



**FARMERS  
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C O M P A N Y

L-2600413

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# ONLINE AUCTION

**313.10± Acres Offered in Two Tracts**  
**Morris County, Kansas**

**Bidding starts: Tuesday, September 15, 2026, at 10:00 AM**

**Bidding closes: Tuesday, September 22, 2026, at 12:00 PM**

**To register and bid go to: [www.fnctbid.com](http://www.fnctbid.com)**

## Highlights:

- Very nice high quality farmland, with conservation structures
- Excellent pasture with good water and fences
- Good access and good roads to markets



**For additional information, please contact:**

**Fred Olsen, AFM/Agent**

**(785) 320-2033 or (620) 285-9131**

**[FOlsen@FarmersNational.com](mailto:FOlsen@FarmersNational.com)**

# Property Information

## Directions to Property:

From Herrington: 4 miles east on Highway 56 to 2800 Road (Burdick Road) south 3.5 miles, 1 mile east on Y Avenue. From Burdick: 3 miles north on 2800 Road (Burdick Road) 1 mile east on Y Avenue.

## Legal Description:

SE/4 Sec 35, and SW1/4 Sec 36 all in Twp 16S, Rng 5E, Morris County, Kansas.

## Property Description:

Both tracts are combinations of farm land and pasture. The farmland is high quality with good conservation improvements. Pastures have good water with good fences. Sec 35 pasture would easily convert to farmland, currently hayed.

## Farm Data:

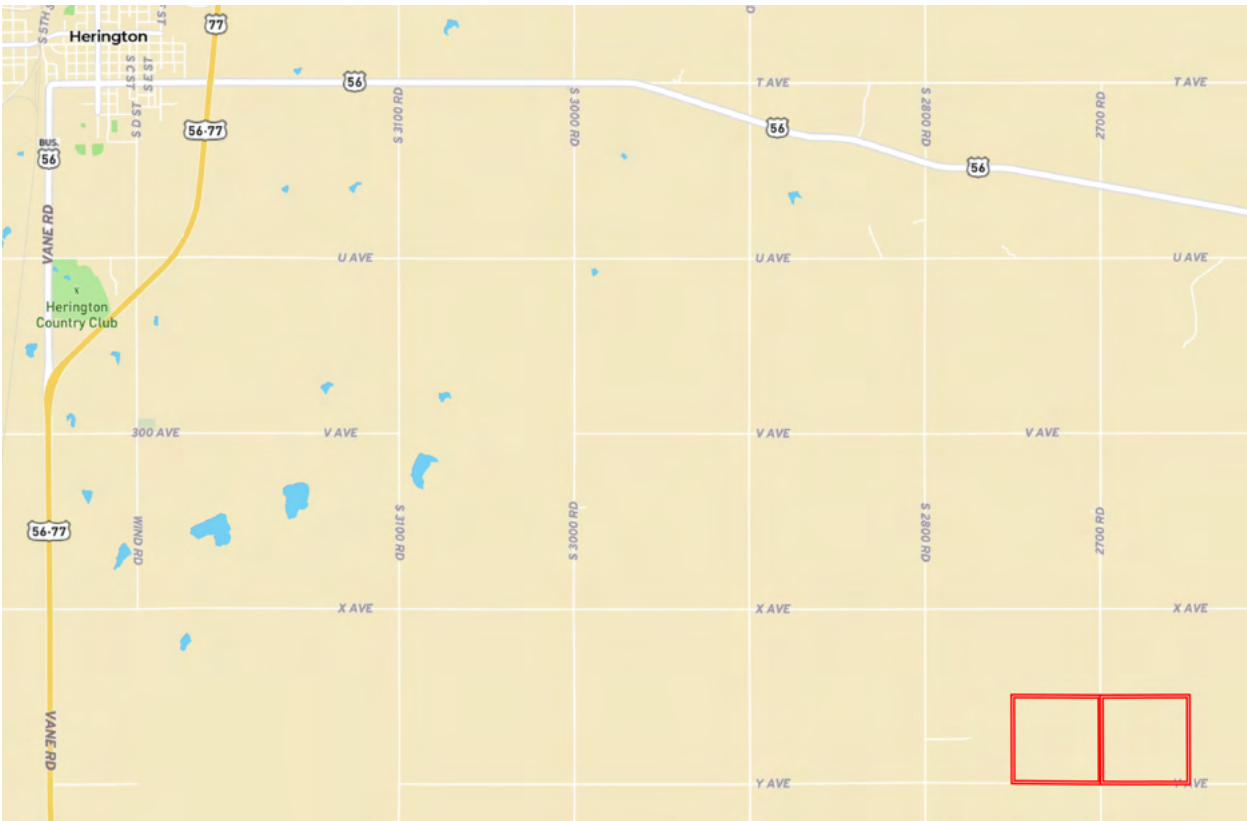
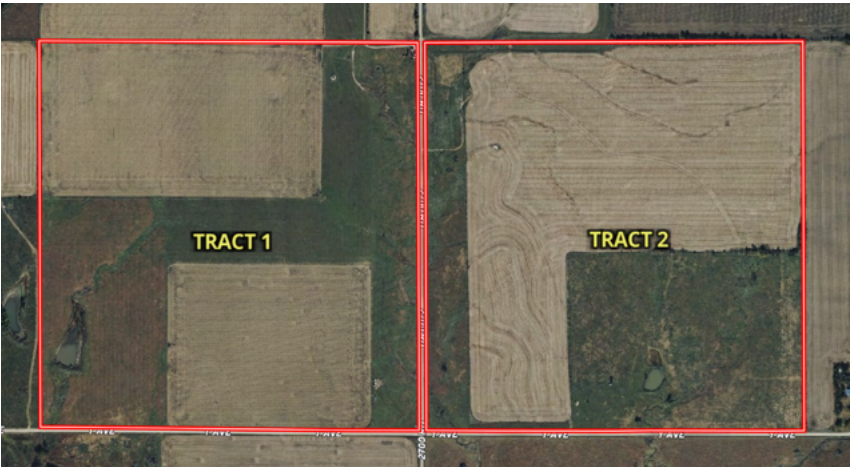
|                 |                    |
|-----------------|--------------------|
| <b>Tract 1:</b> |                    |
| Cropland        | 83.19 acres        |
| Pasture         | 72.68 acres        |
| Non-crop        | <u>.43 acres</u>   |
| Total           | 156.30 acres       |
| <b>Tract 2:</b> |                    |
| Cropland        | 92.26 acres        |
| Pasture         | <u>64.89 acres</u> |
| Total           | 156.80 acres       |

## FSA Information:

|                 |             |              |
|-----------------|-------------|--------------|
| <b>Tract 1:</b> | <b>Base</b> | <b>Yield</b> |
| Wheat           | 31.01 acres | 47 bushels   |
| Corn            | 5.50 acres  | 75 bushels   |
| Grain Sorghum   | 4.14 acres  | 79 bushels   |
| Soybeans        | 40.63 acres | 28 bushels   |
| <b>Tract 2:</b> | <b>Base</b> | <b>Yield</b> |
| Wheat           | 34.38 acres | 47 bushels   |
| Corn            | 6.10 acres  | 75 bushels   |
| Grain Sorghum   | 4.56 acres  | 79 bushels   |
| Soybeans        | 45.08 acres | 28 bushels   |

## 2025 Taxes:

**Tract 1:** \$951.84  
**Tract 2:** \$944.78



Tract 1

Soil Map



| SOIL CODE | SOIL DESCRIPTION                                     | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|------------------------------------------------------|-----------|-------|-----|-------|------|
| 4672      | Irwin silty clay loam, 1 to 3 percent slopes, eroded | 55.02     | 35.27 | 0   | 52    | 4e   |
| 3890      | Ladysmith silty clay loam, 0 to 1 percent slopes     | 50.37     | 32.29 | 0   | 53    | 2s   |
| 4671      | Irwin silty clay loam, 1 to 3 percent slopes         | 26.24     | 16.82 | 0   | 57    | 3s   |
| 4744      | Labette-Dwight complex, 0 to 3 percent slopes        | 21.24     | 13.62 | 0   | 51    | 2e   |
| 4051      | Ivan silt loam, channeled                            | 3.11      | 1.99  | 0   | 51    | 5w   |
| TOTALS    |                                                      | 155.98(*) | 100%  | -   | 53.01 | 2.93 |

Tract 2

Soil Map



| SOIL CODE | SOIL DESCRIPTION                                     | ACRES    | %     | CPI | NCCPI | CAP  |
|-----------|------------------------------------------------------|----------|-------|-----|-------|------|
| 4671      | Irwin silty clay loam, 1 to 3 percent slopes         | 86.76    | 55.51 | 0   | 57    | 3s   |
| 4744      | Labette-Dwight complex, 0 to 3 percent slopes        | 44.39    | 28.4  | 0   | 51    | 2e   |
| 4673      | Irwin silty clay loam, 3 to 7 percent slopes         | 18.62    | 11.91 | 0   | 60    | 4e   |
| 3890      | Ladysmith silty clay loam, 0 to 1 percent slopes     | 4.74     | 3.03  | 0   | 53    | 2s   |
| 4051      | Ivan silt loam, channeled                            | 1.76     | 1.13  | 0   | 51    | 5w   |
| 4672      | Irwin silty clay loam, 1 to 3 percent slopes, eroded | 0.03     | 0.02  | 0   | 52    | 4e   |
| TOTALS    |                                                      | 156.3(*) | 100%  | -   | 55.47 | 2.83 |



# 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 October 22, 2026, or such other date agreed to by the parties. Subject to the conclusion of fall 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 Morris County Title Co.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Morris County Title Co. 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 October 22, 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 Morris County Title Co.

**Auction Sales:** The real estate will be offered in two individual tracts. All bids are open for advancement starting **Tuesday, September 15, 2026, at 10:00 AM until Tuesday, September 22, 2026, at 12:00 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 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.

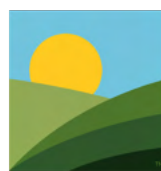
**Seller:** Beverly Carlson Estate, Steve Carlson Executor

**Online Bidding Procedure:** The online bidding begins on **Tuesday, September 15, 2026, at 10:00 AM until Tuesday, September 22, 2026, at 12:00 PM.**

**To register and bid on this auction go to:** [www.fncbid.com](http://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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— LEADERS IN LAND —