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ALSO SELLING!

322.30± Acres, Kingman County, Kansas
April 22, 2026 | L-2600187

LAND AUCTION

SIMULCAST LIVE AND ONLINE

945.1± Acres

Barber County, Kansas and Alfalfa County Oklahoma

Wednesday, April 22, 2026 | 2:00 PM

Kiowa Community Building | 119 South 5th Street, Kiowa, Kansas 67070

Highlights:

- Multiple tract land auction providing outstanding opportunity to expand your farming operation or to add to your investment portfolio.
- High-Quality dryland cropland

For additional information, please contact:



Trevor Smith, Agent
(316) 618-4406 or (620) 705-5763
TSmith@FarmersNational.com



Chris Ostmeyer, AFM/Agent
(316) 788-4240 or (785) 672-8672
COstmeyer@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:

Tracts 1 and 2: From Hazelton, travel south four miles on Tri-City Road, then west two miles on Driftwood Road, then one-half mile south on Catalpa Road.

Tract 3: one mile north of Burlington, Oklahoma.

Tract 4: three miles north and one mile west of Burlington, Oklahoma

Tract 5: four miles north and one-half mile west of Burlington, Oklahoma

Legal Description:

Tracts 1: SW/4 Sec. 1-35-10W, ex tract in NW corner (152.5 ac) Barber County, Kansas

Tract 2: NW/4 Sec. 12-35-10W ex homesite (158.1 ac) Barber County, Kansas

Tract 3: E/2 Sec 12-28-12 (320 ac) Alfalfa County, Oklahoma

Tract 4: NE/4 Sec. 2-28-12 (154.5 ac) Alfalfa County, Oklahoma

Tract 5: SE/4 Sec. 25-29-12 (160 ac) Alfalfa County, Oklahoma

Property Description:

Don't miss the prime opportunity to expand your farmland portfolio with this five parcel sale! These farms are predominantly tillable cropland, and boast highly productive soils with a substantial portion classified as Class 1 soils. Conveniently clustered together, this sale offers the rare chance to acquire significant quality acreage in close proximity, streamlining efficiency for your operation.

Tracts 1 and 2: Located south of Hazelton, Kansas, both tracts have productive soils with above average NCCPI ratings. Tract 2 has a 20-acre pasture with two ponds and a shed to store equipment or provide shelter for livestock. All seller owned minerals convey to the buyer.

Tract 3: Mostly tillable with two water evacuation pumps in the northwest corner for improved drainage. Additional opportunity to buy producing mineral rights separately if desired at a later online only auction.

Tracts 4-5: These tracts are both 100% Class I Pond Creek Silt loam soils, highly productive and suited for a wide variety of crops like wheat, corn, soybeans, milo, canola and cotton. Surface only no minerals convey.

Farm Data:

Tract 1:
Cropland 155.68 acres
Total 152.50 acres

Tract 2:
Cropland 130.22 acres
Pasture 19.68 acres
Water 1.45 acres
Total 158.10 acres

Tract 3:
Cropland 304.53 acres
Total 320.00 acres

Tract 4:
Cropland 148.65 acres
Total 154.5 acres

Tract 5:
Cropland 155.26 acres
Total 160.0 acres

FSA Information:

Tract 1:	Base	Yield
Wheat	96.23 acres	47 bushels
Corn	10.38 acres	61 bushels
Canola	36.72 acres	1,426 bushels

Tract 2:	Base	Yield
Wheat	80.74 acres	50 bushels
Corn	15.63 acres	61 bushels
Canola	17.27 acres	1,204 bushels

Tract 3:	Base	Yield
Wheat	188.91 acres	50 bushels
Corn	36.54 acres	61 bushels
Canola	40.41 acres	1,204 bushels

Tract 4:	Base	Yield
Wheat	(combined)	47 bushels
Corn		61 bushels
Canola		1,426 bushels

Tract 5:	Base	Yield
Wheat	96.88 acres	47 bushels
Corn	10.45 acres	61 bushels
Canola	36.97 acres	1,426 bushels

2025 Taxes:

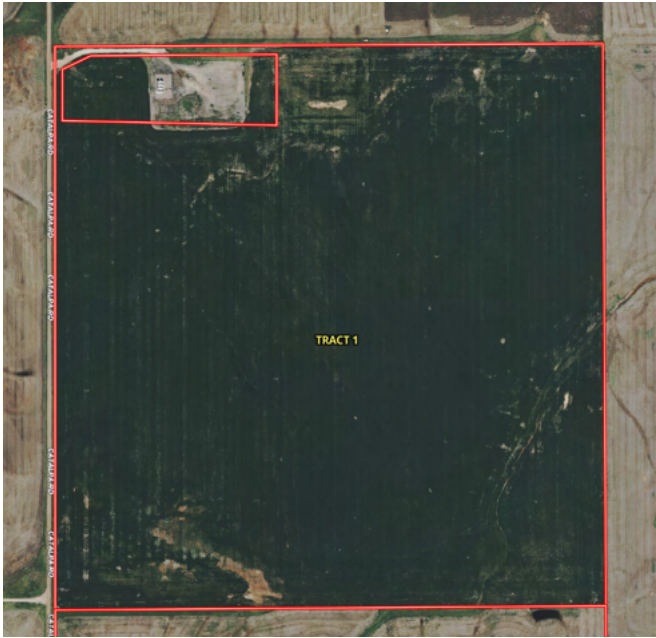
Tract 1: \$808.92 **Tract 2:** \$812.22

Tract 3: \$1,339.00 **Tract 4:** \$805.00

Tract 5: \$810.00

Tract 1

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6342	Grant silt loam, 3 to 5 percent slopes	85.78	55.84	0	71	3e
6409	Pond Creek silt loam, 1 to 3 percent slopes	40.66	26.47	0	67	1
5496	Woodward-Quinlan complex, 3 to 5 percent slopes	13.65	8.89	0	33	3s
6408	Pond Creek silt loam, 0 to 1 percent slopes	9.86	6.42	0	67	1
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	3.66	2.38	0	26	6e
TOTALS		153.6 1(*)	100%	-	65.24	2.41



Tract 2

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6342	Grant silt loam, 3 to 5 percent slopes	60.81	38.48	0	71	3e
6409	Pond Creek silt loam, 1 to 3 percent slopes	38.81	24.56	0	67	1
5958	Shellabarger sandy loam, 3 to 6 percent slopes, eroded	35.19	22.27	0	47	3e
5496	Woodward-Quinlan complex, 3 to 5 percent slopes	17.49	11.07	0	33	3s
5457	Quinlan-Woodward loams, 6 to 15 percent slopes	5.74	3.63	0	26	6e
TOTALS		158.0 4(*)	100%	-	58.83	2.62



Tract 3

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Mr	Miller clay, 0 to 1 percent slopes, occasionally flooded	197.88	61.69	0	47	4w
DaA	Dale silt loam, 0 to 1 percent slopes, rarely flooded	90.89	28.34	0	71	1
DID	Dale silt loam, 3 to 8 percent slopes, rarely flooded	31.6	9.85	0	71	4e
PcA	Pond Creek silt loam, 0 to 1 percent slopes	0.38	0.12	0	67	1
TOTALS		320.75(*)	100%	-	56.19	3.15



Tract 4

Aerial Map



Soil Map



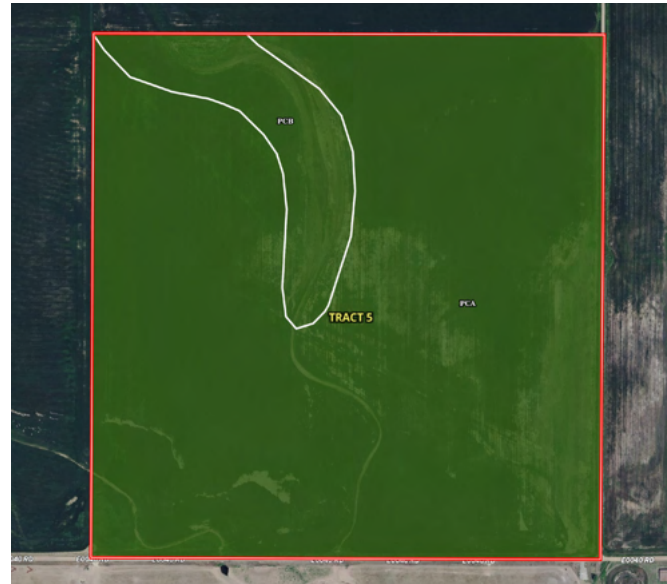
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PcA	Pond Creek silt loam, 0 to 1 percent slopes	154.6 1	100	0	67	1
TOTALS		154.6 1(*)	100%	-	67.0	1

Tract 5

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PcA	Pond Creek silt loam, 0 to 1 percent slopes	144.5 6	90.38	0	67	1
PcB	Pond Creek silt loam, 1 to 3 percent slopes	15.4	9.63	0	67	1
TOTALS		159.9 6(*)	100%	-	67.0	1.0

Simulcast Auction Terms

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: Tracts 1 and 2: Buyer will be granted immediate access to perform necessary operations for preparation for the 2026 crop year upon completed sales contract and earnest money deposit. In the event the transaction is not closed at no fault of the Seller, the Buyer will not be reimbursed of operations or inputs. **Tracts 3-5:** Possession will be one day following harvest of the 2026 wheat crop or August 1, 2026, whichever comes first.

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 **Tracts 1-2:** Security 1st, **Tracts 3-5:** Guarantee Abstract, Enid, Oklahoma.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with **Tracts 1-2:** Security 1st, **Tracts 3-5:** Guarantee Abstract, Enid, Oklahoma, 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 29, 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 **Tracts 1-2:** Security 1st, **Tracts 3-5:** Guarantee Abstract.

Auction Sales: The real estate will be offered in five 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 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: Jennie 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.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.

