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ONLINE AUCTION

350.67± Acres

Jackson and Pottawatomie Counties, Kansas

Bidding starts: Wednesday, May 13, 2026, at 12:00 PM

Bidding closes: Wednesday, May 20, 2026, at 12:00 PM

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

Highlights:

- **Good pastures for grazing, with recreational benefits.**
- **Excellent grass for haying.**
- **Good water sources with nice sized ponds.**



For additional information, please contact:
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Property Information

Directions to Property:

From the Junction of Highway 16 and 63 south of Havensville, Kansas.

Tract 1: 1 mile south (Pleasant Ridge Rd), 1.5 east, and .25 south (English Ridge Rd).

Tract 2: 1 mile south, 1.5 east, 2 south (English Ridge Rd) .5 east (Page Rd)

Tract 3: 1 South, 1.5 east (Pleasant Ridge Rd) 3 south (English Ridge Rd) .5 east (Grand View Rd).

Tract 4: 1 South, 1.5 east (Pleasant Ridge Rd) 3 south (English Ridge Rd), .5 east (Grand View Rd).

Legal Description:

Tract 1: E/2 SE1/4 and S/2 NE1/4 Sec 14-Twp 7- Rng 12, Pottawatomie County.

Tract 2: W/2 NW/4 Sec 25-Twp 7- Rng 12, Jackson County.

Tract 3: W/2 SW/4 Sec 25-Twp 7- Rng 12, Jackson County.

Tract 4: SE/4 SE4 Sec 26-Twp 7-Rng 12, Pottawatomie County. Good pasture potential.

Property Description:

Two of the tracts are nearly turnkey for summer grazing and have potential to be very productive pastures. The other two tracts feature healthy, well-established grass stands that make them excellent candidates for hay production or grazing pasture.

Farm Data:

Tract 1: Pasture	158.8 acres
Tract 2: Hayland	77.69 acres
Tract 3: Pasture	74.58 acres
Tract 4: Hayland	39.6 acres

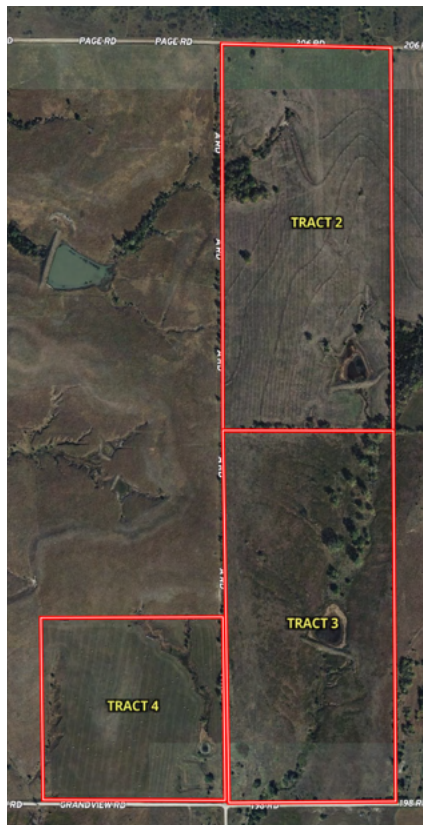
2025 Taxes:

Tract 1: \$600.54
Tract 2: \$351.42
Tract 3: \$353.84
Tract 4: \$128.64

Location Map



Aerial Maps



TRACT 1



TRACT 2



TRACT 3



TRACT 4



Online 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: Buyer(s) will be granted immediate possession upon payment of 10% earnest money and submission of lender-approved financing documentation signed by the Buyer's lender.

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 Tallgrass Title Co.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Tallgrass Title Co. the required earnest payment. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on June 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 Tallgrass Title Co.

Survey: At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller and Buyer(s) will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres

Auction Sales: The real estate will be offered in four individual tracts. All bids are open for advancement starting **Wednesday, May 13, 2026, at 12:00 PM until Wednesday, May 20, 2026, at 12:00 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 on any tract will automatically extend the auction for five minutes from the time the bid is placed for all tracts. 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 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: Kansas State University Charitable Real Estate Foundation

Online Bidding Procedure: The online bidding begins on **Wednesday, May 13, 2026, at 12:00 PM until Wednesday, May 20, 2026, at 12:00 PM.**

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