

**SCAN THE QR CODE
FOR MORE INFO!**



ONLINE AUCTION

702.41± Acres, Greeley County, Kansas

Bidding starts: Monday, July 20, 2026, at 8:00 AM MT

Bidding closes: Thursday, July 23, 2026, at 1:00 PM MT

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

Highlights:

- Good Quality Dryland Farm
- Close to Grain Markets
- Excellent Access



For additional information, please contact:
Dustin Unruh, Agent | (620) 482-0898
DUnruh@FarmersNational.com

Property Information

Directions to Property:

Tracts 1 and 2: Travel north of Tribune, Kansas, six miles. Property is located along the east side of the highway. The north tract is located on the south side of County road J.

Tract 3: Travel four miles north of Tribune, Kansas. Turn west on a Road L and travel west two miles to County Road 15. Turn north on County Road 15 and travel two miles. Turn east at the two track road and travel one-half mile to the subject property. Road ends at the beginning of the southwest corner of the property.

Legal Description:

- Tract 1:** North Half (N/2) of Section Twenty One (21) Township Seventeen (17) South, Range Forty (40) West of the 6th P.M.
- Tract 2:** South Half (S/2) of Section Twenty One (21), Township Seventeen (17) South, Range Forty (40) West of the 6th P.M.
- Tract 3:** South Half (S/2) of the South East Quarter (SE/4) of Section Nineteen (19), Township Seventeen (17) South, Range Forty (40) West of the 6th P.M.

Property Description:

Don't miss this opportunity to bid on a productive dryland farm situated Northeast of Tribune, Kansas. The tract features Richfield silt loam soils 0-1% slopes. Its proximity to major grain markets and excellent access make this property ideal for operators looking to expand or investors seeking farmland in western Kansas. Don't miss this opportunity to expand your current operation, or add to your landholdings portfolio!

Farm Data:

- Tract 1:** Cropland 629.87 acres
Total 308.93 acres
- Tract 2:** Cropland 629.87 acres
Total 310.86 acres
- Tract 3:** Cropland 163.54 acres
Total 82.62 acres

FSA Information:

Tracts 1 and 2:	Base	Yield
Wheat	444.80 acres	32 bushels
To Be Split After Closing		
Tract 3:	Base	Yield
Wheat	105.60 acres	31 bushels
To Be Split After Closing		

2025 Taxes:

- Tract 1:** \$780.57
- Tract 2:** \$742.38
- Tract 3:** \$253.22

Agent Comments:

Base acres and cropland acres on tracts will be split after closing at the FSA office.

Seller shall retain share of wheat crop.

Buyer shall receive Seller share of any 2026 milo crop. Buyer will reimburse Seller for Seller's share of production expenses related to the establishment of the 2026 milo crop. Seller's milo crop insurance shall be transferred to Buyer, Buyer will pay Sellers crop insurance premium at closing.

Property is subject to verbal lease that expires 2/28/2027.

Seller makes no warranties of representations as to the property or its condition.

All taxes, assessments, and prorations are final and binding at closing. Any subsequent tax reassessments for prior years received after the closing date is the responsibility of the Buyer.

Property Location



Tract 1

Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	66.2%	206.7	3c	1
●	1857	Ulysses silt loam, 1 to 3 percent slopes	33.8%	105.5	3e	2e



Tract 2

Soil Map

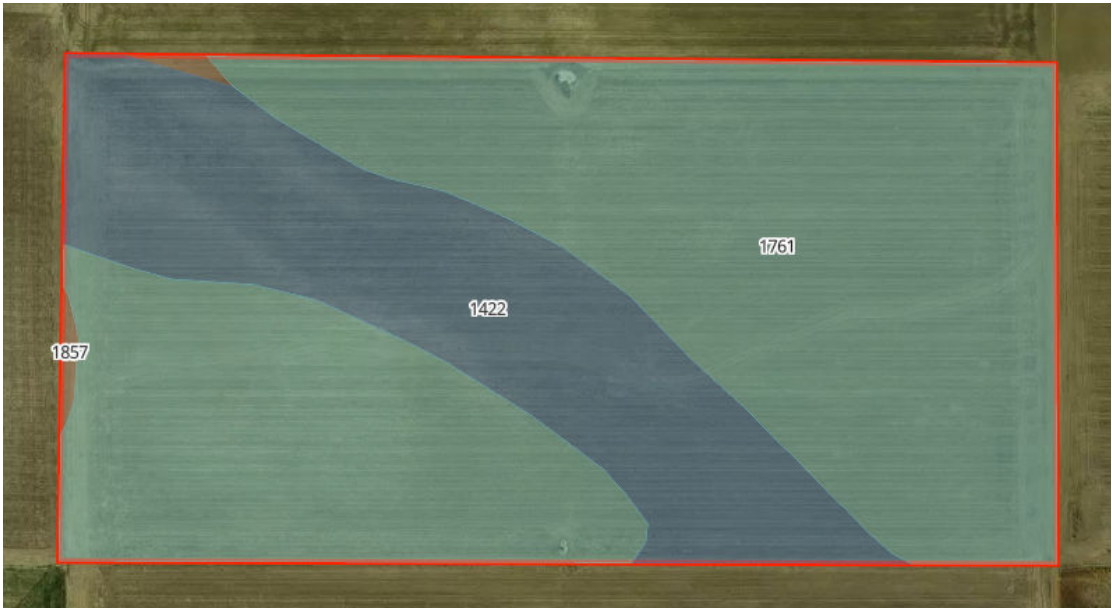


	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	53.8%	168.1	3c	1
●	1857	Ulysses silt loam, 1 to 3 percent slopes	46.2%	144.3	3e	2e



Tract 3

Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
●	1761	Richfield silt loam, 0 to 1 percent slopes	71.6%	59.2	3c	1
●	1422	Goshen silt loam, rarely flooded	27.8%	23	3c	1
●	1857	Ulysses silt loam, 1 to 3 percent slopes	0.6%	0.5	3e	2e



Tract 1 Milo



Tract 2 Fallow



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 August 24, 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 Greeley County Abstract & Title, Inc.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Greeley County Abstract & Title, Inc. 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 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 August 24, 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 Greeley County Abstract & Title, Inc.

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 three individual tracts. All bids are open for advancement starting **Monday, July 20, 2026, at 8:00 AM MT until Thursday, July 23, 2026, at 1:00 PM MT**, 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 ALL TRACTS an additional 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.

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.

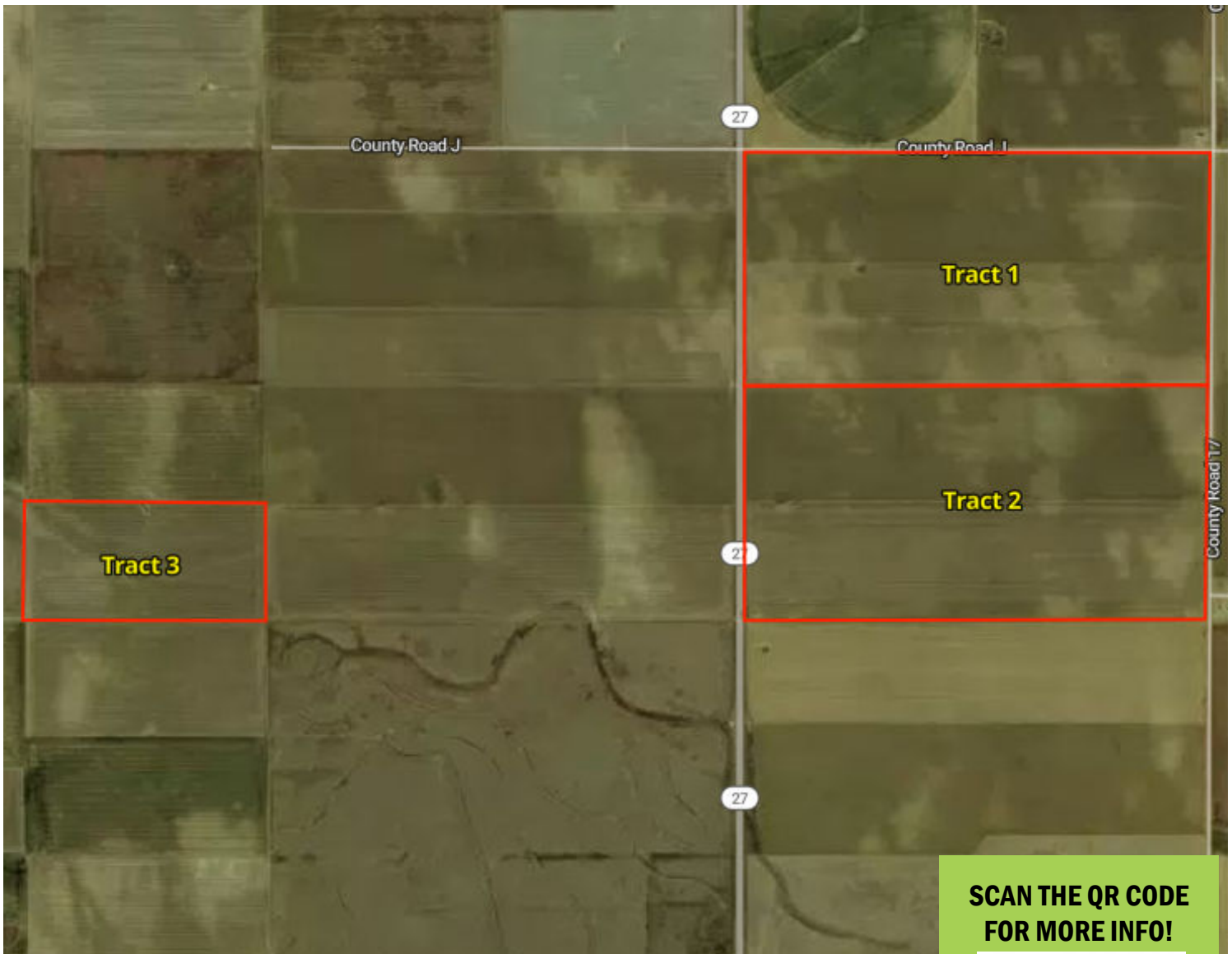
Seller: Bays-Hunt Farm LLC

Online Bidding Procedure: The online bidding begins on **Monday, July 20, 2026, at 8:00 AM MT**. Bidding closes on **Thursday, July 23, 2026, at 1:00 PM MT**.

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.



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