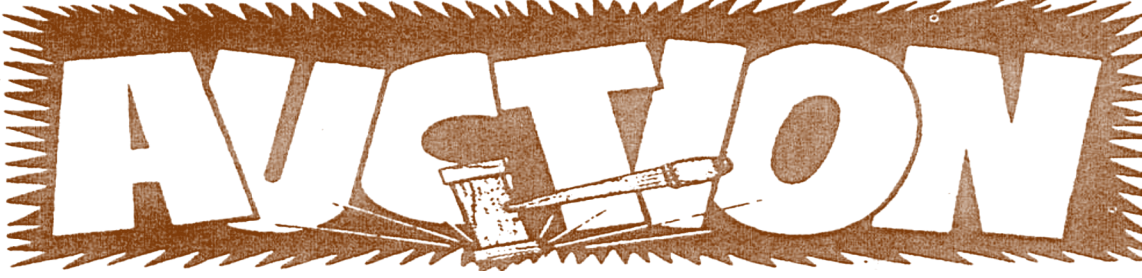


SCOTT COUNTY REAL ESTATE



Wednesday - November 11, 2026

Time - 10:00 am
Location - Exhibit 4-H building, at the fairgrounds, north edge of Scott City, Ks.

Auctioneers Note: We will be selling part of the historic tractor ranch in Scott County.

Some very good producing dryland with good farm to market roads and close to good markets.

Legal Description:

- Tract 1: SE ¼ of 24-18-32, 162.08 acres dryland cropland
- Tract 2: SE ¼ of 35-18-32, 163.30 acres dryland cropland
- Tract 3: E ½ of 14-18-32 & W ½ of the W ½ of 13-18-32, 465.93 acres dryland cropland
- Tract 4: SW ¼ of 21-18-31, 158.48 acres of dryland farmland
- Tract 5: W ½ of the N ½ 10-16-32, 106.14 dryland farmland



Land Location: From Scott City, Ks. east on Highway 96, 4 ½ miles, land is on the north side of the highway. This is tract #3

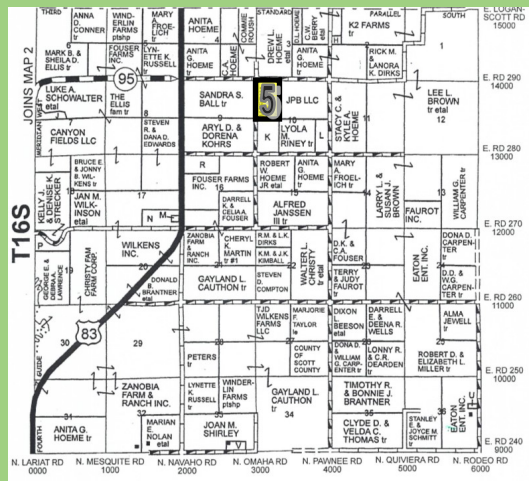
Taxes: 2026 taxes - Tract 1: \$752.98 and Tracts 2: \$772.86, Tract 3: \$2,392.96, Tract 4: \$815.30, Tract 5: 543.02
Seller to pay 2026 and prior years taxes. 2027 taxes and subsequent years paid by the buyer.

Minerals: Seller to retain their mineral interest until 2046. At this time the mineral interest will revert to the present landowner.

Crops & Possession: Possession on ground planted to row crops after the 2026 fall harvest. Possession of farmland planted to wheat after the 2027 wheat harvest. Buyer to receive the sellers 1/3 of the 2027 wheat crop.

FSA Info:

Tract:	Farm Land:	Crop Land:	Wheat:	Corn:	Milo:
#1	162.08	162.08	44.41/46	19.37/87	57.30/92
#2	163.30	163.30	44.76/46	19.53/87	57.74/92
#3	465.93	465.93	174.71/44	23.11/87	157.71/91
#4	158.48	154.44	42.58/46	18.57/87	54.94/92
#5	106.14	102.81	29.81/36	*****	30.13/69



Terms: 10% down day of sale, with balance due, in certified funds, at closing. Closing to be on or before December 15 ,2026.
Announcements day of the auction take precedence over printed material.

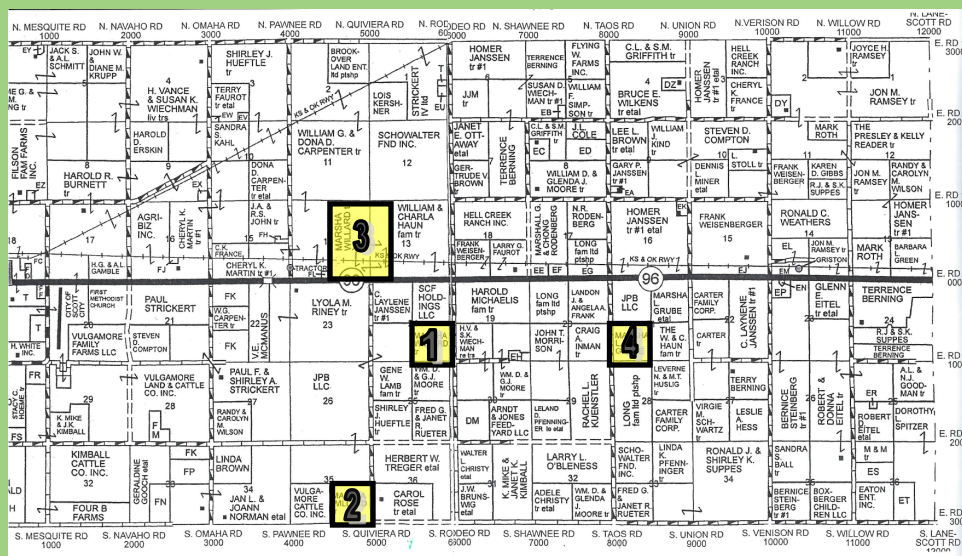
Evidence of Title: Seller will provide to the buyer, title insurance in the amount of purchase price, with buyer and seller splitting premium 50%-50%.

Manner of Bidding: Bid live in person or by phone. To bid by phone, make arrangements with the auctioneer before sale day.

Easements: This sale is subject to all rights of way and easements, whether recorded or not, and any oil and gas lease of record.

Agency: Lawrence and Associates Realty are exclusive agents of the seller.

Seller: Marsha Willard



Broker:
Lawrence and Assoc. Realty
513 Main
Scott City, Ks. 67871
620-872-5267

Auctioneer/Listing Agent:
Russell Berning
601 S. 4th St.
Leoti, Ks. 67861
1-800-466-5202



Berning Auction, Inc.
Russell Berning
P.O. Drawer 9
Leoti, Kansas 67861
(620) 375-4130