

ONLINE-ONLY LAND AUCTION

700 +/- ACRES | 5 TRACTS | NORTON & GRAHAM COUNTY, KANSAS



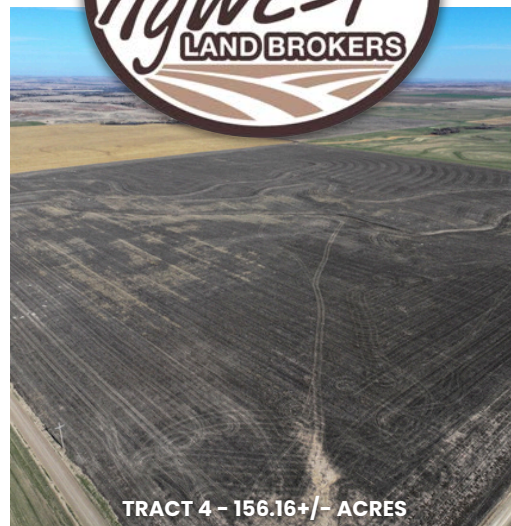
TRACT 1 - 153.50 +/- ACRES



TRACT 2 - 79.83 +/- ACRES



TRACT 3 - 152.04 +/- ACRES



TRACT 4 - 156.16 +/- ACRES

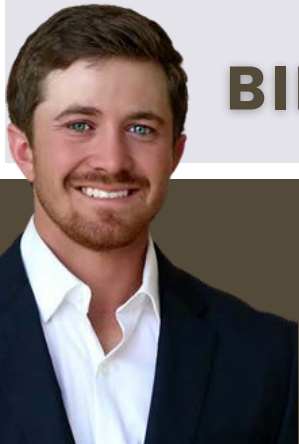


TRACT 5 - 158.55 +/- ACRES

BIDDING OPENS
TUESDAY, DECEMBER 30TH
AT 10 A.M.

BIDDING CLOSES
TUESDAY, JANUARY 6TH
STARTING AT 10 A.M.

BID ONLINE AT [BID.AGWESTLAND.COM](http://bid.agwestland.com)



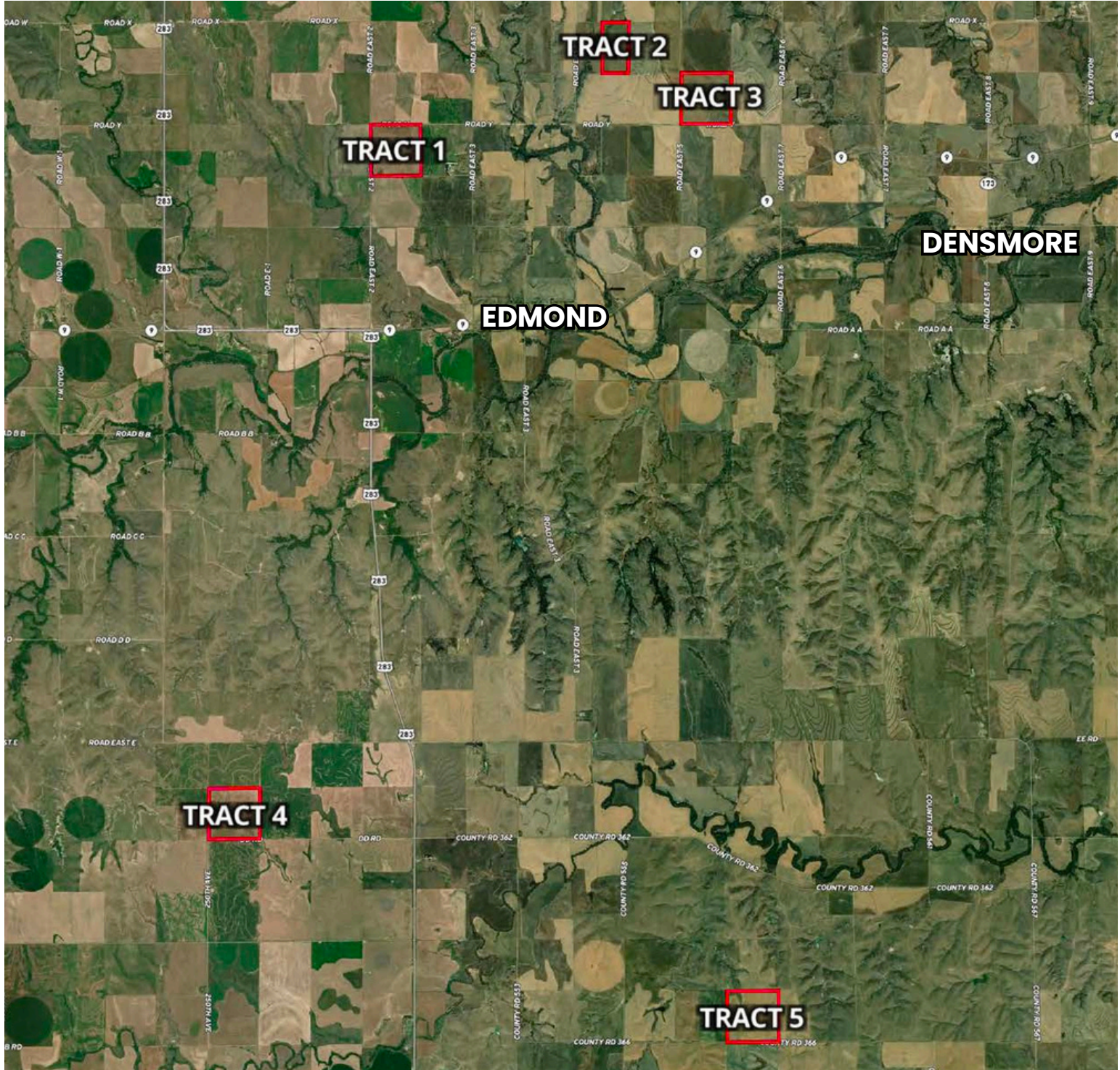
CLAYTON ESSLINGER

Farm & Ranch Specialist
Norton, Kansas

Clayton.Esslinger@AgWestLand.com
(785) 202-2066



415 W. 4TH AVE. | PO BOX 1098 | HOLDREGE, NE 68949 | (866) 995-8067 | AGWESTLAND.COM



PROPERTY DIRECTIONS - SIGNS WILL BE POSTED

Tract 1: From Edmond, travel 1 mile west on Highway 9, turning north onto County Road E2. Continue for 1.5 miles, the property will be located on the east side of the road.

Tract 2: From Edmond, travel north on County Road E3 for 2 miles. Turn east at the intersection of County Road E3 & Road Y for 1 mile, turn north onto County Road E4 for 1 mile and back to the east on Road X for half a mile. The property will be on the south side of the road.

Tract 3: From Edmond, travel east on Highway 9 for 1 mile, turning north onto County Road E5. Continue down County Road E5 for 1.5 miles, then the property will be located on the northeast corner of intersection Y & E5.

Tract 4: From Edmond, travel west on Highway 9 for 1.5 miles, turning south on Highway 283. Continue on Highway 283 for 5 miles, turning west onto County Road DD. Continue west for 1.5 miles, and the property will be located on the north side of the road.

Tract 5: From Edmond, travel west on Highway 9 for 1.5 miles, turning south onto Highway 283. Continue on Highway 283 for 8 miles, then turn east onto County Road AA. Continue east on County Road AA for 3 miles and follow the curve north (County Road 300th Ave) for 1 mile. The property will be located northeast of intersection BB and 300th Ave.

TRACT 1 - 153.50+/- ACRES



Located approximately 1.5 miles northwest of Edmond, Kansas, this high caliber farm gives you everything you desire in a great investment property. Offering 154.38+/- acres (see FSA data), Tract 1 is fully tillable, with very little slope across the property. This farm is composed of entirely Class II Holdrege silt loam soil with great access to Highway 9 only 1.5 miles away. There are corn and wheat base acres established with this tract and it is currently planted to corn. Possession will be immediate upon successful closing of the property. Sign will be posted.

LEGAL DESCRIPTION

Northwest ¼ Less Road R/W, Section 6, Township 5 South, Range 22 West, Norton County, KS

PROPERTY TAXES (2025)

\$1,721.38

TOTAL ACRES (PER ASSESSOR) - 153.50 +/-

Dryland Acres: 153.50 +/-

FSA INFORMATION

Total Cropland Acres: 154.38

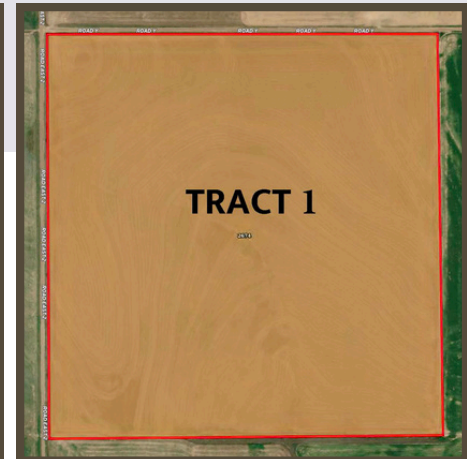
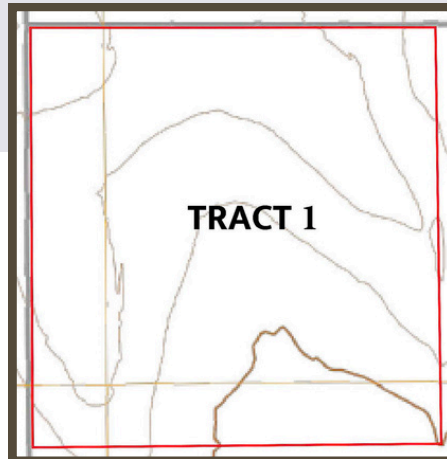
Wheat: 74.34 Base Acres - 41 PLC Yield

Corn: 66.73 Base Acres - 76 PLC Yield

Total Base Acres: 141.07

Subject to 2025 crop share lease.

All mineral rights owned by seller, if any, to convey to buyer.

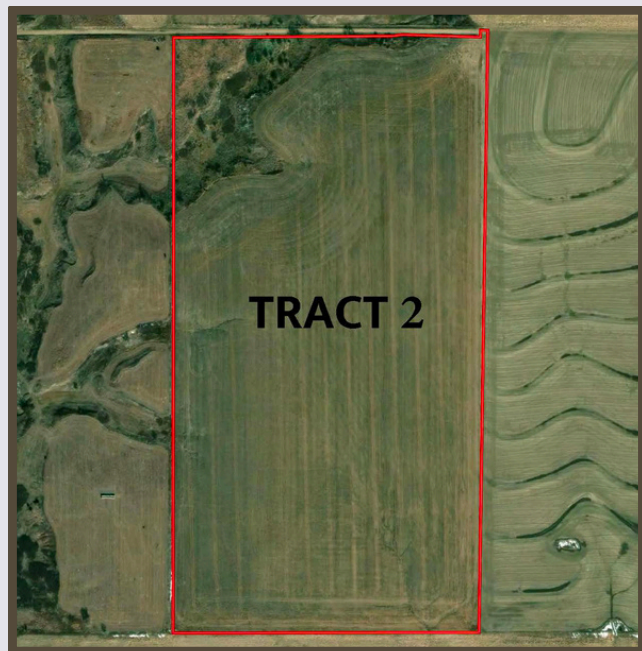


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	153.33	100	0	76	2e
TOTALS		153.33(*)	100%	-	76.0	2

TRACT 2 - 79.83+/- ACRES



Located 2 miles north of Edmond, Kansas along County Road X, Tract 2 offers great tillable acres along with a small draw teaming with wildlife. This farm has 72.03+/- tillable acres (see FSA data) consisting primarily of Holdrege silt loam soil with a very easy slope of 1-3 percent across the field. Running through the northwest corner of the property is a small pocket of lush native grasses, thickets, and trees, giving you a great opportunity to hunt pheasant, quail, and whitetail deer that often travel off the creek throughout the hunting season. There are 65.81+/- corn and wheat base acres on this farm and it is currently planted to corn. Buyer will have immediate possession upon the successful closing of the property. Signs will be posted.



LEGAL DESCRIPTION

East ½ of Northwest ¼ Less Road R/W, Section 33, Township 4 South, Range 22 West, Norton County, KS

PROPERTY TAXES (2025): \$789.50

TOTAL ACRES (PER ASSESSOR) - 79.83 +/-

Dryland Acres: 72.13 +/-

Recreational Acres: 7.70 +/-

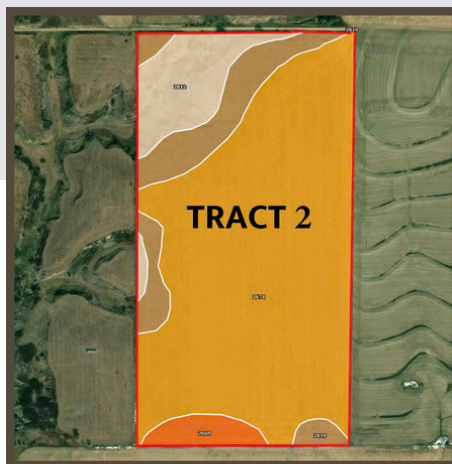
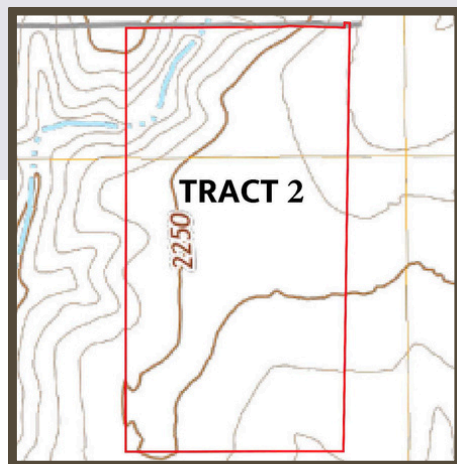
FSA INFORMATION

Total Cropland Acres: 72.03

Wheat: 34.68 Base Acres - 41 PLC Yield

Corn: 31.13 Base Acres - 76 PLC Yield

Total Base Acres: 65.81



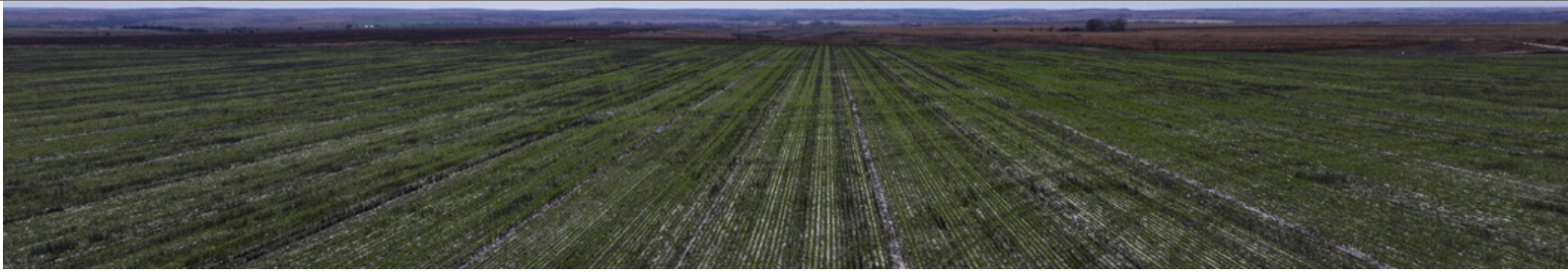
Subject to 2025 crop share lease.

All mineral rights owned by seller, if any, to convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	57.94	72.66	0	76	2e
2819	Uly silt loam, 6 to 11 percent slopes	10.53	13.21	0	74	4e
2812	Uly silt loam, 10 to 20 percent slopes	8.52	10.68	0	66	6e
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	2.76	3.46	0	69	2e
TOTALS		79.75(7)	100%	-	74.43	2.69

TRACT 3 - 152.04+/- ACRES



Located approximately 2 miles northeast of Edmond, Kansas along County Road Y, Tract 3 offers 152.90+/- acres (see FSA data) of prime Norton County farmland. Only 1.5 miles off pavement, this tract has great access to Highway 9 from County Road E5. The farm has an easy layout of terraces across the tract that have been well maintained by the tenant. Consisting of primarily Holdrege silt loam soil, with a gently rolling landscape, this upland farm would be great for the farmer or investor. Tract 3 has 139.69 total base acres of corn and wheat and is currently drilled to wheat. Possession will be upon harvest of the 2026 wheat crop. Signs will be posted.

LEGAL DESCRIPTION

Southwest ¼ Less Road R/W, Section 34, Township 4 South, Range 22 West, Norton County, KS

PROPERTY TAXES (2025)

\$1,486.68

TOTAL ACRES (PER ASSESSOR) - 152.04 +/-

Dryland Acres: 152.04 +/-

FSA INFORMATION

Total Cropland Acres: 152.9

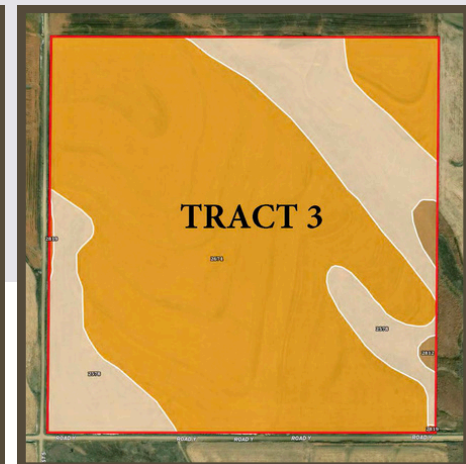
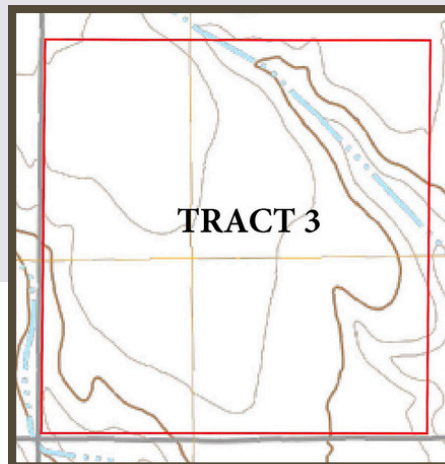
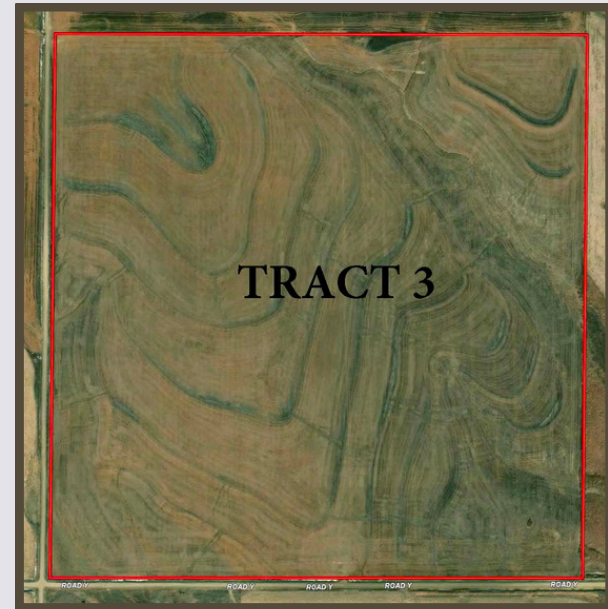
Wheat: 73.62 Base Acres - 41 PLC Yield

Corn: 66.07 Base Acres - 76 PLC Yield

Total Base Acres: 139.69

Subject to 2025 crop share lease.

All mineral rights owned by seller, if any, to convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	GPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	111.61	73.48	0	76	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	38.31	25.22	0	63	4e
2812	Uly silt loam, 10 to 20 percent slopes	1.65	1.09	0	66	6e
2819	Uly silt loam, 6 to 11 percent slopes	0.33	0.22	0	74	4e
TOTALS		151.9()	100%	-	72.61	2.55

TRACT 4 - 156.16+/- ACRES



Tract 4 is located 2 miles west of US Highway 283 at the intersection of County Roads 250th Avenue & DD. Comprised of 155.63+/- tillable acres (see FSA data), here is an excellent, upland Graham County farm near the Norton County line. Fully tillable, the gentle landscape of this property allows you to farm the entire tract with ease. With fertile Holdrege silt loam soil across most of the acres, and ease of access to Highway 283, you cannot find a better Graham County farm on the market today. This tract has base acres for corn and wheat totaling 142.26 acres and is currently wheat stubble. Buyer will have immediate possession upon the successful closing of the property. Signs will be posted.



LEGAL DESCRIPTION

Southwest ¼ Less Road R/W, Section 3, Township 6 South, Range 23 West, Graham County, KS

PROPERTY TAXES (2024): \$1,413.70

TOTAL ACRES (PER ASSESSOR) - 156.16 +/-

Dryland Acres: 156.16 +/-

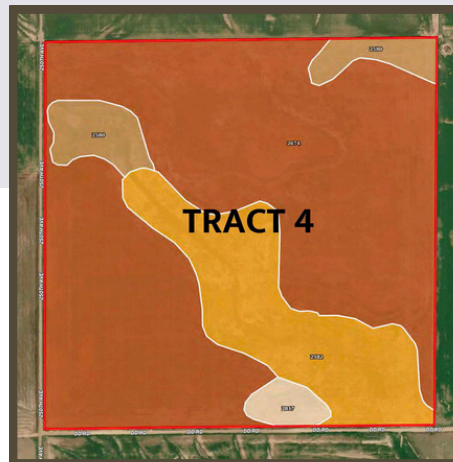
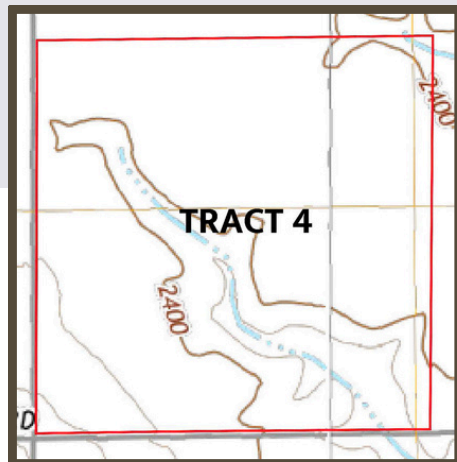
FSA INFORMATION

Total Cropland Acres: 155.63

Wheat: 74.97 Base Acres - 41 PLC Yield

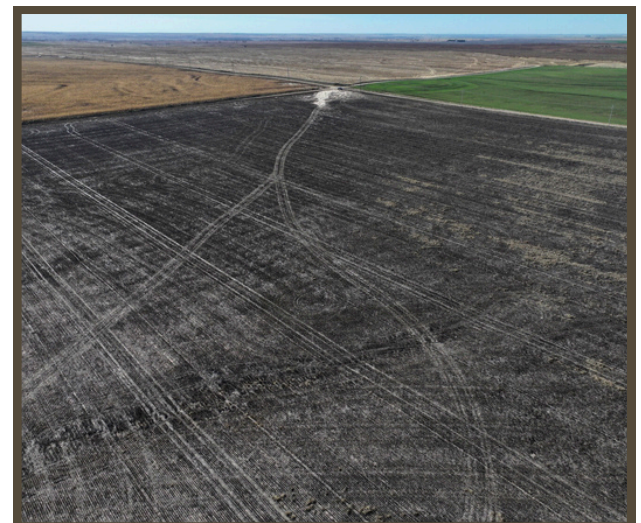
Corn: 67.29 Base Acres - 76 PLC Yield

Total Base Acres: 142.26



Subject to 2025 crop share lease.

All mineral rights owned by seller, if any, to convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	113.47	72.73	0	76	2e
2582	Coly silt loam, 6 to 20 percent slopes	29.69	19.03	0	59	4e
2580	Coly silt loam, 3 to 6 percent slopes	9.81	6.29	0	71	3e
2817	Uly silt loam, 3 to 6 percent slopes	3.05	1.95	0	76	3e
TOTALS		156.02	100%	-	72.45	2.46

TRACT 5 - 158.55+/- ACRES

Tract 5 is located along County Road BB, in Graham County, Kansas. This farm is almost fully tillable, with 150.91+/- acres of farmland and the remaining 7.62+/- acres consisting of a long draw stretching south into the property. Filled with fireweeds, thickets, and native grasses, this draw provides great wildlife habitat for upland game birds, whitetail deer, and mule deer, giving you an added hunting potential for the property. Most of the tillable acres are fertile Holdrege silt loam soil, with minimal slope covering much of the upland farm with the exception of a few pockets being slight to moderate slope. There are 137.87 established base acres for wheat and corn and it is currently corn stalks. Buyer will have immediate possession upon successful closing of the property. Signs will be posted.

LEGAL DESCRIPTION

Southwest ¼ Less Road R/W, Section 16, Township 6 South, Range 22 West, Graham County, KS

PROPERTY TAXES (2024)

\$1,260.09

TOTAL ACRES (PER ASSESSOR) - 158.55+/-

Dryland Acres: 150.93 +/-

Other Acres: 7.62 +/-

FSA INFORMATION

Total Cropland Acres: 150.91

Wheat: 72.66 Base Acres - 41 PLC Yield

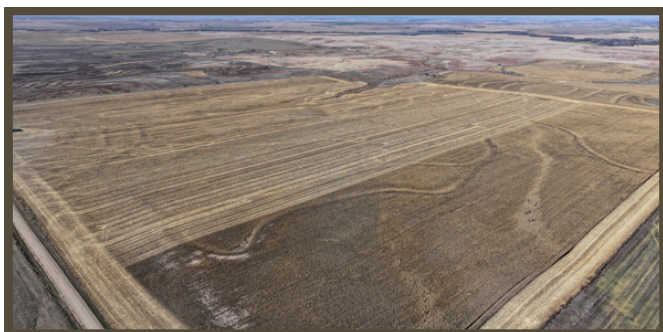
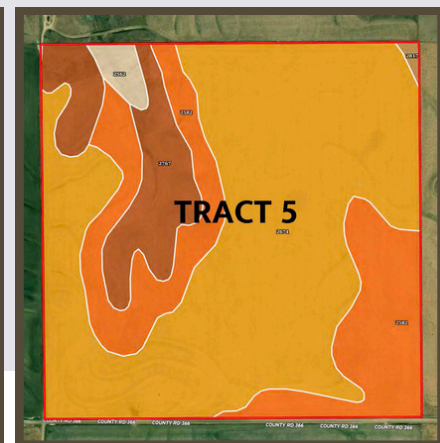
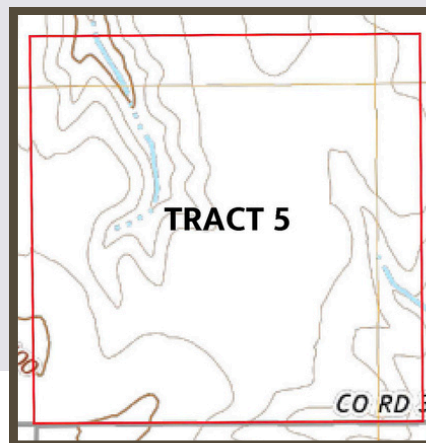
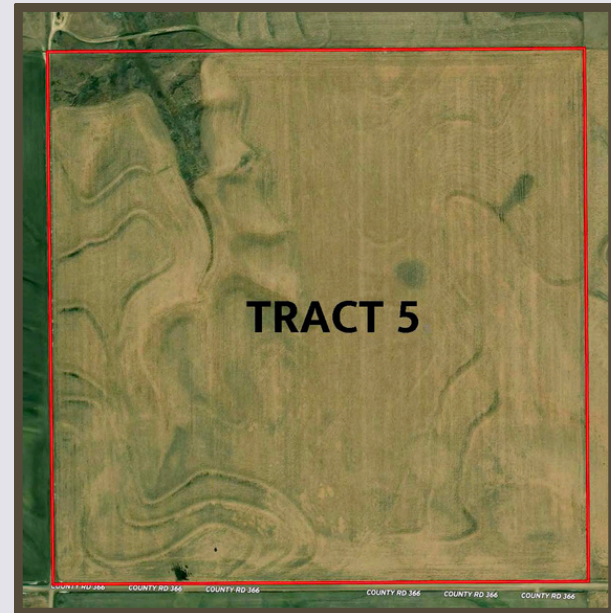
Corn: 65.21 Base Acres - 76 PLC Yield

Total Base Acres: 137.87

4 Wire Barbed-Wire Fence along the north and east sides of the property.

Subject to 2025 crop share lease.

All mineral rights owned by seller, if any, to convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	98.47	62.17	0	76	2e
2582	Coly silt loam, 6 to 20 percent slopes	38.26	24.15	0	59	4e
2767	Penden-Uly complex, 7 to 20 percent slopes	18.5	11.68	0	63	6e
2562	Campus-Carlton complex, 3 to 30 percent slopes	2.59	1.64	0	35	6e
2817	Uly silt loam, 3 to 6 percent slopes	0.58	0.37	0	76	3e
TOTALS		158.4()	100%	-	69.71	3.02

AUCTION TERMS AND CONDITIONS



PROCEDURE: This is an online-only auction for 700 more or less acres in Norton and Graham County, KS. The 700 more or less acres will be offered in five (5) individual tracts. No combinations will be offered. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Monday, December 30th, 2025, and will "soft close" at 10:00 a.m. CDT Tuesday, January 6th, 2026. At 10:00 a.m. CDT on Tuesday, January 6th, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids. AgWest Land Brokers Agents will be at The Loft in Norton, KS on Tuesday, January 6th, 2026 from 9:00 a.m. until the conclusion of the online auction. Please come during the scheduled time to discuss the property. AgWest Land Brokers will be there to assist buyers with the online bidder registration process. Bidders do not have to be present to bid online, however, you are required to be available by phone.

BIDDER QUALIFICATION: YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must be approved to bid online. Go to www.bid.agwestland.com and CREATE AN ACCOUNT, if you do not currently have an account. Then ENTER the AUCTION and REQUEST APPROVAL to bid. You must be approved by AgWest Land Brokers, LLC before you can bid. You must agree to the auction terms and conditions during the registration process.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a purchase agreement within two (2) hours of the close of the auction. All final bid prices are subject to the Sellers' approval or rejection.

EARNEST PAYMENT: Ten percent (10%) earnest payment upon signing a purchase agreement. The earnest payment may be paid in the form of personal check, business check, cashier's check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: 2025 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before February 6th, 2026 or as soon as applicable.

CLOSING EXPENSES: Seller shall be responsible for the documentary stamp tax created by virtue of this transaction to enable the recording of the Deed. Buyer shall be responsible for the other filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Norton County Title Co. will be the closing agent.

POSSESSION: Possession will be given at closing and funding. Subject to current lease and tenant rights.

CURRENT LEASES: Subject to 2025 crop share lease.

CONVEYANCE INSTRUMENT: Seller shall execute a Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer, free and clear of all liens and encumbrances except easements or restrictions visible or of record.

TITLE: Seller shall provide an Owner's Policy of Title Insurance as evidence of marketable title. The cost of the owner's title policy and the escrow fee shall be divided equally between the Seller and Buyer. Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy, if required.

PROPERTY CONDITION: Property to be sold AS IS—WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer(s). Buyer(s) shall release Seller of any and all liability.

COVENANTS, EASEMENTS AND LEASES: Sale of the property is subject to any and all covenants, easements of record and any and all leases.

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: All mineral rights owned by Seller, if any, will convey to Buyer.

AGENCY: AgWest Land Brokers, LLC and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the promotion and advertisement of this auction is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the seller, the broker, the auction company, or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Bidders should complete this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. The seller, broker, and auction company 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 auction company are final. Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our office at (866) 995-8067. In accepting the terms and conditions for the use of our website, you agree to not hold AgWest Land Brokers, LLC, our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. In the event there are technical difficulties related to the online auction platform, software or any other online auction related technologies, AgWest Land Brokers, LLC reserves the right to extend bidding, continue bidding, or close the bidding. If you have trouble placing your online bid, immediately call Jeff Moon at (308) 627-2630 for assistance in placing your bid.

SELLERS: R&T Investments