

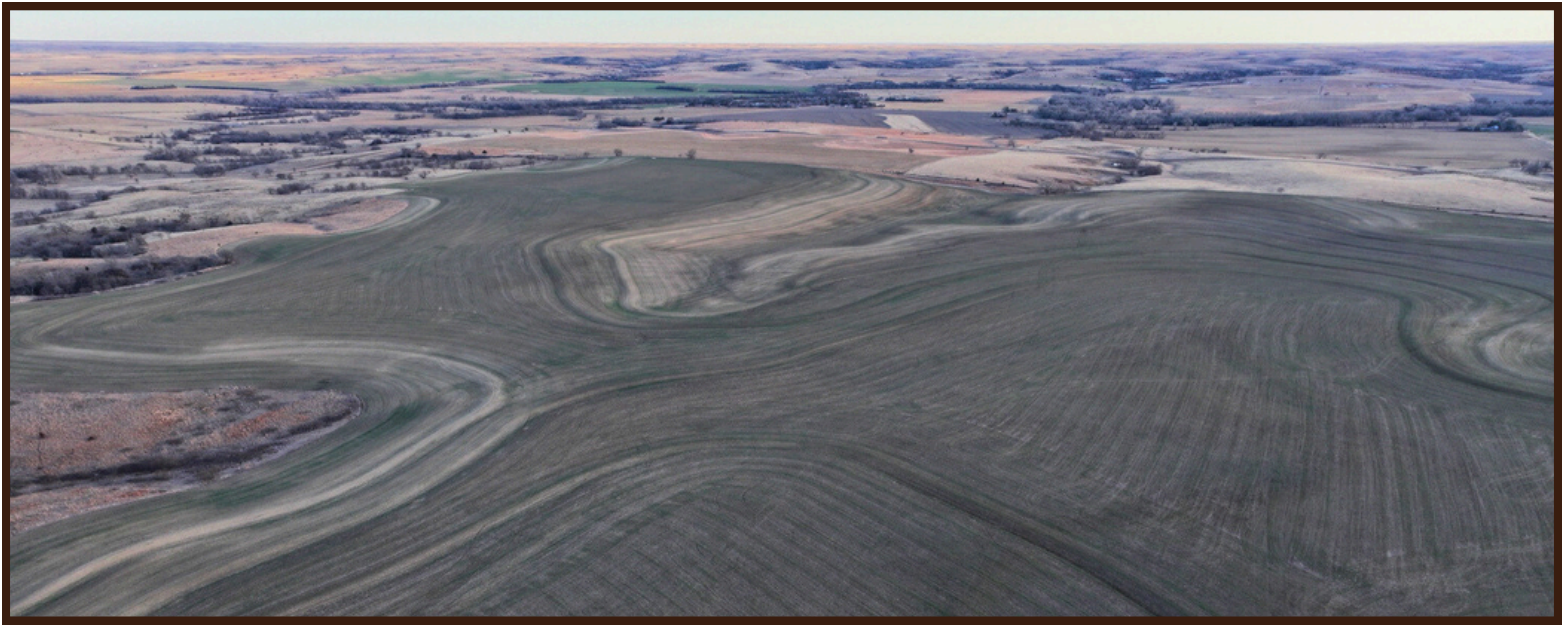
ONLINE-ONLY LAND AUCTION

**354.79+/- ACRES | NORTON COUNTY, KS
DRYLAND & RECREATIONAL**

BIDDING OPENS
WED., APRIL 8TH
AT 10 AM

BIDDING CLOSES
WED., APRIL 15TH
STARTING AT 10 AM

BID ONLINE AT BID.AGWESTLAND.COM



Located in southeastern Norton County, Kansas is a great opportunity to purchase serious dry land farm acres with hunting habitat. This 354.79+/- acre farm offers a combination of tillable acres, CRP, and wooded draws giving the buyer a great investment with quality recreational features. The 298+/- acres of farmland is composed of majority Class II Holdrege silt loam soil. Scattered along the east and west boundaries of the farm are 47.77+/- acres of CRP and deep draws filled with mature trees and thickets providing great habitat for whitetail deer and upland game living on the property. This high quality Norton County farm checks the boxes for a great investment with notable hunting potential and ease of access from Highway 9.



CLAYTON ESSLINGER

Farm & Ranch Specialist
Norton, Kansas

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



LEGAL DESCRIPTION

- S1/2 of NW1/4 & SW1/4 & SW1/4 of NE1/4 & S1/2 of SE1/4 & NW1/4 of SE1/4 LESS RD R/W, SECTION 36 - TOWNSHIP 04 - RANGE 22, EX BEG SE COR THE W 1097 FT THE NWLY 1262.96FT THE E1172FT THE S 1322FT TO POB. In Norton County, Kansas

PROPERTY TAXES (2025)

- \$2,963.68

TOTAL ACRES (PER ASSESSOR): 354.79+/-

- Dryland Acres: 298.05+/-
- CRP Acres: 47.77+/-
- Recreational Acres: 8.97+/-

FSA INFORMATION

- Total Cropland Acres: 342.23
- Wheat: 65.97 Base Acres - 40 PLC Yield
- Corn: 90.96 Base Acres - 70 PLC Yield
- Grain Sorghum: 46.28 Base Acres - 59 PLC Yield
- Soybeans: 21.88 Base Acres - 30 PLC Yield
- Total Base Acres: 225.09

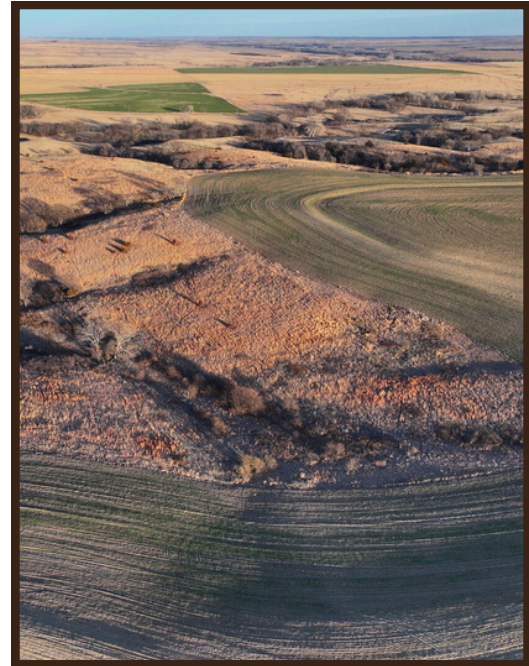
ANNUAL CRP PAYMENT

- \$2,579
- Expires in 2032

*Farmland is currently drilled to wheat. The Buyer will assume 1/3 of the wheat crop and expenses, with possession upon harvest of the wheat crop.

*There is a lease on the property for 2026 season.

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





PROPERTY DIRECTIONS

From Edmond, Kansas travel east 3 miles on Highway 9, turning north on County Road E7. Continue on E7 for 1/4 mile, the property will be located on the east side of the road. Signs will be posted.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	143.84	40.6	0	76	2e
2626	Uly-Penden complex, 6 to 20 percent slopes	77.63	21.91	0	64	6e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	67.81	19.14	0	63	4e
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	43.8	12.36	0	77	2c
2819	Uly silt loam, 6 to 11 percent slopes	21.22	5.99	0	74	4e
TOTALS		354.3(7)	100%	-	70.89	3.38

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an online-only auction for 354.79 more or less acres in Norton County, KS. There will be open bidding until the close of the auction. Online bidding will take place beginning at 10:00 a.m. CDT Wednesday, April 8th, 2026 and will “soft close” at 10:00 a.m. CDT Wednesday, April 15th, 2026. At 10:00 a.m. CDT on Wednesday, April 15th, 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 Wednesday, April 15th, 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 May 15th, 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 2026 crop share lease.

CRP CONTRACT(S): Buyer will assume any and all contracts (the “Contracts”) related to participation in the Conservation Reserve Program (“CRP”) or similar federal program, which provides payments to the landowner for taking farmland out of production for conservation and related purposes. Buyer agrees that it will assume or renew each of said Contracts, as required by the Farm Service Agency or Natural Resource Conservation Service office serving the county in which the real estate is located, promptly upon closing, and will provide copies thereof to the Seller, or its agent. Buyer shall be solely responsible for, and will indemnify Seller, Seller's lessees and agents from, all fines, penalties, contract payment forfeitures, and other costs and expenses resulting from Buyer's failure to timely assume, renew, or comply with the terms of, said Contracts.

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: Joe Lloyd and Kandi Sproul Living Trust

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.