

2188.41 ACRES M/L OFFERED IN SIX TRACTS

SEWARD COUNTY, KS

ABSOLUTE

FARMLAND AUCTION

STEVENS COUNTY, KS

THURSDAY, APRIL 9, 2026

AT THE LIBERAL CONFERENCE CENTER

JamesFarmAuction.com



2,188.41 TOTAL ACRES M/L

ABSOLUTE FARMLAND AUCTION

SEWARD & STEVENS COUNTIES, KANSAS

EXECUTIVE SUMMARY

Peoples Company, in conjunction with the Lund Company, is pleased to present 2,188.41 acres m/l located in Seward and Stevens Counties, Kansas. The farms will be offered in six tracts ranging in size from 157.75 acres m/l to 629.30 acres m/l and will be sold using the multi-parcel auction format, allowing bidders the opportunity to purchase individual tracts or any combination of tracts. All tracts will be sold Absolute, without reserve, to the highest bidder(s).

According to the FSA, the property includes 2,188.41 cropland acres, of which approximately 46.44 acres m/l are enrolled in the Conservation Reserve Program (CRP). Primary soil types across much of the portfolio include the productive Bigbow fine sandy loam, Dalhart loams, and Eva-Optima complex.

The portfolio features approximately 1,574.12 irrigated acres supported by 7 well-maintained pivots and 6 irrigation wells. A majority of the wells consistently produce strong water flows, with recent tests on many wells exceeding 800 gallons per minute. Combined with the area's quality soils and reliable water resources, this absolute auction presents a rare opportunity to acquire a substantial amount of irrigated farmland, whether for expansion by local producers, long-term investment, or relocation of a farming operation.

In addition to the irrigated acreage, the portfolio also includes one quality dryland tract.

DIRECTIONS

All tracts are located 5-12 miles west and northwest of Liberal, Kansas. Look for auction signs and directional signs for each tract.

All tracts are conveniently located near Liberal, Kansas, providing excellent access to multiple grain marketing outlets, including ethanol plants, cattle feedlots, and dairies.

There is currently no farm lease in place for the 2026 growing season, offering buyers the opportunity to immediately begin farming operations. Early possession will be available following the auction upon execution of a short-term lease with the seller, proof of liability insurance, and an additional 10% earnest money deposit, resulting in an aggregate total earnest money deposit equal to 20% of the purchase price. Please contact agent for details.

**Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.*

**All mineral rights will be reserved by the Seller.*

LISTING AGENT & AUCTIONEER

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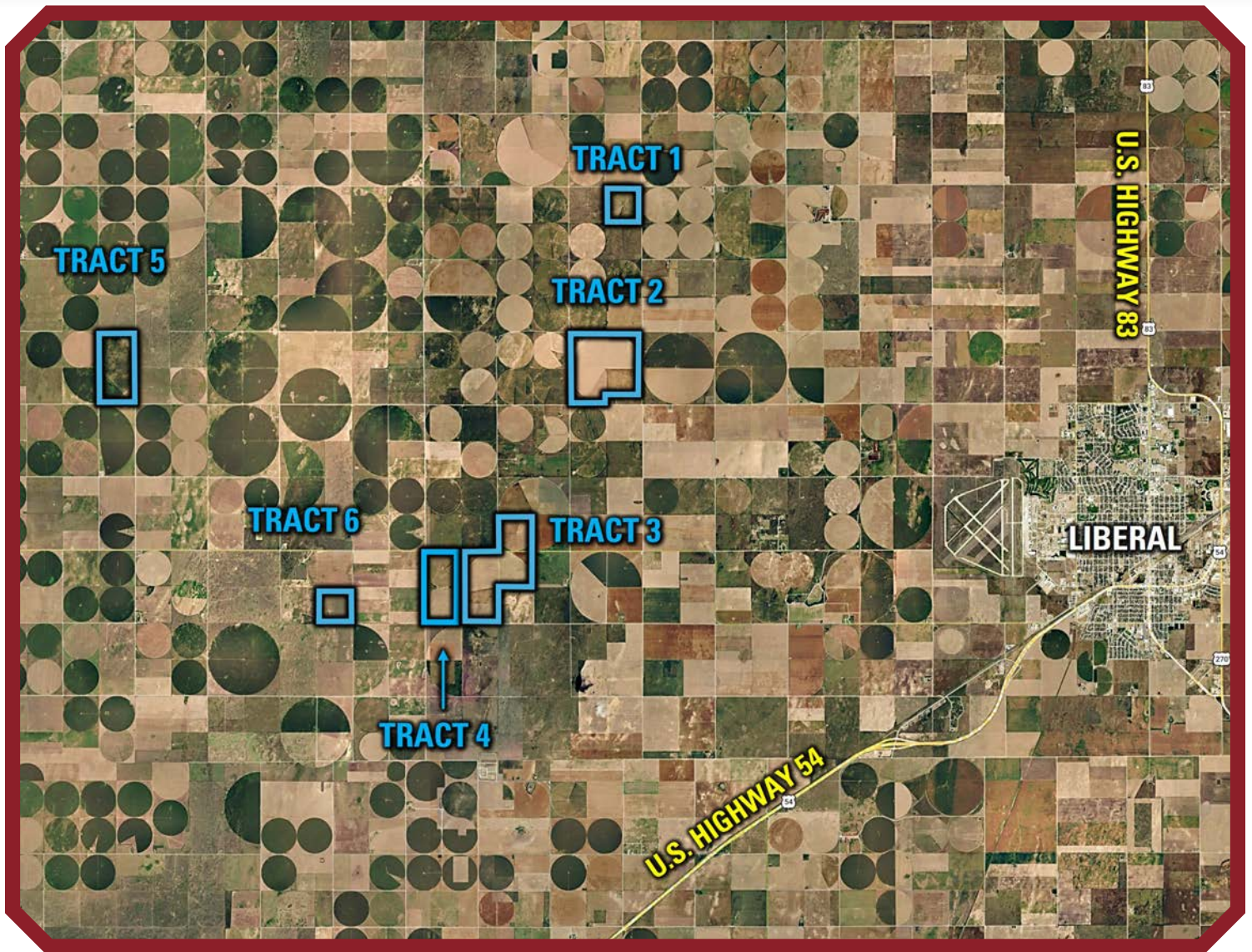
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THURSDAY, APRIL 9 AT 10 AM



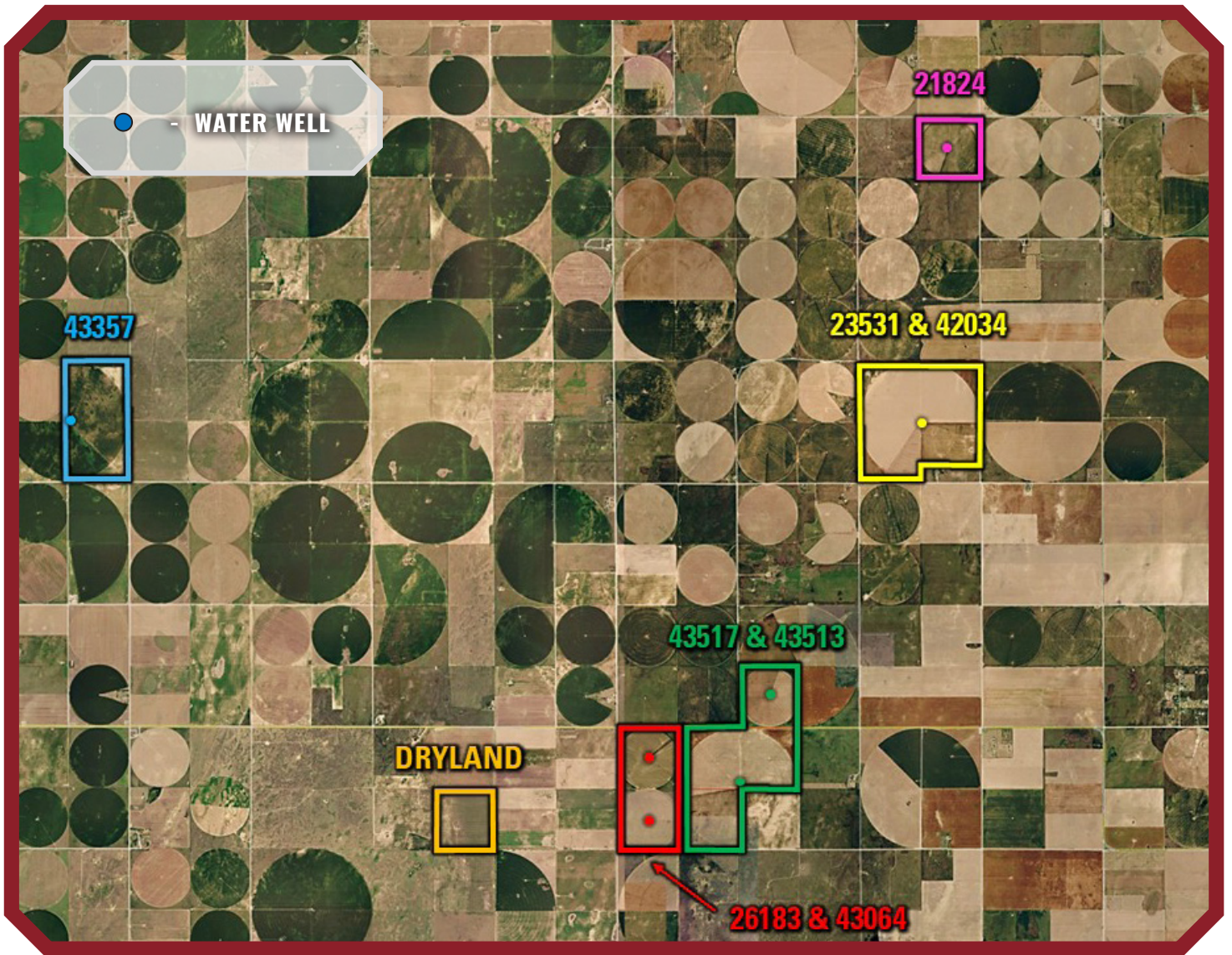
AUCTION LOCATION: LIBERAL CONFERENCE CENTER
503 HOTEL DR, LIBERAL, KS 67901

JamesFarmAuction.com



For more photos, maps, data room resources, plus an aerial drone video, and our new 360° tour, please visit our website **JamesFarmsAuction.com**

WATER RIGHTS



This map provides the active points of diversion and water rights for each tract. Any overlapping water rights and/or place of use across tracts that are purchased by different buyers at the auction will be corrected by the Seller.

*All water right information utilized within the brochure was retrieved from the Kansas WIMAS site. Copies of all information can be found in the data room

GAS & ELECTRIC

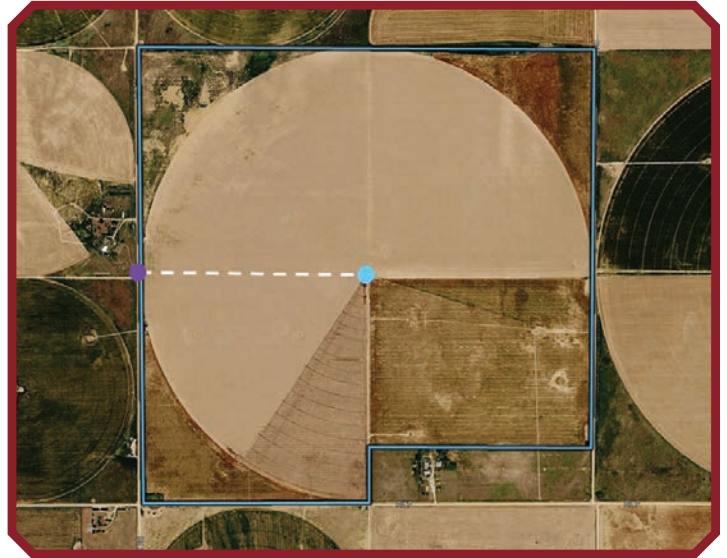
- - IRRIGATION WELL
- - GAS METER
- - ELECTRIC METER
- - UNDERGROUND WATER LINE
- - UNDERGROUND GAS LINE
- - UNDERGROUND ELECTRIC LINE

Gas: Natural gas is provided by TKO for Tract 1, 3, and 4 Tract 5 is provided by SWKI. Winning buyers will be responsible for installing new lines and working with the utility companies for any new meters needed.

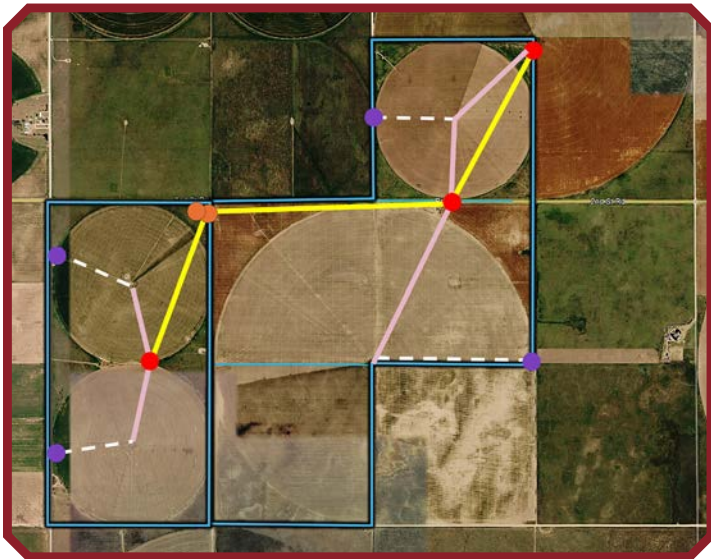
Tract 1



Tract 2



Tract 3



Tract 5



Electricity: Electricity is provided by CMS electric on Tract 1 and then Pioneer Electric for Tracts 2, 3 and 4. Tract 5 is powered by a Lima generator. Winning buyers will be responsible for installing new lines and working with the utility companies for any new meters needed.

TRACT 1

TRACT 1 totals 157.75 taxable acres m/l that consists of approximately 140.09 FSA cropland acres m/l. Primary soil types include the productive Dalhart loamy fine sand and Bidbow fine sandy loam. Tract 1 is improved with one pivot which provides irrigation for approximately 125 acres. Located southwest of the Road B and Road 9 intersection, this tract is situated in Section 7 of Liberal Township in Seward County, Kansas.

Brief Legal: NE1/4 of 7-34S-34W



TRACT 1 IRRIGATION PIVOTS

Pivot	Brand	Model	# of Towers	Nozzles & Pads
1	Zimmatic	GEN II	7	LDN Drops

TRACT 1 POWER UNIT INSPECTION

Make	Model
Cummins	855 NA

TRACT 1 GEAR HEADS

Make	Model	HP	Gear Ratio
Randolph	G 125	125	5 X 6

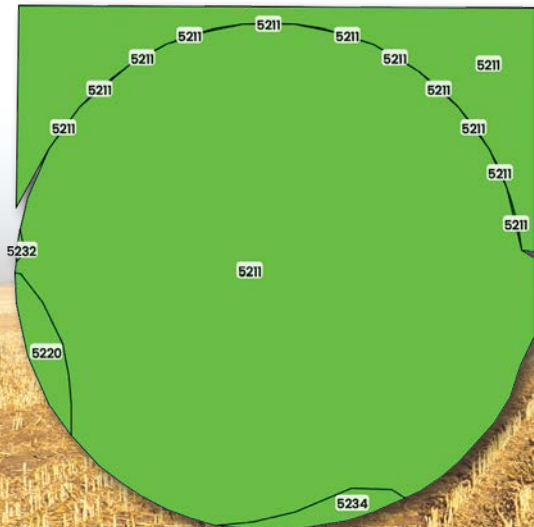
TRACT 1 WATER RIGHTS

Right	Authorized Irr. Acres	Acre Feet	Priority Date
21825	132	264	1/18/1974

**For more information please visit the Data Room*

FSA TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
5209	Belfon fine sandy loam	92.19	57.50%	●	49
5225	Dalhart and Vorhees soils	34.83	21.73%	●	44
5219	Dalhart loamy fine sand	30.52	19.04%	●	42
5216	Dalhart-Eva complex	2.77	1.73%	●	36
Weighted Average					46.4



TRACT 2

TRACT 2 totals 609.98 taxable acres m/l that consists of approximately 592.72 FSA cropland acres m/l. Primary soil types include the productive Dalhart loamy fine sand and Bigbow fine sandy loam. Tract 2 is improved with one pivot which provides irrigation for approximately 445 acres. Located west of Road B, this tract is situated in Section 19 of Liberal Township in Seward County, Kansas.

Brief Legal: Pt. of 19-34S-34W

TRACT 2 IRRIGATION PIVOTS

Pivot	Brand	Model	# of Towers	Nozzles & Pads
2	Valley	8000	18	LDN Drops

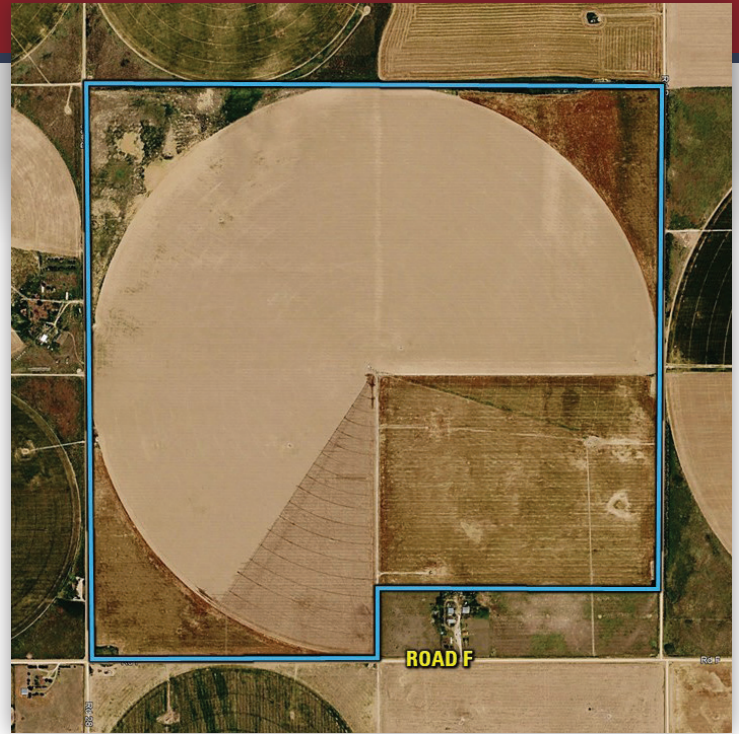
TRACT 2 POWER UNIT INSPECTION

Make	Model	Horse Power
GE	5KS44DAE605	350

TRACT 2 WATER RIGHTS

Right	Authorized Irr. Acres	Acre Feet	Priority Date
23531	600	550	1/29/1975
42034	600	200	1/26/1996

*For more information please visit the Data Room



FSA TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
5211	Belfon fine sandy loam	243.83	41.14%	●	48
5220	Dalhart loamy fine sand	158.53	26.75%	●	44
5219	Dalhart loamy fine sand	102.49	17.29%	●	42
5209	Belfon fine sandy loam	44.28	7.47%	●	49
5234	Eva loamy fine sand	15.89	2.68%	●	30
5236	Eva-Optima complex	15.46	2.61%	●	25
5210	Belfon loam	12.25	2.07%	●	50
Weighted Average					44.9



TRACT 3

TRACT 3 totals 629.30 taxable acres m/l that consists of approximately 627.34 FSA cropland acres m/l. Primary soil types include the productive Dalhart loamy fine sand and Eva loamy fine sand. Tract 3 is improved with two pivots which provides irrigation for approximately 500 acres. Located north and south of Road D, this tract is situated in Section 1, 2 & 36 of Banner Township in Stevens County, Kansas.

Brief Legal: SW1/4 of 36-34S-35W, NW1/4 of 1-35S-35W, E1/2 of 2-35S-35W



TRACT 3 IRRIGATION PIVOTS

Pivot	Brand	Model	# of Towers	Nozzles & Pads
3-N	Valley	8000	7	LDN Drops
3-S	Valley	8000	18	LDN Drops

TRACT 3 POWER UNIT INSPECTION

Make	Model
Cummins	855T
Cummins	855T

TRACT 3 GEAR HEADS

Make	Model	HP	Gear Ratio
Randolph	G 200B	200	10 X 11
Randolph	G 200	200	10 X 11

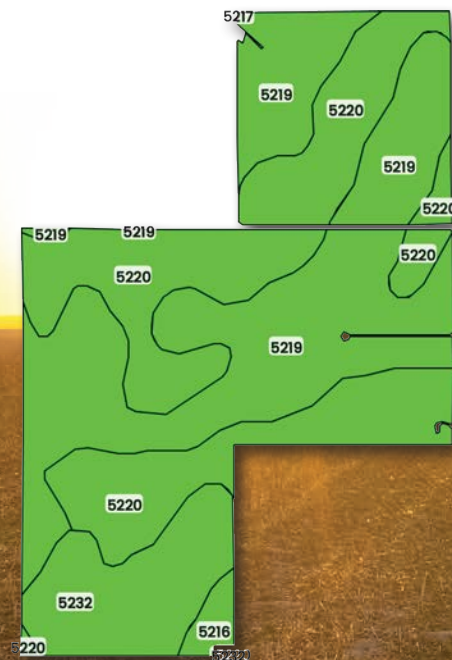
TRACT 3 WATER RIGHTS

Right	Authorized Irr. Acres	Acre Feet	Priority Date
43517	488	533	8/27/1998
43513	488	930	8/24/1998

*For more information please visit the Data Room

FSA TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
5219	Dalhart loamy fine sand	285.44	45.50%	●	42
5220	Dalhart loamy fine sand	253.25	40.37%	●	44
5232	Eva loamy fine sand	78.24	12.47%	●	30
5216	Dalhart-Eva complex	10.31	1.64%	●	36
5217	Dalhart fine sandy loam	0.10	0.02%	●	46
Weighted Average					41.2



TRACT 4

TRACT 4 totals 311.70 taxable acres m/l that consists of approximately 305.28 FSA cropland acres m/l of which 46.44 acres are enrolled in CRP through October 2028 with an annual payment of \$1,990. Primary soil types include the productive Dalhart loamy fine sand and Eva loamy fine sand. Tract 1 is improved with two pivots which provide irrigation for approximately 250 acres. Located northeast of the Road 26 and Road C intersection, this tract is situated in Section 2 of Banner Township in Stevens County, Kansas.

Brief Legal: W1/2 of 2-35S-35W



CRP will be prorated to be date of closing. Buyer agrees to indemnify, defend, and hold Sellers and all such other participants in the CRP contract harmless from and against any fees, costs, fines, or penalties resulting, directly or indirectly, from any breach of or default under the CRP Contracts by Buyer or any successor of Buyer.

TRACT 4 IRRIGATION PIVOTS

Pivot	Brand	Model	# of Towers	Nozzles & Pads
4-N	Reinke	2065	7	LDN Drops
4-S	Zimmatic	GEN II	7	IWOBS

TRACT 4 POWER UNIT INSPECTION

Make	Model
Caterpillar	G 3406 NA

TRACT 4 GEAR HEADS

Make	Model	HP	Gear Ratio
DeRan	G 300A	300	1 X 1

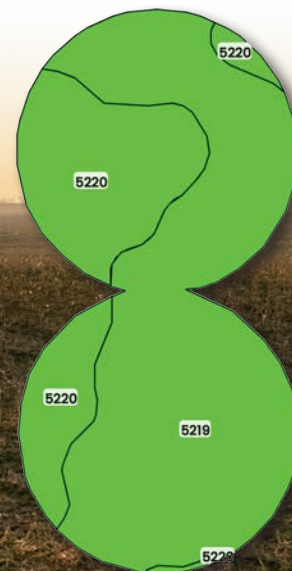
TRACT 4 WATER RIGHTS

Right	Authorized Irr. Acres	Acre Feet	Priority Date
26183	320	423	3/12/1974
43064	125	250	11/24/1997

*For more information please visit the Data Room

FSA TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
5219	Dalhart loamy fine sand	176.73	68.28%	●	42
5220	Dalhart loamy fine sand	82.11	31.72%	●	44
Weighted Average					42.6



TRACT 5

TRACT 5 totals 317.98 taxable acres m/l that consists of approximately 317.97 FSA cropland acres m/l. Primary soil types include the productive Dalhart loamy fine sand and Eva-Optima complex. Tract 5 is improved with one pivot which provides irrigation for approximately 246.5 acres. Located northwest of Road 22 and Road F intersection, this tract is situated in Section 24 of Banner Township in Stevens County, Kansas.

Brief Legal: E1/2 of 24-34S-36W



TRACT 5 IRRIGATION PIVOTS

Pivot	Brand	Model	# of Towers	Nozzles & Pads
5	Valley	8000	18	IWOBS

*First 3 towers are 8 feet, then the rest are 5 feet

TRACT 5 POWER UNIT INSPECTION

Make	Model
Cummins	855T

TRACT 5 GEAR HEADS

Make	Model	HP	Gear Ratio
Randolph	G 200A	200	10 X 11

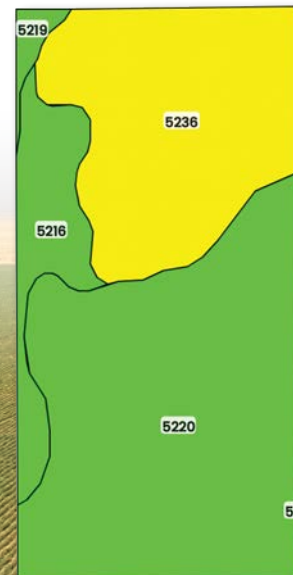
TRACT 5 WATER RIGHTS

Right	Authorized Irr. Acres	Acre Feet	Priority Date
43357	366	732	5/8/1998

*For more information please visit the Data Room

FSA TILLABLE SOILS

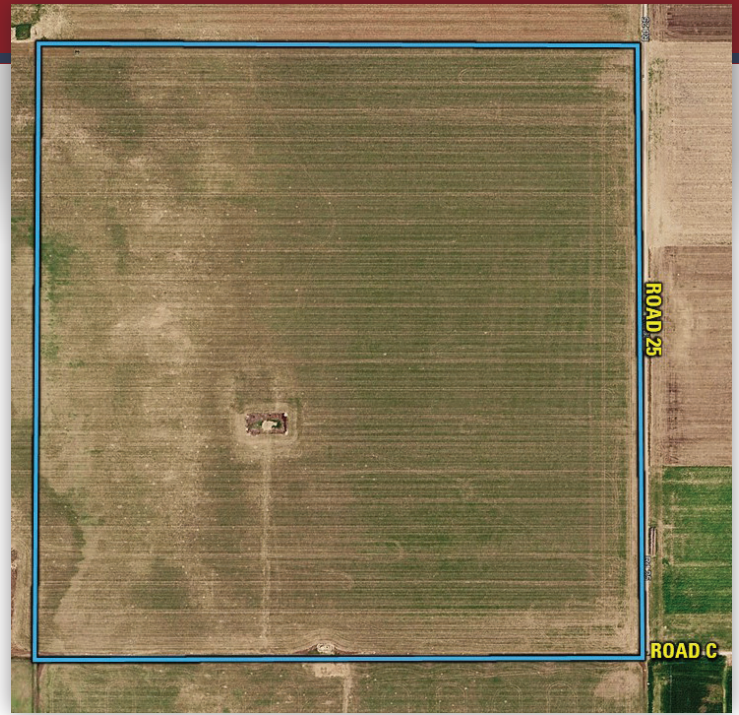
Code	Soil Description	Acres	% Of Field	Legend	NCCPI
5220	Dalhart loamy fine sand	172.61	54.29%	●	44
5236	Eva-Optima complex	106.43	33.47%	●	25
5216	Dalhart-Eva complex	34.14	10.74%	●	36
5219	Dalhart loamy fine sand	4.59	1.44%	●	42
5217	Dalhart fine sandy loam	0.20	0.06%	●	46
Weighted Average					36.8



TRACT 6

TRACT 6 totals 161.7 taxable acres m/l that consists of approximately 160.31 FSA cropland acres m/l. Primary soil types include Belfon fine sandy loam, Dalhart soils and Vorhees soils. Tract 6 is currently a dryland farm located west of Road 25 intersection, situated in Section 4 of Banner Township in Stevens County, Kansas.

Brief Legal: SE1/4 of 4-35S-35W



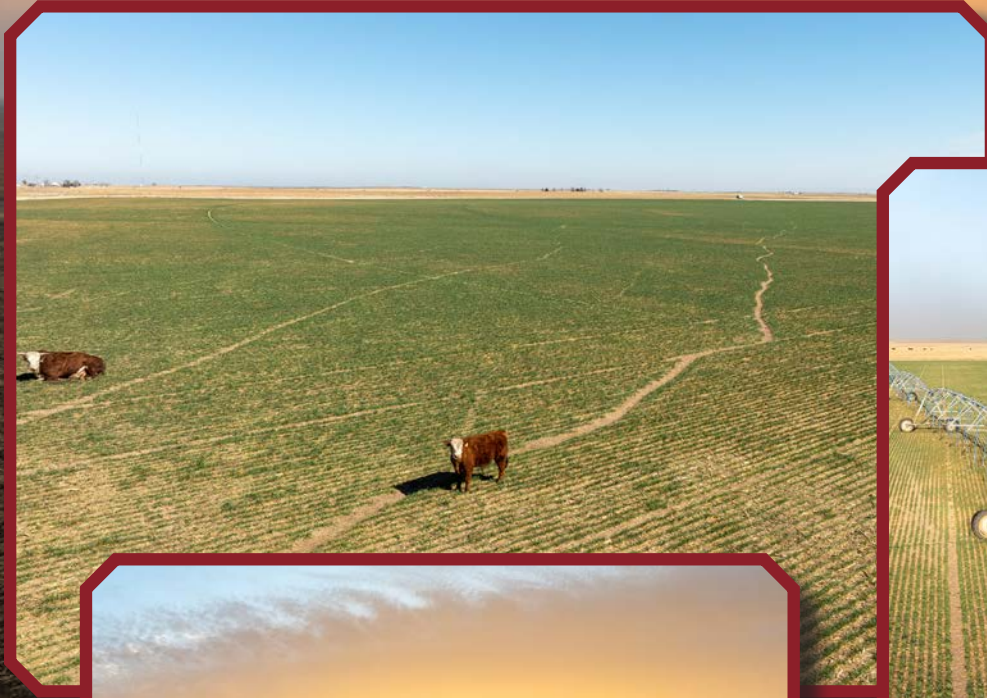
FSA TILLABLE SOILS

Code	Soil Description	Acres	% Of Field	Legend	NCCPI
5209	Belfon fine sandy loam	92.19	57.50%	●	49
5225	Dalhart and Vorhees soils	34.83	21.73%	●	44
5219	Dalhart loamy fine sand	30.52	19.04%	●	42
5216	Dalhart-Eva complex	2.77	1.73%	●	36
Weighted Average					46.4

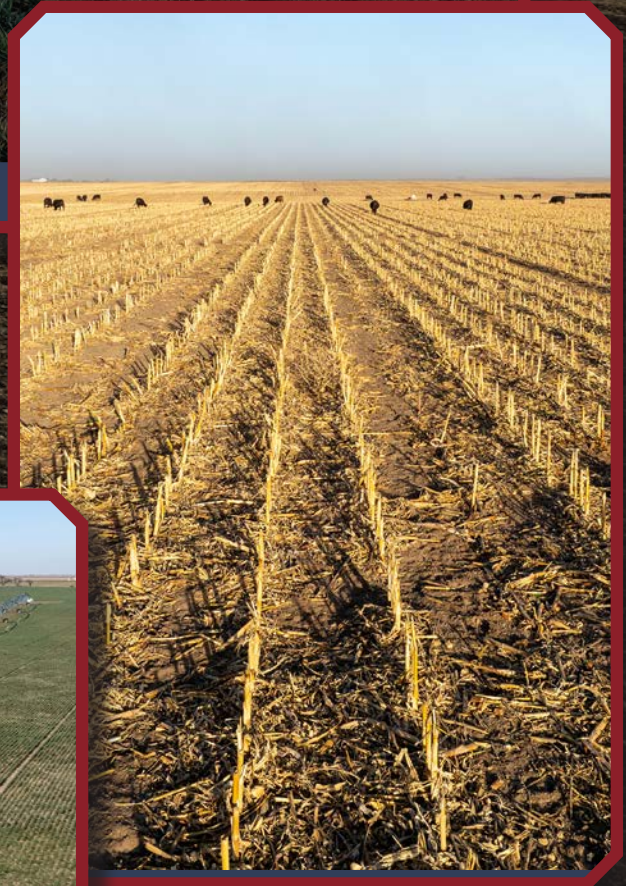
For more photos, maps, data room resources, plus an aerial drone video, and our new 360° tour, please visit our website JamesFarmsAuction.com



2,188.41 TOTAL ACRES M/L



THURSDAY, APRIL 9 AT 10 AM



TERMS & CONDITIONS

1. Bidder Registration.

In order to bid at the auction, you must enter into a "Qualified Bidder Agreement" and receive a bidder number from Peoples Company and/or The Lund Company Cushman/Wakefield (the "Auction Company") at which point you will be a "Qualified Bidder".

2. Access to Data Room.

The Auction Company has set up an electronic data room (the "Data Room") where prospective bidders may examine documents pertaining to the sale. The documents will include pro forma title insurance commitments and the form of the contract that each successful bidder will be required to sign immediately upon acceptance of the winning bid. If you wish to obtain access to the online Data Room, please contact the Auction Company.

3. Auction Method.

- A. The Farm will be offered in 6 individual tracts or combinations thereof (the "Real Estate").
- B. Bidding will remain open on all tracts and combinations until the close of the auction as determined by the Auctioneer, or as directed by the Seller and announced by the Auctioneer. A Qualified Bidder may bid on any tract or combination of tracts, and the Seller may sell any tract or combination of tracts. If either the Seller or the Auction Company determine, in the exercise of either's sole discretion, that a Qualified Bidder's participation or further participation in the auction is not in the best interest of Seller, such Qualified Bidder shall be immediately deemed a "Disqualified Bidder", and the Disqualified Bidder's participation in the auction may be stopped, and any bids made by a Disqualified Bidder shall be disregarded.
- C. Conduct of the Auction and the increments of bidding shall be at the continuing discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of Qualified Bidders participating in person, electronically, by telephone, or by proxy. All decisions of the Auctioneer at the auction are final.

4. Buyer's Premium.

Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

5. Approximate Acres of Tracts & Irrigation Equipment Information.

- A. Refer to the Data Room, which will be updated from time to time, for approximate acres, personal property, rights being sold, and disclaimers for each tract.
- B. Any and all references to acreage in these Terms and Conditions or throughout this marketing brochure and marketing materials are referring to assessed acreage per the Seward County and Stevens County Appraiser.

6. Agency.

The Auction Company and its representatives are agents of the Seller.

7. Farm Program Information.

Farm Program Information is provided by the Seward & Stevens County Farm

Service Agency. The figures stated in the marketing materials are the present best estimates of the Seller and the Auction Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the tracts of land are reconstituted by the Seward & Stevens County FSA and NRCS offices. For updated information, you should access the Data Room.

8. Earnest Money Payment.

A 10% earnest money payment is required on the day of the auction for each tract. In the event a Buyer is granted early possession for a respective tract, an additional 10% earnest money payment for an aggregate total of 20% earnest money is required. The earnest money payment may be paid in the form of good check, satisfactory to the Auctioneer at his sole discretion, or wire transfer. All funds will be held by First American Title Company.

9. Contract & Title Commitment.

- A. Immediately upon conclusion of the auction, the winning bidder(s) must immediately enter into an Asset Sale Agreement ("Contract") and deposit the required earnest money payment. The Contract will be substantially in the form posted in the Data Room. The terms and conditions in the Contract are non-negotiable, and any failure or refusal to immediately sign the Contract will be a violation of the Qualified Bidder Agreement, and the Auction Company and Seller shall be entitled to all remedies set forth in the Qualified Buyer Agreement, including without limitation monetary damages.
- B. The terms of the signed Contract shall govern the sale and shall supersede all prior communications, negotiations, discussions, representations, brochures, or information regarding the Real Estate, regardless of when the communication or material was made, including without limitation this marketing brochure and these Terms and Conditions.
- C. The Seller will furnish a recent pro forma commitment to issue an ALTA Owner's Policy (2006) in the amount equal to the purchase price.
- D. Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.
- E. Seller shall deliver a Special Warranty Deed to the purchased Real Estate and, as applicable, an assignment and/or bill of sale for related property to Buyer.

10. Financing.

Buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon Buyer obtaining financing. All financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the Contract.

11. Closings.

Closings will occur on or about May 14, 2026. The balance of the purchase price will be paid at closing in the form of a certified check satisfactory to the title company in its sole discretion or wire transfer. Except as otherwise provided in the Contract, the closing costs will be split equally by Buyer and Seller at Closing.

FOR MORE INFORMATION VISIT:

JamesFarmAuction.com



12. Property Taxes.

Payment of all 2025 property taxes for the Real Estate and any personal property (the "Personal Property") shall be paid by the Seller. Payment of all 2026 property taxes and beyond for the Real Estate and the Personal Property shall be responsibility of the Buyer.

13. Personal Property.

All Personal Property will be transferred via a Bill of Sale and will be sold in "As-Is", "Where-Is" condition. For complete and updated information on all personal property, you should access the Data Room.

14. Water Rights.

Overlapping rights and/or place of use across tracts that are purchased by separate Buyers at auction will be addressed by the Seller through filing applications to divide water rights and/or filing applications to change the place of use after the auction results are finalized. Proposed applications are available in the online Data Room to review prior to auction, and Buyer(s) are bidding subject to any such applications. The Chief Engineer's acceptance of the application is not a condition to the closing of the Contract.

15. Mineral Rights.

All mineral rights will be reserved by the Seller.

16. Possession.

- A. Possession of each tract will be delivered at Closing, subject to tenant's rights unless otherwise stated herein.
- B. The Seller, in its sole discretion, may grant early possession to Buyer, subject to the payment of the required earnest money and execution of a standard lease agreement. The standard lease agreement will be substantially in the form posted in the Data Room.

17. Fences.

- A. Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller.
- B. All fences and fence lines shall be governed by Seward & Stevens County and Kansas fence line rules and regulations. No new fences will be installed by the Seller.
- C. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

18. Farm Inspection.

- A. Each potential bidder is responsible for conducting, at their own risk, the independent inspections, investigations, inquiries, and due diligence concerning the Real Estate and personal property. Inspections of the Assets must be arranged by contacting the Auction Company.
- B. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.
- C. Invasive testing is prohibited without prior written consent of the Seller.

19. Disclaimer.

- A. All tract boundaries shown in this marketing brochure and any marketing materials are just sketches and are presumed to be accurate according to the best available information and knowledge of the Auction Company.
- B. Overall tract acres, tillable acres, pasture acres, etc. may vary from figures state in the marketing materials and will be subject to change when the tracts are reconstituted by the Seward County & Stevens County FSA and NRCS offices.
- C. All references to "M/L" in this marketing brochure and any marketing materials refers to more or less.
- D. All references to "NCCPI" in this marketing brochure and any marketing materials refers to the National Commodity Crop Index.
- E. All references to "FSA" in this marketing brochure and any marketing materials refers to the Farm Service Agency.
- F. All references to "NRCS" in this marketing brochure and any marketing materials refers to the Natural Resources Conservation Service.
- G. All utility information should be independently verified by Buyers.
- H. Buyer(s) and his/her tax and legal advisors should perform their own investigation of the Real Estate and personal property prior to bidding at the auction.
- I. The brief legal descriptions in the marketing materials should not be used in legal documents. Full legal descriptions will be taken from the title insurance commitments and, if applicable, the surveys.
- J. Pivot descriptions, engine observations, and well tests, were provided by a third-party service. Configuration and conditions should be independently verified by Buyers. The third party full reports will be made available in the online Data Room.

20. Other.

- A. The sales are subject to all easements, covenants, leases, prior mineral reservations and sales, and restrictions of record in place. All Real Estate and Personal Property, including pivots, pumps, and wells will be sold on an "As is-Where is With All Faults" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, the Auction Company, or the Seller.
- B. No warranty, either express or implied, or arising by operation of law concerning the Real Estate or the Personal Property is made by the Seller or the Auctioneers and are hereby expressly disclaimed.
- C. If a site clean-up is required on any of the tracts it shall be at the expense of the Buyer(s) of each tract.
- D. Any announcements made auction day by the Auctioneer or Auction Company will take precedence over these Terms and Conditions and all previous marketing materials or oral statements.
- E. Bidding increments are at the sole discretion of the Auctioneer.
- F. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.
- G. All decisions of the Auctioneer are final.

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