

FARMLAND PORTFOLIO

AUCTION



TRACT 1

Kaw River Valley

4% Buyer's Premium

Premium Pottawatomie County, KS

240± Irrigated Acres – Reinke & Valley Pivots

Primarily Rossville & Muscotah Soils

Excellent Groundwater - Alluvial Zone of Kansas River

642± Tillable Acres

Located Between Manhattan & Topeka, KS

Convenient Access to I-70 & Hwy 24



TRACT 6



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

405.332.5505

SchraderWellings.com

MULTI-TRACT
AUCTIONS

TUESDAY, OCTOBER 28 • 6PM

at Wamego Senior & Community Center
Wamego, KS • Online Bidding Available

660 Acres

Offered in 7 Tracts

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TUESDAY, OCTOBER 28 • 6:00PM

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Premium Pottawatomie County, KS

The “*Kaw*” *Kansas River Valley* Farmland Portfolio is a rare opportunity to acquire some of the most sought-after farmland in Kansas. Located directly between Topeka & Manhattan, KS – this farmland portfolio blends excellent quality farms, superb geographic access, competitive tenant markets and outstanding future appreciation potential. This balance of features should appeal to local operators, seeking to expand an existing operation, as well as investment grade farmland Buyers. There are currently 4 center pivots (3 Reinke & 1 Valley) located on the farms, covering 240± irrigated acres. Rossville silt loam and Muscotah silty clay loam are the primary soil types represented. The portfolio will be offered in 7 individual tracts, Buyers may place bids on any individual tract or combination of parcels that ***BEST FIT THEIR NEEDS!*** Don’t miss this opportunity to invest in some of the highest quality farmland that Kansas has to offer!



TRACT 1: 80± total acres, with 60± irrigated acres located along Half Moon Rd. Primarily Rossville silt loam soils with a 7-Tower Reinke Pivot showing 2,232 Hrs. as of August ‘25.

TRACT 2: 160± acres total, with 90± irrigated acres along Half Mood Rd. Primarily Rossville silt loam soils. Includes 2 center pivots, a 2025 model Reinke 7-Tower pivot with only 130 Hrs and an older Valley 4-Tower pivot showing 12,084 Hrs.



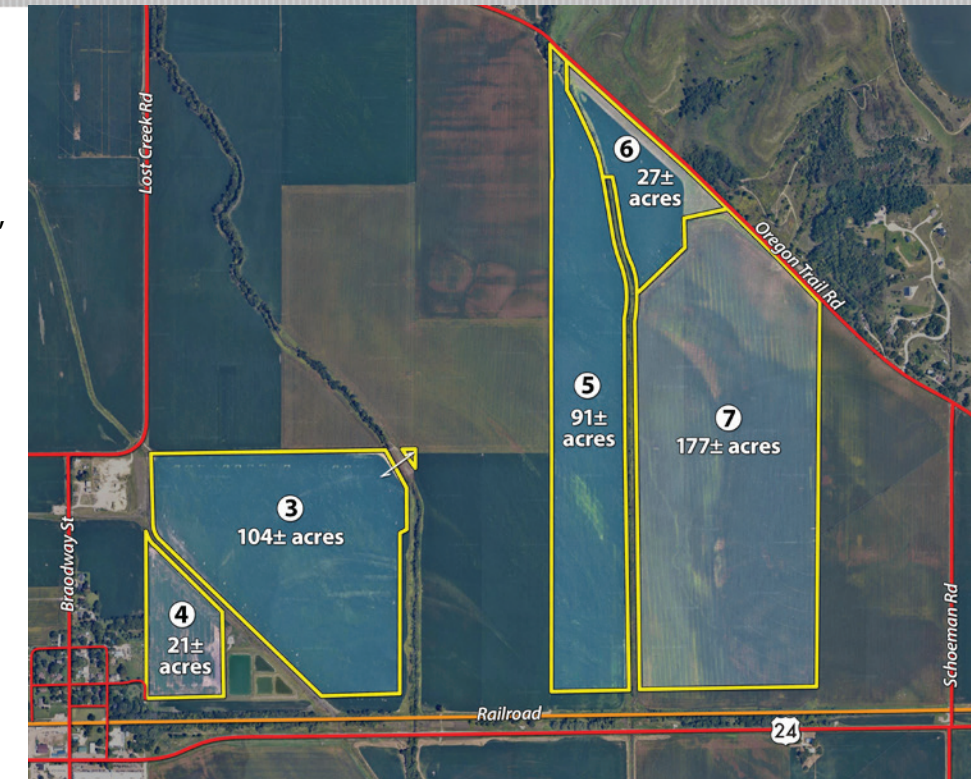
TRACT 3: 104± acres dryland farm located just northeast of the community of Belvue, KS. Combination of Rossville and Eudora-bismarckgrove silt loam soils, with a drainage ditch along the west boundary of the farm.

TRACT 4: 21± acres dryland farm with Kimo silty clay loam soils, excellent small tract or potential combination with other farms.

TRACT 5: 91± acres along Oregon Trail Road, primarily Muscotah silty clay loam soils. Farm is bordered on the east side by Welsh Creek.

TRACT 6: 27± acres along Oregon Trail Road, primarily Muscotah silty clay loam soils. Excellent combination of dryland tillable and strip along roadway historically used for hay production. Bordered on the west by Welsh Creek.

TRACT 7: 177± acres along Oregon Trail Road, includes 2007 model 9-Tower Reinke Pivot showing 5,396 Hrs. as of August ‘25. Approximately 90± acres under pivot irrigation with the balance dryland, comprised of Muscotah silty clay loam soils, bordered on the west by Welsh Creek.



Auction Manager: **Brent Wellings**



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Kaw River Valley

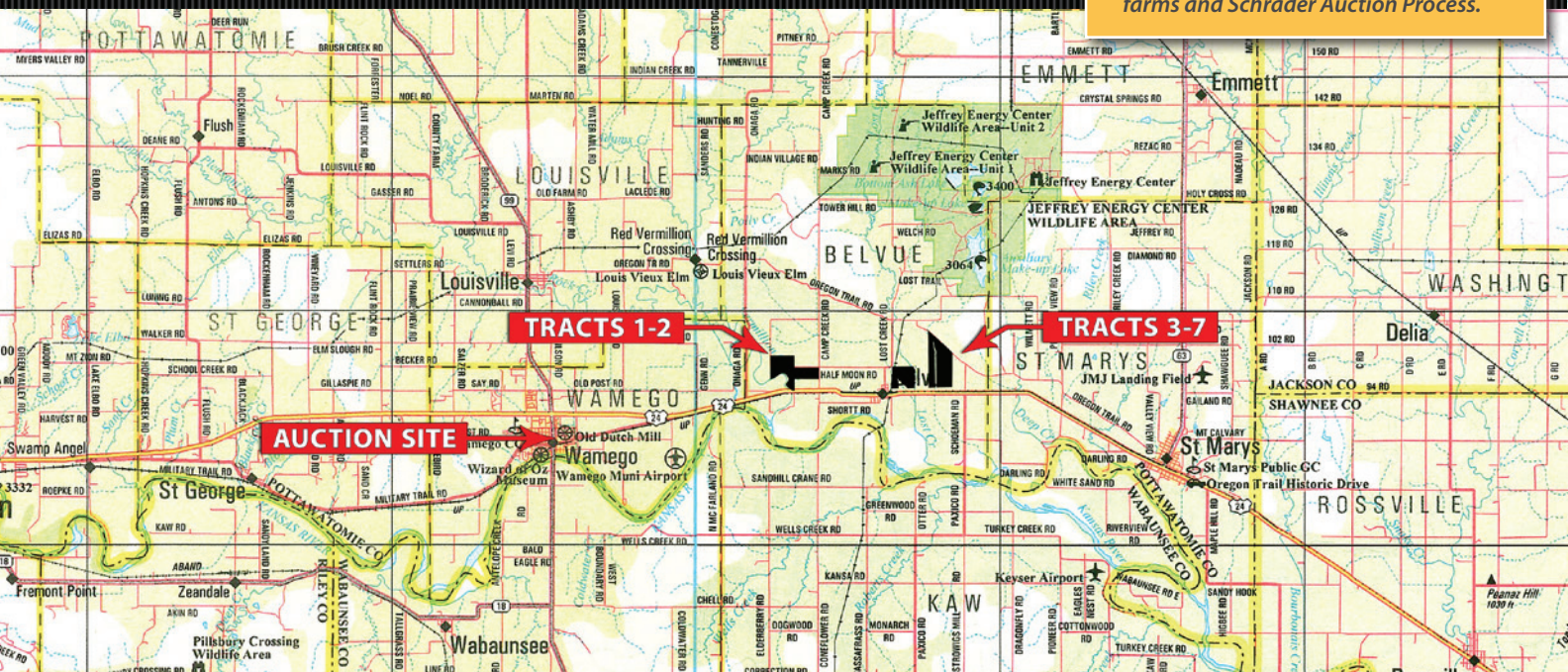
Premium Pottawatomie County, KS

AUCTION INFORMATION DATES:

Tuesday, October 7 • 3-6PM

Monday, October 27 • 3-6PM

Meet at Tract 1 to learn about the farms and Schrader Auction Process.



AUCTION LOCATION: Wamego Senior & Community Center – 501 Ash Street, Wamego, KS 66547

AUCTION TERMS & CONDITIONS:

PROCEDURE Tracts 1 through 7 will be offered in individual tracts, in any combination of these tracts, or as the whole property. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the whole property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

FINAL COURT APPROVAL: Seller is a court-administered trust and is subject to the jurisdiction and supervision of the Shawnee County District Court. Any/each sale is subject to and contingent upon the issuance of a pre-Auction order of the Court pursuant to which the sale is confirmed and/or approved.

DEED: Seller shall be obligated only to convey a merchantable title by Trustee's Special Warranty Deed.

EVIDENCE OF TITLE; TITLE INSURANCE: Sellers shall furnish at Sellers' expense an updated title insurance commitment disclosing fee simple title to the real estate in the name of Sellers (free and clear of any material encumbrance that does not constitute a Permitted Exception) as of a date after the Auction and

prior to closing, subject to all standard requirements, conditions and exceptions and subject to the Permitted Exceptions. If Buyer elects to purchase a standard coverage owner's title insurance policy in accordance with such commitment, the cost of the owner's title insurance shall be charged to Buyer; *provided, however*, Seller shall give Buyer a credit at closing against the purchase price equal to one-half (1/2) of the amount charged to Buyer for the owner's title insurance, including the premium and any title service charges. The cost of any lender's title insurance shall be charged to Buyer.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be delivered after expiration of current farm lease, which expires December 15, 2025.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale will include Seller's interest, if any, with respect to any oil, gas and/or other minerals under the surface of (and/or that may be produced from) the Purchased Land and/or any rights appurtenant thereto; *provided, however:* (a) no promise, warranty or representation is or will be made as to the existence or value of any Minerals or the nature or extent of Seller's interest therein; and (b) Seller shall have no obligation to provide any title insurance, title opinion or other title evidence with respect to any Minerals.

ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and

Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time and routinely check the auction website at www.schraderauction.com to inspect any changes or additions to the property information or terms of sale.

Auction Manager
Brent Wellings

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CORPORATE OFFICE: PO Box 508
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606
www.SchraderAuction.com
Corporate Office Lic# CO90084010

OKLAHOMA OFFICE: 405.332.5505
101 N. Main St., Stillwater, OK 74075

Auction Manager:

Brent Wellings • 405.332.5505
brent@schraderauction.com

Charles Brent Wellings - Real Estate Lic# BR00237105



Online Bidding Available

You may bid online during the auction at
www.schraderauction.com. You must be
registered **One Week in Advance of the
Auction** to bid online. For online bidding
information, call Schrader Auction Company
at 800.451.2709.

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