



**FARMERS
NATIONAL**
C O M P A N Y

L-2600271



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ONLINE AUCTION

157.08± Acres, Pawnee County, Kansas

Bidding starts | Monday, September 21, 2026, at 8:00 AM

Bidding closes | Wednesday, September 28, 2026, at 10:00 AM

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

Highlights:

- Pawnee County, Kansas Cropland & CRP
- Excellent wildlife habitat and recreational potential
- Strong long-term agricultural investment opportunity



For additional information, please contact:

Matt Foos, Agent

(620) 385-2151

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Property Information

Directions to Property:

From Larned, KS, 5 miles north on 120th Avenue, 1/2 mile west on T road and 5 miles north on 120th Ave

Legal Description:

Southwest Quarter (SW/4) of Section 5, Township 20 South, Range 16 West

Property Description:

Located in the heart of Pawnee County, Kansas, this attractive agricultural property offers a desirable combination of productive cropland and income-producing Conservation Reserve Program (CRP) acreage. The farm presents an excellent opportunity for investors, farmers, and outdoor enthusiasts seeking a diversified land asset with both annual income and long-term appreciation potential. Complementing the tillable acres are established CRP acres that feature healthy grass cover, wildlife habitat, and natural drainage areas that enhance the property's environmental value and recreational appeal. A meandering grassed waterway and scattered tree cover create an attractive landscape while supporting populations of deer, pheasants, quail, and other wildlife. The combination of cropland production, CRP income, and recreational opportunities makes this tract a well-balanced investment in an area known for strong agricultural productivity. Whether you are expanding an existing operation, seeking a 1031 exchange property, or looking to add a quality Kansas land investment to your portfolio, this Pawnee County farm offers a unique blend of income, conservation, and long-term value.

Farm Data:

Cropland	94.69 acres
Non-Crop	18.71 acres
CRP	43.68 acres
Total	157.08 acres

FSA Information:

	Base	Yield
Wheat	57.85 acres	40 bushels
Grain Sorghum	36.82 acres	73 bushels

CRP:

	CRP Program Acres	Expiration Date
Contract #10126B	39.20 acres	9/30/2026 (66.67% share)
Contract #11275A	4.48 acres	9/30/2040 (66.67% share)

2025 Taxes:

\$534.82



Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	2817	Uly silt loam, 3 to 6 percent slopes	45.8%	72	3e	3e
●	2613	Harney silt loam, 1 to 3 percent slopes	27.8%	43.7	2e	2e
●	2236	Roxbury silt loam, occasionally flooded	13.5%	21.2	2w	2w
●	2726	Nibson-Wakeen silt loams, 3 to 20 percent slopes	12.9%	20.2	6e	6e
●	2630	Harney-Uly complex, 3 to 6 percent slopes, eroded	<0.1%	0	3e	3e



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing subject to current lease which has been terminated by seller effective March 1, 2027. Existing tenant retains 1/3 interest of CRP contract 11275A through 9/30/2040.

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 Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid by both the Buyer and the Seller. The cost of any escrow closing services will be paid by both the Buyer and the Seller.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing is on November 15, 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.

Sale Method: The real estate will be offered in one individual tract. **All bids are open for advancement starting Monday, September 21, 2026, at 8:00 AM until Monday, September 28, 2026, at 10:00 AM**, 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains

active until no further bids are placed within the 5 minutes 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 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: Timothy David Todd

Online Bidding Procedure: This online auction begins on **Monday, September 21, 2026, at 8:00 AM. Bidding closes on Monday, September 28, 2026, at 10:00 AM.**

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.