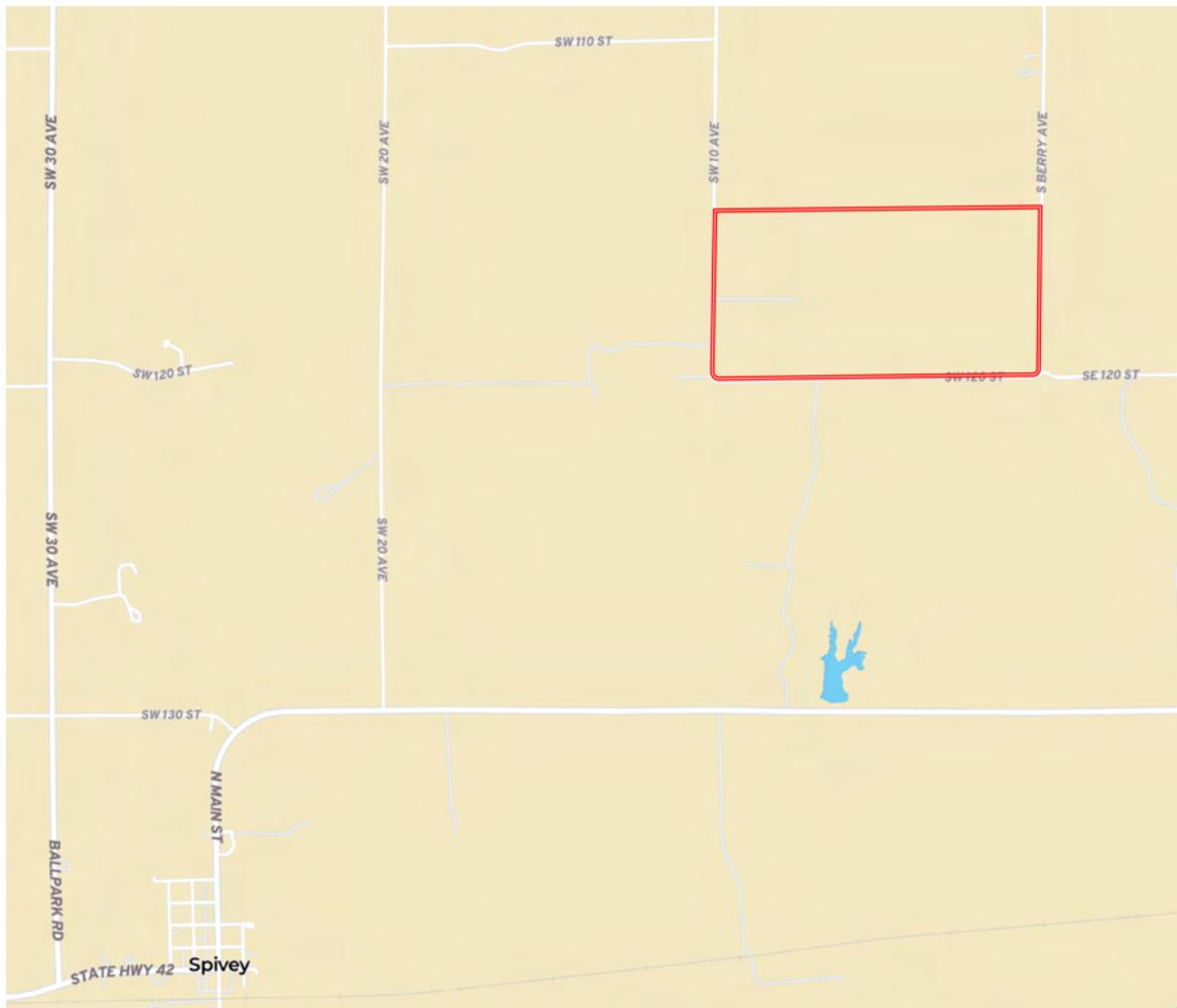


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5443	Quinlan loam, 1 to 3 percent slopes	174.9 4	54.34	0	23	3e
6391	Nashville silt loam, 1 to 3 percent slopes	78.6	24.41	0	57	2e
5444	Quinlan loam, 3 to 6 percent slopes	66.69	20.72	0	23	4e
6394	Nashville-Quinlan complex, 6 to 15 percent slopes	1.71	0.53	0	45	4e
TOTALS		321.9 4(*)	100%	-	31.42	2.97

Location Map



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 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 Security 1st.

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 the required earnest payment. The cost of title insurance will be equally paid by both the Buyer(s) and Seller. The cost of any escrow closing services will be equally paid by both the Buyer(s) and Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on May 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 Security 1st.

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. 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 of Farmers National Company and the 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: Joseph Schrock Trust

Auctioneer: Tyler Ambrose

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Wednesday, April 22, 2026, with bidding concluding at the end of the live auction.

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