

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

L-2600365



SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

217.57± Acres, Washington County, Kansas

Bidding starts: Thursday, October 22, 2026, at 8:00 AM

Bidding closes: Thursday, October 29, 2026, at 1:00 PM

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

Highlights:

- 65.85 tillable acres
- Prime wildlife habitat
- Easy year-round access

For additional information, please contact:



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Lance Pachta, AFM/Agent
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Property Information

Directions to Property:

Two miles west of Haddam, Kansas, on 20th Road.

Legal Description:

SW1/4 less 6.83ac tract 20-2-1E & E1/2 SE1/4 less tract 19-2-1E.

Property Description:

Mark your calendars! This outstanding offering of Washington County land situated just west of Haddam, Kansas, will be offered via online-only auction. The property features 65.85 tillable acres, consisting primarily of Class I Muir silt loam and Class III Crete silty clay loam soils. Flanking the cropground on both sides is approximately 129.67 fenced acres. Most recently, the west side of the property has been hayed. With some conservation work, a portion of the fenced acres could be converted to row crop production. This farm checks all the boxes for the serious sportsman. Highly productive bottom ground, multiple food plot sites, deep draws with mature hardwoods, native grass bedding areas, and convenient year-round access all situated in an area known for trophy whitetail and turkey hunting. **Don't miss this opportunity!**

Boundary Notice: The existing fence line along the north property boundary contains a jog to the

north through the trees to accommodate a bend in the creek. This jogged fence line does not represent the actual property boundary. The fence is not currently in serviceable condition, but it is located on the adjoining property, and any future fence repair, construction or relocation will require mutual agreement with the adjoining landowner. Approximately **1.5± acres** located between the true north boundary line and the jogged fence line are not included in this sale and will not transfer ownership.

Farm Data:

Cropland	65.85 acres
Pasture	129.67 acres
Non-crop	1.29 acres
Timber	<u>20.76 acres</u>
Total	217.57 acres

FSA Information:

Tract 1:	Base	Yield
Corn	5.99 acres	94 bushels
Grain Sorghum	2.15 acres	108 bushels
Soybeans	8.16 acres	36 bushels

2025 Taxes:

\$2,357.55

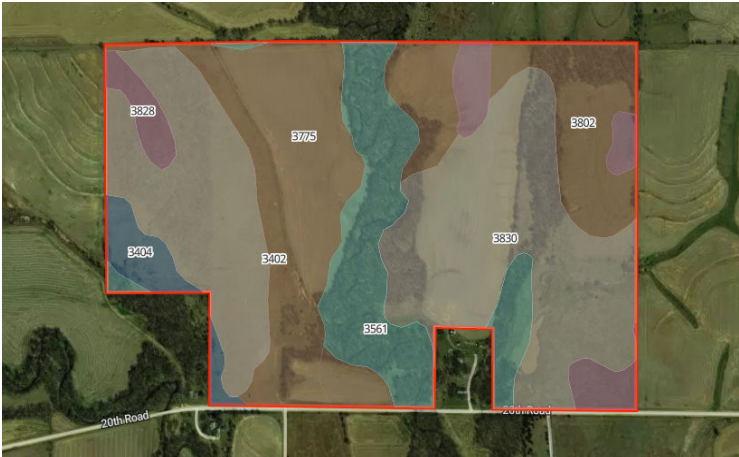
Property Location



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	3830	Crete silty clay loam, 3 to 7 percent slopes	42.8%	93.5	3e	3e
●	3561	Hobbs silt loam, occasionally flooded	15.0%	32.9	2w	2w
●	3802	Crete silty clay loam, 3 to 7 percent slopes, eroded, loess plains and breaks	12.8%	28.1	3e	3e
●	3775	Muir silt loam, rarely flooded	11.7%	25.6	1	1
●	3402	Longford silt loam, 3 to 7 percent slopes	8.4%	18.3	3e	3e
●	3828	Crete silty clay loam, 1 to 3 percent slopes	6.1%	13.4	2e	2e
●	3404	Longford silty clay loam, 3 to 7 percent slopes, eroded	3.1%	6.9	4e	4e



Online Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2025 payable in 2025/2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 December 10, 2026, or such other date agreed to by the parties. Subject to current lease.

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 Washington County Abstract.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Washington County Abstract 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 will be on December 10, 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 Washington County Abstract.

Auction Sales: The real estate will be offered in one individual tract. All bids are open for advancement starting **Thursday, October 22, 2026, at 8:00 AM until Thursday, October 29, 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 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: Jean Bedoya, Joseph Rhine, Thomas Rhine, Douglas Rhine

Online Bidding Procedure: The online bidding begins on **Thursday, October 22, 2026, at 8:00 AM until Thursday, October 29, 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

