

**Farmers
National
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L-2600390

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ONLINE AUCTION

282.84± Acres, Bourbon County, Kansas

Bidding starts | Monday, August 3, 2026, at 10:00 AM CST

Bidding closes | Thursday, August 6, 2026, at 1:00 PM CST

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

Highlights:

- Highly productive bottom ground
- Tremendous wildlife habitat along 2.2 miles of the Marmaton River
- Close proximity to Fort Scott, KS



For additional information, please contact:

Jordan D. Olsen, Agent | (785) 766-2508

JOlsen@FarmersNational.com

Property Information

Directions to Property:

From Fort Scott, head south on US 69 Hwy for about 1.5 miles to Indian Road. Turn west on Indian Road, and drive west for 5.5 miles, then turn north on 165th rd, which turns to 167th rd, then turns into Juniper Rd. In about 2 miles, where Juniper turns north to 185th St, the property lies to the south and east.

Legal Description:

See survey for legal description- survey will be added to the website when it's complete.

Property Description:

Here is your chance to purchase 282.84 +/- acres of highly versatile Southeast Kansas land, offering a great balance of bottomland cropland along the Marmaton River, Hay ground, Excellent deer and Turkey, and quail hunting, mature trees, and sweeping scenic views. This exceptional property provides endless possibilities—whether for livestock, farming, crop production, home building, or recreational pursuits such as hunting and riding trails. The expansive acreage and peaceful rural setting make it ideal for those seeking privacy, outdoor enjoyment, and the flexibility to shape the land to their vision. Surrounded by rolling native grass fields and mature timber, this property brings the size, location, productivity, and versatility that make it an exceptional investment for farming, recreation, hunting camp, a rural homesite, or all of the above! This property will be offered as 2 separate tracts.

FSA Information:

	Base	Yield
Corn	40.70 acres	68.00 bushels
Grain Sorghum	1.20 acres	54.00 bushels
Soybeans	27.90 acres	24.00 bushels

Farm Data:

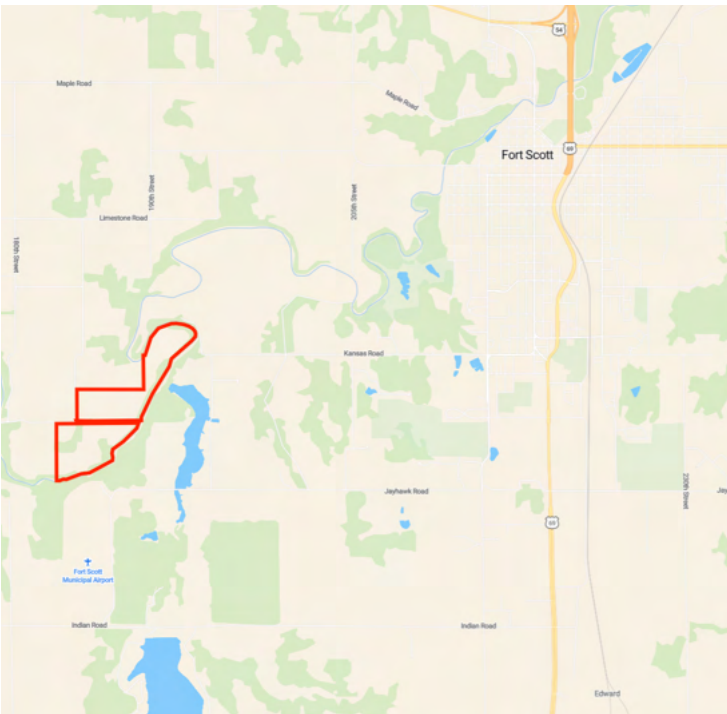
Tract 1:

Cropland	52.09 acres
Hayland	38.94 acres
Non-crop	22.11 acres
River	9.21 acres
Total	122.34 acres

Tract 2:

Cropland	97.57 acres
Hayland	17.33 acres
Non-crop	6.95 acres
River	38.65 acres
Total	160.50 acres

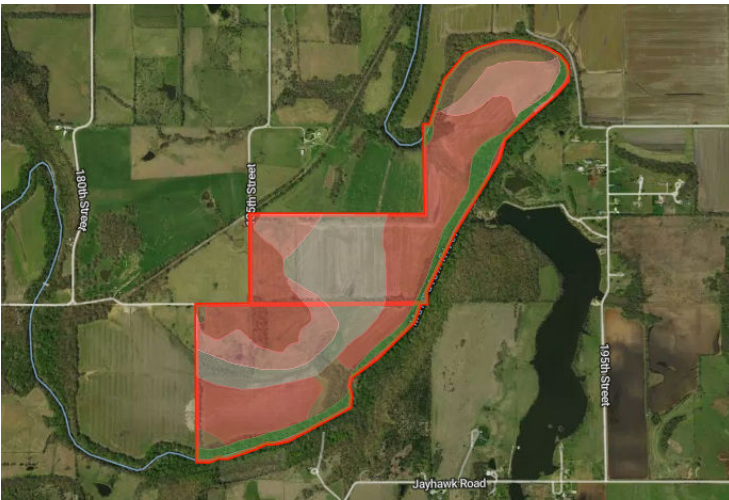
Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	8151	Lanton silty clay loam, 0 to 2 percent slopes, occasionally flooded	31.7%	89.6	2w	--
●	8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	21.3%	60.3	3w	--
●	8679	Dennis silt loam, 1 to 3 percent slopes	11.2%	31.7	2e	--
●	8683	Dennis silt loam, 3 to 7 percent slopes	10.9%	30.9	3e	--
●	9999	Water	9.7%	27.3	--	--
●	8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	8.4%	23.9	2w	--
●	8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	6.3%	17.9	1	--
●	9211	Bolivar-Hector complex, 5 to 15 percent slopes	0.3%	0.8	6e	--
●	8875	Ringo-Clareson complex, 8 to 15 percent slopes	0.1%	0.2	6e	--



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: Possession will be granted at closing on September 18, 2026, or such other date agreed to by the parties. Subject to current lease. Hunting lease expires December 31, 2026. Ag lease will expire at harvest.

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 Company (Fort Scott, Kansas).

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 Company 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 the Seller. The cost of any escrow closing services will be paid equally by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on September 18, 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 Company (Fort Scott, Kansas).

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 will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Auction Sales: The real estate will be offered in two individual tracts. Bids on the tracts, combinations, and the total unit will compete. 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. Any bid placed within five minutes of the auction ending will automatically extend the auction FOR BOTH TRACTS

an additional five minutes from the time the bid is placed. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and 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: Richard H. Perry Trust

Online Bidding Procedure: This online auction begins on Monday, August 3, 2026, at 10:00 AM. Bidding closes on Thursday, August 6, 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.

Sale Method: All bids are open for advancement starting Monday, August 3, 2026, at 10:00 AM CST until Thursday, August 6, 2026, at 1:00 PM CST, 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 minutes time frame. All decisions of Farmers National Company are final.