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LAND AUCTION

SIMULCAST LIVE AND ONLINE

226.29± Acres, Saline and Ottawa Counties, Kansas

July 14, 2025, 2026 | 10:00 AM

Niles Community Center | Arrowhead Road, Niles, Kansas

Highlights:

- **High quality crop land with long history of good stewardship.**
- **Excellent recreational property with frontage access to the Solomon River.**
- **Blacktop road access.**



For additional information, please contact:
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Online Bidding starts | July 8, 2026, at 10:00 AM
Bidding closes | July 14, 2026, at close of live event

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

Property Information

Property Location: The north side of this property sits on the southwest corner of the town of Niles, Kansas lying south of the railroad and Arrowhead Road.

Legal Description: Long legal on file, please contact agents for details.

Property Description:

Opportunities to buy high quality river bottom crop land like this farm are rare. In addition to the 174 acres of class II well maintained crop land acres, this farm offers approximately 1.85 miles of Solomon River frontage. The wildlife and recreation potential are excellent with deer, turkey, fishing and more!

Farm Data:

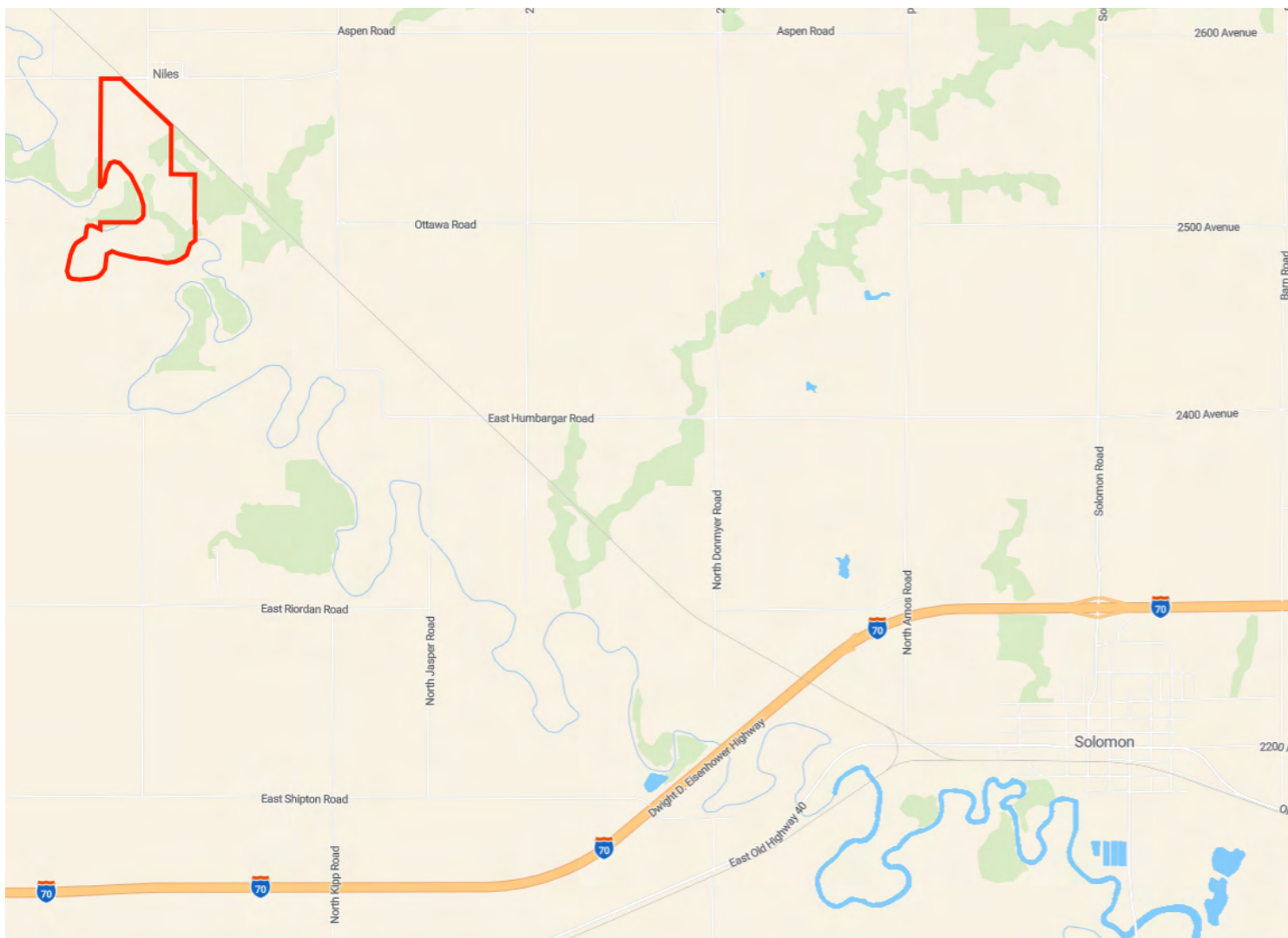
Cropland	174.03 acres
<u>Trees/Non-crop</u>	<u>52.07 acres</u>
Total	226.10 acres

FSA Information:

	Base	Yield
Wheat	174.0 acres	39 bushels

Taxes: \$1,823.36

Location Map



Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class
	2375	Roxbury silt loam, rarely flooded	22.9%	51.8	2e	1
	2375	Roxbury silt loam, rarely flooded	20.4%	46	2e	1
	2365	New Cambria silty clay loam, rarely flooded	10.1%	22.8	2s	2s
	2347	McCook silt loam, rarely flooded	9.9%	22.5	1	1
	3725	Detroit silty clay loam, rarely flooded	7.5%	16.9	1	1
	3755	Hord silt loam, rarely flooded	6.4%	14.4	2c	1
	9999	Water	6.1%	13.9	--	--
	2347	McCook silt loam, rarely flooded	5.9%	13.3	1	1
	3569	Hobbs-Geary silt loams, 0 to 15 percent slopes	5.4%	12.1	5w	--
	2179	McCook soils, occasionally flooded	2.6%	6	2w	2w
	9999	Water	2.1%	4.8	--	--
	2179	McCook soils, occasionally flooded	0.6%	1.3	2w	2w



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 August 14, 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 Scheibeler's Title, Minneapolis, Kansas.

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

Closing: The sale closing will be on August 14, 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 Scheibeler's Title.

Survey: At the Seller's option, the Seller shall provide a property survey to provide good title where there is not an existing legal or where new boundaries are created the Seller and Buyer(s) will pay 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 one individual tract. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. 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 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(s): Lindgren Family Farm LLC

Auctioneer: Van Schmidt

Additional Comments: Landlords 50% share of spring planted crops go to buyer. Buyer agrees to pay landlords share of inputs and to transfer the crop insurance into their name for spring planted crops. Current farm lease ends 12/31/2026. Buyer to have full possession 1/1/2027.

Online Simultaneous Bidding Procedure: The online bidding begins on July 8, 2026, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on July 14, 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.