



ONLINE-ONLY LAND AUCTION

315.8+/- Acres | Norton County, KS

TRACT 1 - 156.85+/- Acres

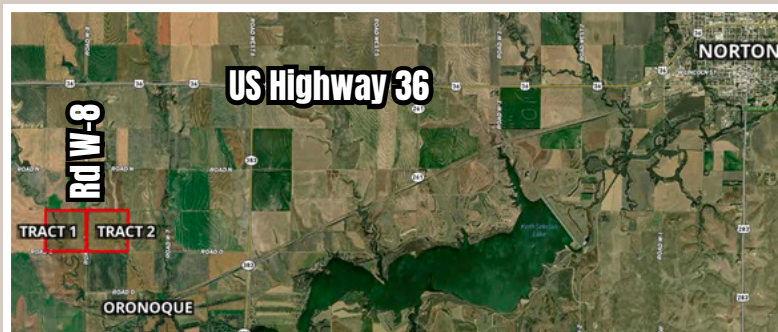


TRACT 2 - 158.96+/- Acres



BIDDING OPENS: THURSDAY, NOV. 5 AT 10 A.M.
BIDDING BEGINS TO CLOSE: THURSDAY, NOV. 12 AT 10 A.M.
BID ONLINE AT [BID.AGWESTLAND.COM](http://bid.agwestland.com)

315.81+/- acres of fertile farmland, offered in two distinct tracts, will be up for auction in November. Located just west of Norton, Kansas, along County Road W-8, both tracts benefit from excellent accessibility just off US Highway 36 and on a well-maintained gravel road. They are also situated a short drive from the scenic Keith Sebelius Lake and the Prairie Dog State Park. Both of these tracts are currently drilled to wheat on a 1/3 2/3 crop share agreement, with full possession upon the harvest of the 2027 wheat crop.



Property Directions: From Norton, travel west along US Highway 36 for 8 miles. Turn south onto County Road W-8, and continue for 1.5 miles. The tracts will be located on both sides of the road. Signs will be posted.



Clayton Esslinger

Farm & Ranch Specialist | Norton, Kansas

 (785) 202-2066

 Clayton.Esslinger@AgWestLand.com

**Scan the QR
code or
contact us
for more
information.**



Tract 1 - 156.85+/- Acres

Tract 1 features approximately 156.85+/- total acres, with 143.76+/- acres of prime tillable farmland. A small creek winds through the center of the property, providing great recreational opportunities, coming off of the Norton Wildlife Area to the south. This farm is predominantly composed of Hord and Holdrege silt loam soils, known for their fertility and excellent drainage characteristics. The topography across this tract exhibits a slight to moderate slope as it slopes toward the creek in the center of the farm.

LEGAL DESCRIPTION: SE1/4 Less Rd R/W Subject to Restrictions of Record, S 08 - T 03 S - R 24 W in Norton County, Kansas

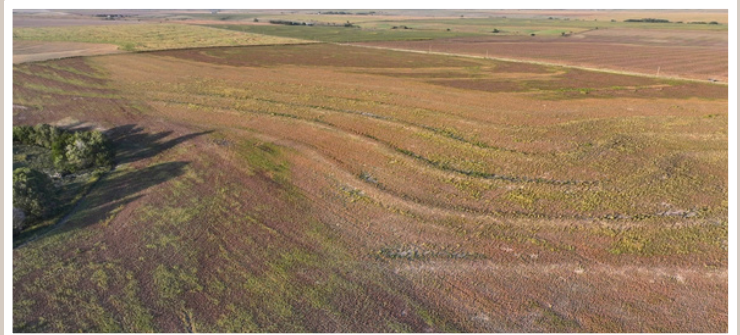
ACRE BREAKDOWN (per assessor):

- Dryland Acres: 143.76 +/-
- Recreational Acres: 13.09 +/-
- Total Acres: 156.85 +/-

PROPERTY TAXES (2025): \$1,406.52

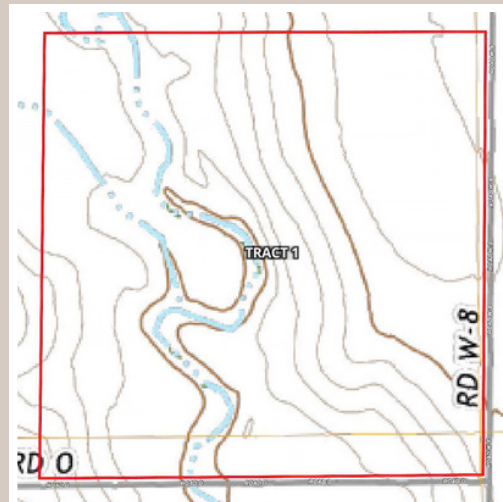
FSA INFORMATION:

- Total Cropland Acres: 143.43
- Wheat: 29.17 Base Acres - 49 PLC Yield
- Corn: 73.79 Base Acres - 71 PLC Yield
- Grain Sorghum: 18.92 Base Acres - 63 PLC Yield
- Soybeans: 18.61 Base Acres - 30 PLC Yield
- Total Base Acres: 140.49



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
3755	Hord silt loam, rarely flooded	42.03	26.84	0	78	2c
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	41.22	26.32	0	63	4e
2574	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	36.3	23.18	0	76	2e
2812	Uly silt loam, 10 to 20 percent slopes	24.71	15.78	0	66	6e
2819	Uly silt loam, 6 to 11 percent slopes	12.36	7.89	0	74	4e
TOTALS		156.62(*)	100%	-	71.38	3.32

(*) 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.



Tract 2 - 158.96+/- Acres

Tract 2 is comprised of 158.96+/- acres and showcases predominantly Class II Holdrege silt loam soils, which are recognized for their high productivity and suitability for a wide range of crops. The western half of this tract has little to no change in topography, gradually transitioning into a small draw along the east half of the farm.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	78.27	49.31	0	76	2e
2578	Coly and Uly silt loams, 6 to 10 percent slopes, eroded	42.28	26.64	0	63	4e
2812	Uly silt loam, 10 to 20 percent slopes	38.05	23.97	0	66	6e
2819	Uly silt loam, 6 to 11 percent slopes	0.14	0.09	0	74	4e
TOTALS		158.74(*)	100%	-	70.14	3.49

(*) 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.

LEGAL DESCRIPTION: SW1/4 Less Rd R/W Subject to Restrictions of Record, S 09 - T 03 S - R 24 W in Norton County, Kansas

ACRE BREAKDOWN (per assessor):

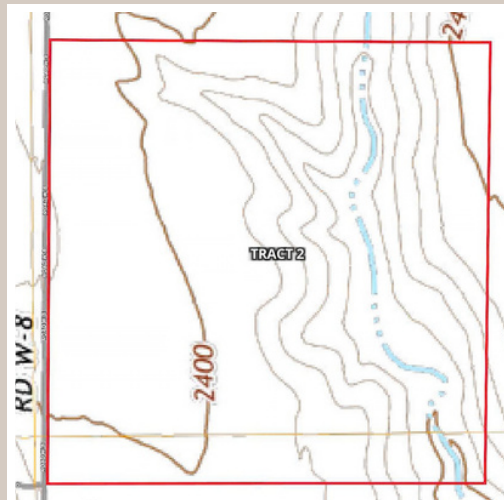
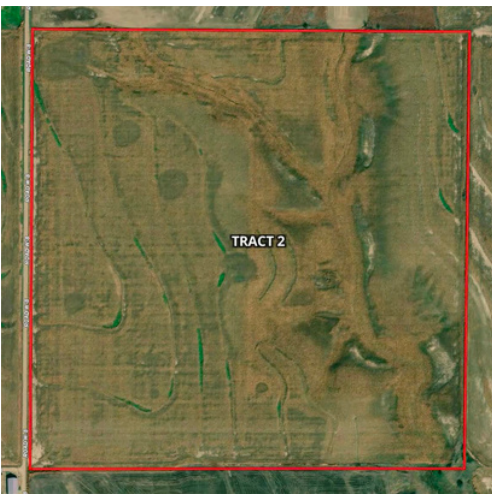
- Dryland Acres: 158.96 +/-
- Total Acres: 158.96 +/-

PROPERTY TAXES (2025): \$1,335.08

FSA INFORMATION:

- Total Cropland Acres: 158.26
- Wheat: 32.40 Base Acres - 49 PLC Yield
- Corn: 80.38 Base Acres - 71 PLC Yield
- Grain Sorghum: 23.35 Base Acres - 63 PLC Yield
- Soybeans: 19.37 Base Acres - 30 PLC Yield
- Total Base Acres: 155.50

For both tracts, all mineral rights owned by the seller, if any, convey to the buyer.



AUCTION TERMS AND CONDITIONS

PROCEDURE: This is an online-only auction for 315.81 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 Thursday, November 5th, 2026 and will “soft close” at 10:00 a.m. CDT Thursday, November 12th, 2026. At 10:00 a.m. CDT on Thursday, November 12th, 2026, bidding will continue in five-minute increments until five minutes have passed with no new bids.

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: 2026 and prior years taxes paid by Seller. All future taxes will be the responsibility of the Buyer.

CLOSING: Will take place on or before December 15th, 2026 or as soon as applicable.

CLOSING EXPENSES: Buyer shall be responsible for the filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Norton County Title will be the closing agent.

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

CURRENT LEASES: Both of these tracts are currently drilled to wheat on a 1/3 2/3 crop share agreement, with full possession upon the harvest of the 2027 wheat crop.

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 the seller, if any, convey to the 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.

SELLER(S): Ann Kansanback

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.



PO BOX 1098 HOLDREGE, NE 68949 | (866) 995-8067 | AGWESTLAND.COM | LANDUPDATE@AGWESTLAND.COM