FARMERS NATIONAL COMPANY

L-2700032



LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Acres, Ford County, Kansas

Tuesday, December 15, 2026 | 10:00 AM
St. John Parish Center | 204 North Main Street, Spearville, Kansas

Highlights:

- Newly constructed wind tower (Pioneer Creek Wind Project)
- Productive non-irrigated crop land
- Located in Ford County, Kansas

For additional information, please contact:



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Bidding starts | Friday, December 11, 2026 at 8:00 AM
Bidding closes | Tuesday, December 15, 2026 at close of live event.

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

Directions to Property:
From Spearville, Kansas, 8.5 miles south on 126 Road and 1 mile east on Nickel Road.

Legal Description:
Southwest Quarter (SW/4) of Section Three (3), Township Twenty-Seven (27) South, Range Twenty-two (22) West of the 6th P.M.

Property Description:
Located in Ford County, Kansas, an area experiencing significant interest from proposed energy and data center developments, this tract offers productive cropland, income from one wind turbine in the Pioneer Creek Wind Project, and convenient access just one mile from a primary county paved road.

FSA Information:

	Base	Yield
Wheat	86.54 acres	36 bushels
Grain Sorghum	23.58 acres	43 bushels
Barley	8.90 acres	29 bushels

Farm Data:

Cropland	159.32 acres
Non-crop	.19 acres
Waterway	1.80 acres
Total	161.31 acres

(FSA Acres exceed Taxable Acres)

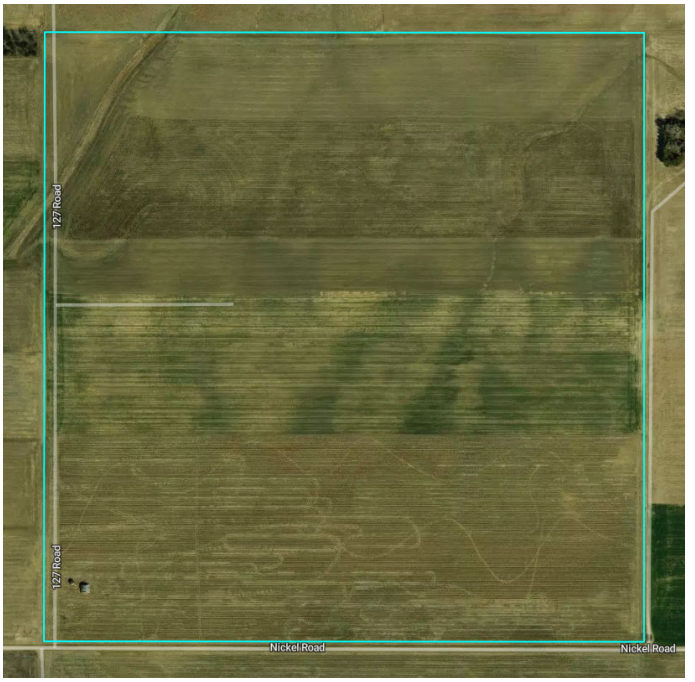
2025 Taxes:
$602.22

Agent Comments:
Wind lease payments for 2026 and any installment payments or payments for crop damages associated with construction to be retained by the seller. All future payments to the buyer. Buyer to receive landowner's 1/3 interest in 2027 wheat crop. Buyer will be responsible for seller's 1/3 share of expenses for the 2027 wheat crop. Buyer will reimburse seller at closing for expenses already paid toward the 2027 wheat crop. There is no crop insurance on the seller's portion of the wheat crop. Buyer will reimburse seller at closing for weed control operations, if any, following 2026 harvest on open acres.

Property Location



Aerial Map



Soil Map



54.7/100 NCCPI



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	1816	Satanta-Lubbock complex, 0 to 3 percent slopes	58.4%	92.8	3e	1	46.9
	2613	Harney silt loam, 1 to 3 percent slopes	23.1%	36.8	2e	2e	68.7
	2744	Penden clay loam, 0 to 1 percent slopes	11.2%	17.8	2c	1	63.7
	2745	Penden clay loam, 1 to 3 percent slopes	4.3%	6.8	2e	2e	63.1
	2800	Spearville complex, 1 to 3 percent slopes, eroded	3.0%	4.7	2s	2s	53.3



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Real estate taxes for 2026 will be paid by the Seller. All future taxes will be the responsibility of the Buyer(s).

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 January 29, 2027 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 Security 1st.

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 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 Seller and Buyer(s).**Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 29, 2027 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.

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. 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: Conley Family Trust

Auctioneer: Van Schmidt

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, December 11, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, December 15, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

FARMERS NATIONAL COMPANY

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