

L-2600217



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ONLINE AUCTION

77.78± Acres, Marion County, Kansas

Bidding starts | Monday, April 13, 2026, at 8:00 AM

Bidding closes | Monday, April 20, 2026, at 1:00 PM

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

Highlights:

- **77.78± acres of native and tame grass pasture**
- **Livestock water ponds and county blacktop road frontage, providing reliable water and year-round access**
- **Clean, unimproved pasture tract with gently rolling terrain**



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For additional information, please contact:



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Property Information

Directions to Property:

From Highway 56 and 77 interchange, go three miles south to 170th Street, then a quarter mile west. The property will be on the north side of 170th Street just west of Marion County Lake.

Legal Description:

W/2 SE/4 EXC BEG SW/C SE/4 N 236.65' E 290' S 236.65' W 290' TO POB AND EXC PRT NW/4 SE/4 BEG NW/C W/2 SE/4 E 55.5' SELY 158.2' SWLY 79.2' TO W LI SE/4 N 163.1' TO POB LESS ROW in Section 10-20-04, ACRES 77.78

Property Description:

This property consists of approximately 77.78 acres of native and tame grass pasture located in Centre Township, Marion County, Kansas. The tract has a rectangular layout with gently to moderately rolling terrain, providing natural drainage and good grass conditions typical of this part of the county. Livestock water ponds are located on the property, providing a dependable water source for cattle or other livestock. Access is available from a county blacktop road along the south side, allowing convenient year-round access for trucks, trailers, and general farm use.

The land is unimproved and currently used as pasture, making it a good fit for grazing livestock, adding pasture to an existing operation, or holding as a rural land investment. Soils are primarily Dwight silt loam and Labette-Sogn silty clay loam, both common pasture soils in the area that support healthy native grass. Overall, this is a clean, well-located grass tract with solid grazing potential, typical of Marion County pasture ground and well suited for livestock producers or buyers looking for a manageable rural acreage.

Farm Data:

Cropland	47.69 acres
Pasture	<u>30.09 acres</u>
Total	77.78 acres

FSA Information:

Crop	Base	Yield
Wheat	24.22 acres	32 bushels
Grain Sorghum	23.47 acres	50 bushels

2025 Taxes:

\$163.88

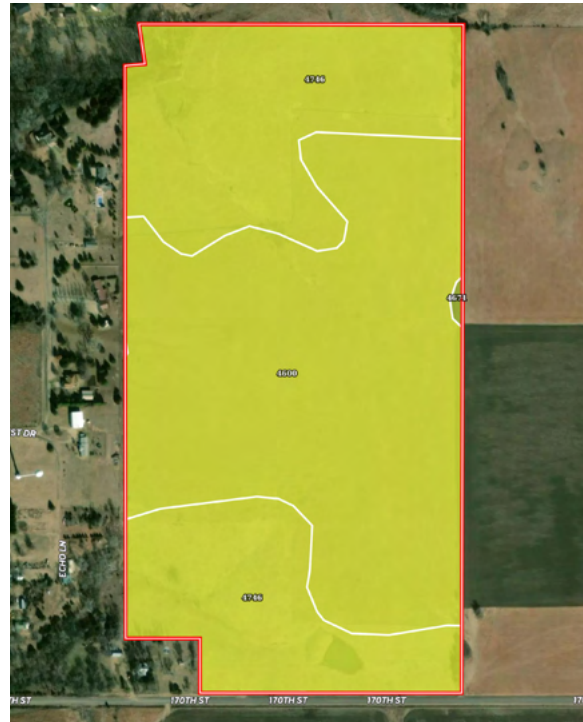
Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4600	Dwight silt loam, 0 to 1 percent slopes	43.25	55.66	0	49	4s
4746	Labette-Sogn silty clay loam, 0 to 8 percent slopes	34.28	44.11	0	37	4e
4671	Irwin silty clay loam, 1 to 3 percent slopes	0.18	0.23	0	57	3s
TOTALS		77.71(*)	100%	-	43.73	4.0



Online Auction Terms

Minerals: All mineral interest 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 and transferred at closing 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 May 20, 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 Title Marion County.

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

Closing: The sale closing is on May 20, 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 Title Marion County.

Sale Method: The real estate will be offered as a total unit. **All bids are open for advancement starting Monday, April 13, 2026, at 8:00 AM until Monday, April 20, 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 will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five 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 make 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.

Seller: Eloise D. Mueller Trust

Online Bidding Procedure: This online auction begins on **Monday, April 13, 2026, at 8:00 AM. Bidding closes on Monday, April 20, 2026, at 1:00 PM.**

To register and bid on this auction go to: **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.

