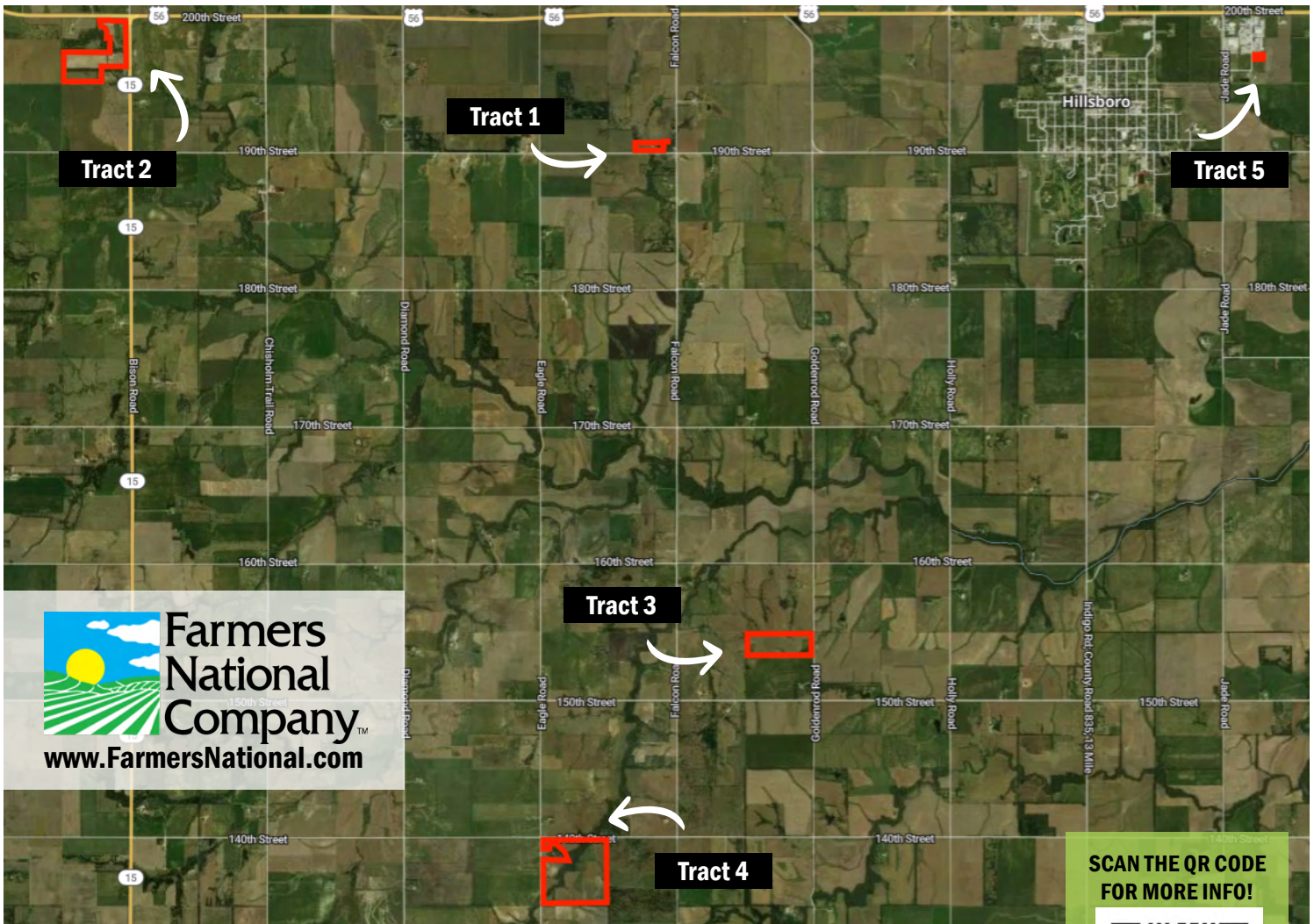




LAND AUCTION

SIMULCAST LIVE AND ONLINE

319.92± Acres, Marion County, Kansas

Tuesday, July 21, 2026 | 10:00 AM | Wheat Building 200 North Poplar, Goessel, Kansas

Highlights:

- 319.92± Total Acres Offered in Five Tracts
- Quality Soil Profiles with Productive Ag Capabilities
- Strong Location Near Lehigh and Hillsboro, Kansas
- Recreational Opportunities with CRP Revenue and Wildlife Habitat

L-2600397



For additional information, please contact:
Van Schmidt, Agent | (620) 345-6879
VSchmidt@FarmersNational.com

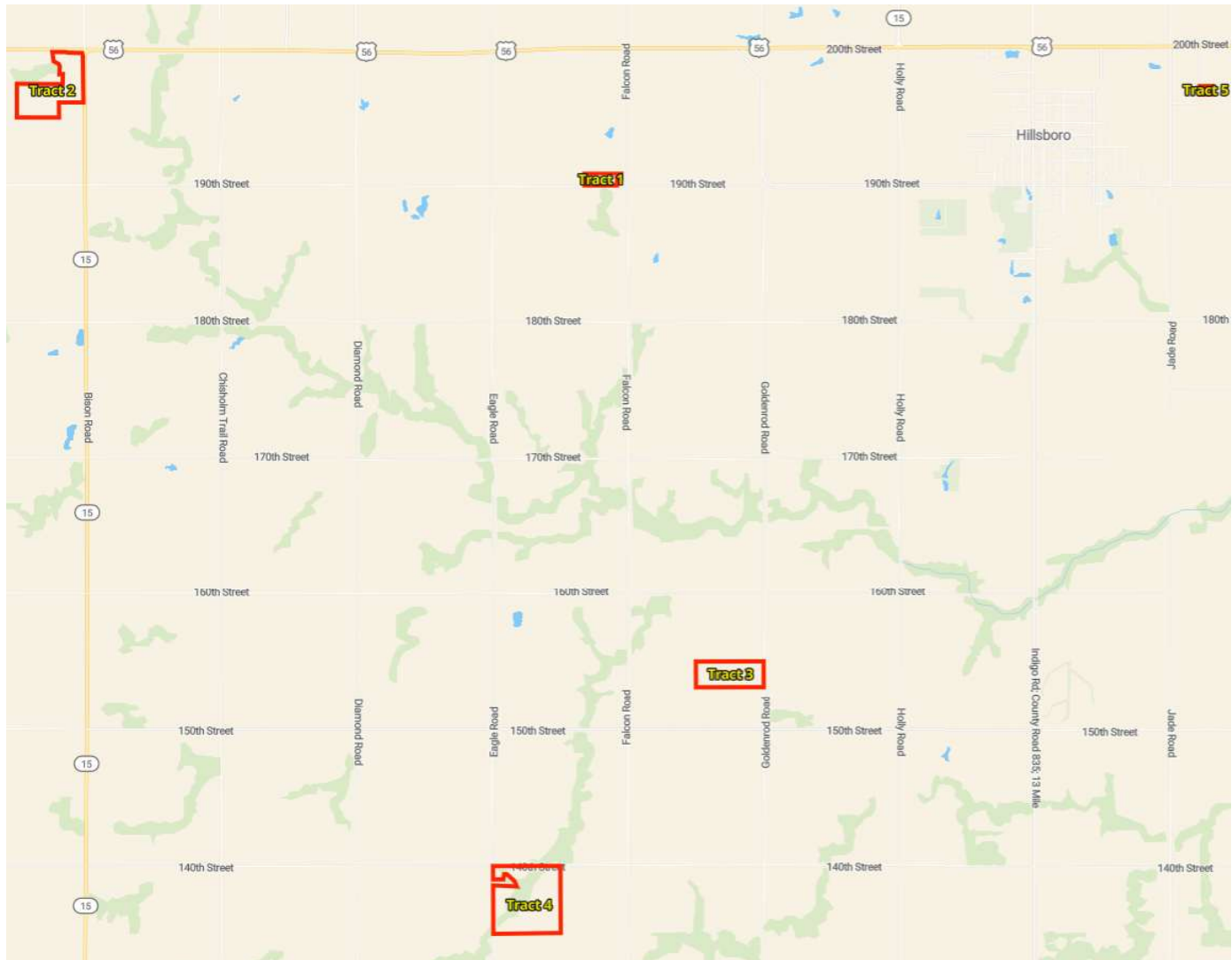


Bidding starts | Wednesday, July 15, 2026 at 10:00 AM
Bidding closes | Tuesday, July 21, 2026 at close of live event

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

Located in the heart of Marion County, Kansas, this 319.92± acre offering presents a rare opportunity to acquire a well-balanced portfolio of agricultural land with excellent regional access, long-term productivity and wildlife habitat. The property is being offered in five distinct tracts, providing the flexibility to purchase according to your individual operational or investment goals.

Don't miss your opportunity on July 21st to expand your current land portfolio or farming operation!



Tract 1

Property Description:

14.38± acres. Improved site with rural home and outbuildings. Good access, only a mile south of Highway 56. Property is connected to rural water.

Legal Description:

S36, T19, R01, ACRES 14.38, PT SE/4 SE/4 BEG 1676.65' W SE/C SE/4 N 500.03' W 1442.50' S 153.86' NWLY 147.65' SWLY 365.52' E 1262.65' TO POB LESS ROW

Improvements:

- 1620 Sq Ft Manufactured home (Double wide)
- Home has wood lap siding with composition shingles
- 30x16 Tool shed
- 60x26 Barn
- 36x23 Storage Shed
- 50x30 Tool Shed
- 32x11 Lean To, Utility Shed

Farm Data:

Cropland	2.42 acres
Pasture	11.13 acres
Total	14.38 acres

FSA Information:

	Base	Yield
Wheat	1.23 acres	42 bushels
Oats	.05 acres	43 bushels
Corn	.13 acres	62 bushels
Grain Sorghum	.79 acres	57 bushels
Barley	.11 acres	44 bushels

2025 Taxes:

\$589.12

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	44.0%	6.3	5w	—
●	4555	Clime silty clay loam, 3 to 7 percent slopes	29.9%	4.3	3e	3e
●	3492	Wells loam, 3 to 7 percent slopes	23.8%	3.4	3e	3e
●	4671	Irwin silty clay loam, 1 to 3 percent slopes	2.3%	0.3	3s	3s



Tract 2

Property Description:

91.18± acres. A mixture of quality cropland, CRP and non-crop with strong access along Highway 56.

Legal Description:

S32, T19, R01, ACRES 91.18, NE/4 EXC BEG SE/C NE/4 N 586' W 1013' S 586' E 1013' TO POB & EXC COM NW/C NE/4 S 120.62' TO POB S 782.31' SELY 664.24' NELY 299.78' SELY 362.28' N 120.54' NELY 358.52' NWLY 353.19' W 699.90' W 300.17' W 380.66' TO POB & EXC PRT NE/C COM NW/C NE/4 S 902.93' ON W LI SELY 664.24' NELY 299.79' SELY 362.28' N 120.54' NELY 358.52' SELY 227.45' SELY 96.63' S 314.60' E 136.79' S 387.86' W 1778.93' TO W LI NE/4 N ON W LI 438.83' TO POB LESS ROW

CRP:

27.47 acres enrolled with an annual payment of \$1,969, expiring 9-30-2032

Farm Data:

Cropland	53.16 acres
Non-crop	10.55 acres
CRP	27.47 acres
Total	91.18 acres

FSA Information:

	Base	Yield
Wheat	27.61 acres	35 bushels
Grain Sorghum	11.18 acres	45 bushels
Soybeans	14.37 acres	24 bushels

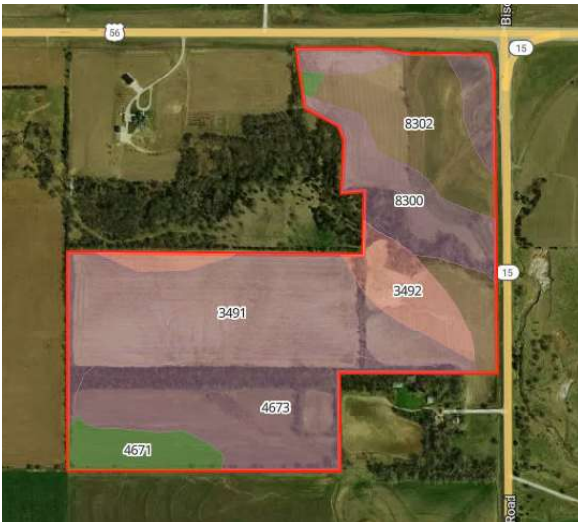
2025 Taxes:

\$1,111.88

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	4673	Irwin silty clay loam, 3 to 7 percent slopes	29.4%	26.8	4e	4e
●	3491	Wells loam, 1 to 3 percent slopes	28.9%	26.3	2e	2e
●	8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	16.9%	15.4	2w	—
●	8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	10.8%	9.8	5w	—
●	3492	Wells loam, 3 to 7 percent slopes	8.3%	7.6	3e	3e
●	4671	Irwin silty clay loam, 1 to 3 percent slopes	5.7%	5.2	3s	3s

Tract 3

Property Description:

59.88± acres. Productive tract with favorable soil composition and manageable size.

Legal Description:

S19, T20, R02, ACRES 30.07, W 30 AC OF N; 60 SE/4 & S19, T20, R02, ACRES 29.81, 30 AC OF N 60 AC SE/4 LESS ROW

Farm Data:

Cropland	45.68 acres
Hayland	4.27 acres
Pasture	9.60 acres
Total	59.88 acres

FSA Information:

	Base	Yield
Wheat	13.49 acres	65 bushels
Grain Sorghum	26.54 acres	53 bushels
Soybeans	13.47 acres	30 bushels

2025 Taxes:

\$448.86

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	4671	Irwin silty clay loam, 1 to 3 percent slopes	52.1%	31.3	3s	3s
●	4555	Clime silty clay loam, 3 to 7 percent slopes	38.4%	23.1	3e	3e
●	4673	Irwin silty clay loam, 3 to 7 percent slopes	6.7%		4e	4e
●	4710	Kipson silty clay loam, 5 to 30 percent slopes	2.7%	1.6	6s	—



Tract 4

Property Description:

151.06± acres. The largest tract offering a mixture of CRP, productive cropland, timber and native grasses, and non cropland with gravel road access from Highway 15.

Legal Description:

NW 4 of 36-20S-1E, except a tract containing 6.3 acres more or less

CRP:

62.47 acres enrolled with an annual payment of \$3,320, expiring 9-30-2033

Farm Data:

Cropland	41.16 acres
Non-crop	24.79 acres
CRP	62.17 acres
Timber	22.65 acres
Total	151.06 acres

FSA Information:

	Base	Yield
Wheat	17.18 acres	44 bushels
Oats	1.53 acres	43 bushels
Grain Sorghum	18.89 acres	47 bushels
Barley	3.56 acres	44 bushels

2025 Taxes:

\$501.46

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	4555	Clime silty clay loam, 3 to 7 percent slopes	56.8%	85.8	3e	3e
●	4540	Clime silty clay loam, 1 to 3 percent slopes	16.9%	25.6	3e	3e
●	8300	Verdigris silt loam, channelled, 0 to 2 percent slopes, frequently flooded	16.9%	25.5	5w	—
●	4710	Kipson silty clay loam, 5 to 30 percent slopes	9.3%	14.1	6s	—

Tract 5

Property Description:

3.42± acres. Santa Fe Storage is operating and the active leases will transfer to the new owner! All leases are month by month and currently all accounts are current. Current space is 23 units, sizes can be found on the website.

Legal Description:

HILLSBORO INDUSTRIAL PARK, BLOCK 2, Lot 13,
ACRES 3.31, LOT 13 HILLSBORO IND PARK &
HILLSBORO INDUSTRIAL PARK, ACRES 0.21, W/2
LOT 30 IND PARK Plat Book/Page 2 /115 Lot Width:
310.0 Lot Depth: 030.0

Improvements:

4750 SF gross building area
4960 SF rentable area

2025 Taxes:

\$3,966.12



Simulcast 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 August 21, 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 must be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Security First Title.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Security First Title 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on August 21, 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 First Title.

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 five individual tracts. 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. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and the 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: Eldon R. Pankratz Trust

Auctioneer: Van Schmidt

Simulcast Public and Online: Bidding will be simultaneous with the live auction on **Tuesday, July 21, 2026**, with bidding concluding at the end of the live auction.

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.