

FranzFarmsAuction.com

Tuesday, November 18, 2025 | 10:00 AM

LIBERAL CONFERENCE CENTER
503 HOTEL DRIVE | LIBERAL, KS 67901

Major Irrigated

BEAVER
COUNTY
OKLAHOMA



SEWARD &
STEVENS COUNTY
KANSAS

Farmland Auction

5,043 ACRES M/L

OFFERED AS SEVENTEEN TRACTS



CUSHMAN &
WAKEFIELD

LUND
COMPANY



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5,043 ACRES M/L

Offered as Seventeen Tracts

AUCTION INFORMATION

Tuesday, November 18, 2025 | 10:00 AM

Liberal Conference Center

503 Hotel Drive | Liberal, KS 67901

Executive Summary

Peoples Company, in conjunction with the Lund Company, are pleased to offer 5,043 acres m/l located in Seward and Stevens County, Kansas and Beaver County, Oklahoma. The farms will offered in 17 tracts ranging from 157 acres m/l to 639.06 acres m/l via the multi-parcel auction format where tracts can be purchased individually or in any combination. The property consists of 4,250.98 FSA cropland acres of which 1,184.58 acres m/l are enrolled in CRP with annual payments over \$42,250. Primary soil types across a majority of this portfolio consist of the productive Ulyssess silt loam, Richfield silt loam, and Dalhart loams.

The portfolio consists of approximately 2,300 irrigated acres, which water is supplied from 19 well maintained pivots and 17 wells. A majority of these wells consistently produce excellent water with recent well tests on most wells over 600 GPM's. With a combination of great soils and water quality, this provides a rare opportunity to acquire a significant amount of irrigated acreage whether you're a nearby farmer, an investor, or looking to relocate your farming operation.

In addition to the irrigated acreage, this portfolio consists of several tracts of quality dryland in Oklahoma as well as grassland and CRP tracts in Kansas which would provide grazing and recreational opportunities.

All of these farms are all conveniently located near U.S. Highway 83 with quick access to multiple grain marketing options including ethanol plants, cattle feedlots, and dairies.

AUCTION INFORMATION DAYS

Thursday, October 16, 2025 | 3:00 PM – 5:00 PM (CT)

Tuesday, November 11, 2025 | 9:00 AM - 11:00 AM (CT)

Liberal Conference Center

503 Hotel Drive Liberal, KS 67901

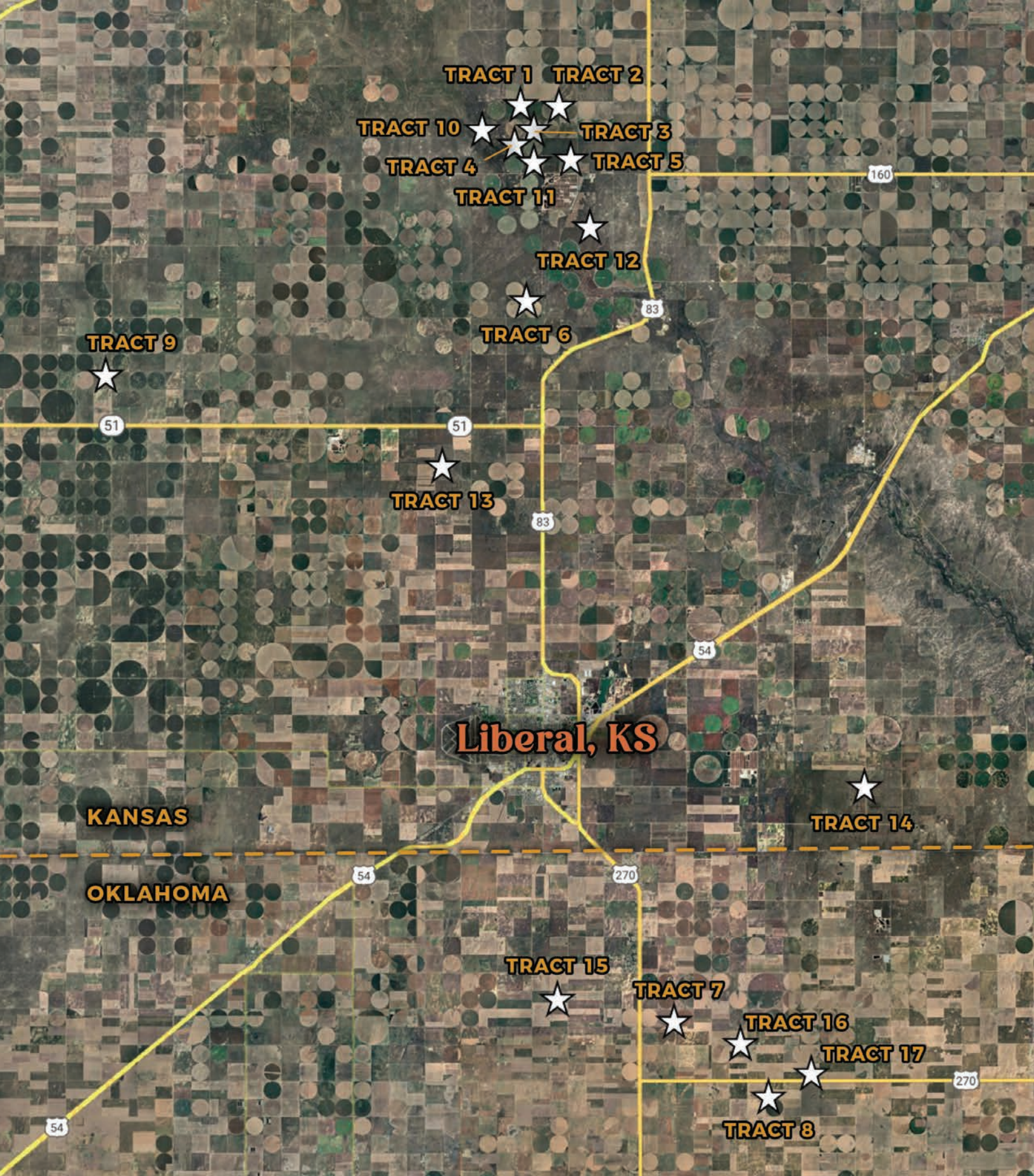
**Please feel free to stop by during these times and we will be happy to answer questions, provide information, and discuss the auction process.*

FranzFarmsAuction.com

JIM HAIN 402.981.8837
James.Hain@LundCo.com

GREG STONE 620.937.8011
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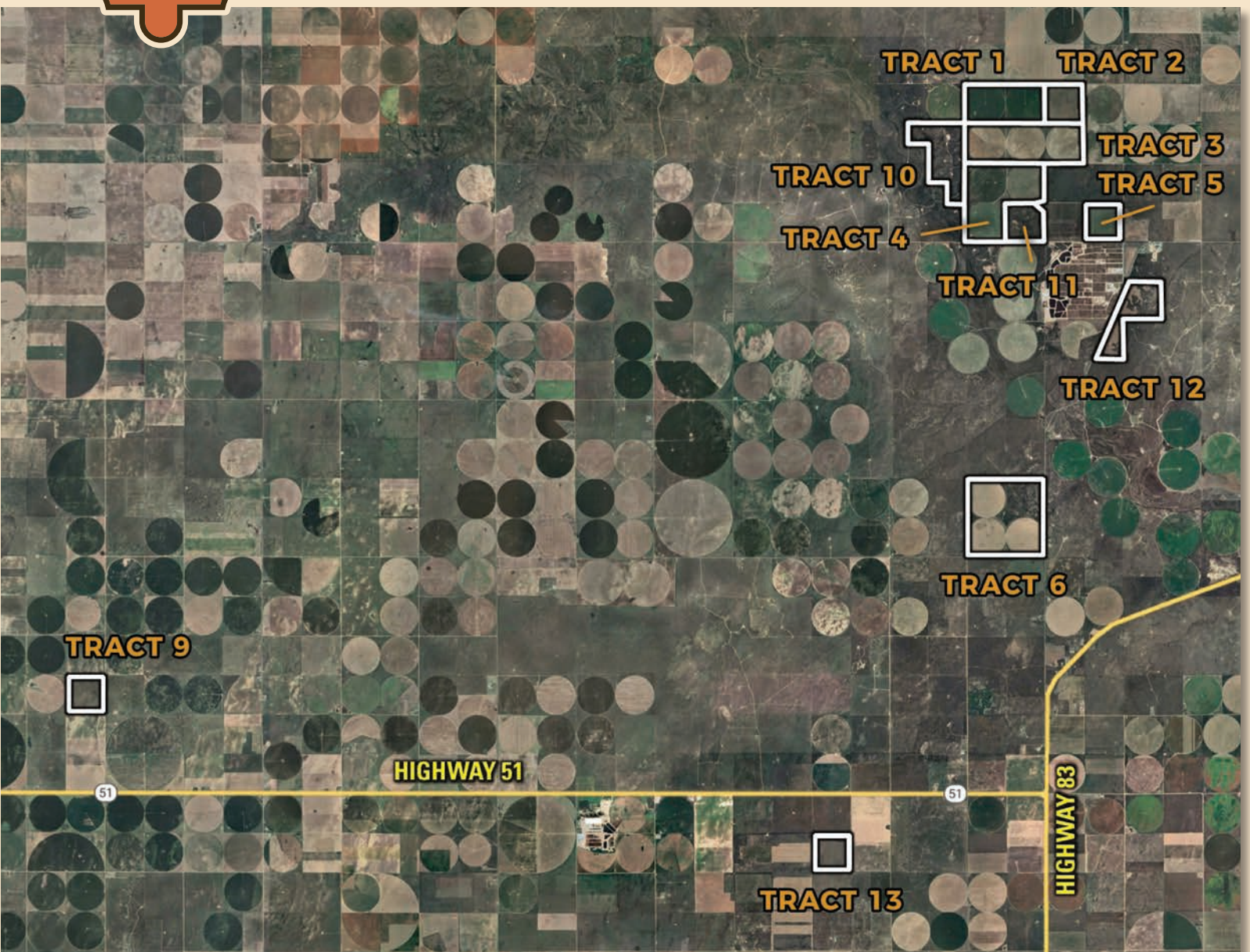
STEVE BRUERE 515.222.1347
Steve@PeoplesCompany.com





FRANZ FARMS NORTH TRACTS

5,043 ACRES M/L | OFFERED AS SEVENTEEN TRACTS



TRACT 1: 324.25 Acres M/L

TRACT 2: 159.04 Acres M/L

TRACT 3: 488.94 Acres M/L

TRACT 4: 495.51 Acres M/L

TRACT 5: 159.32 Acres M/L

TRACT 6: 630.64 Acres M/L

TRACT 7: 639.06 Acres M/L

TRACT 8: 320 Acres M/L

TRACT 9: 157.3 Acres M/L

JIM HAIN 402.981.8837
James.Hain@LundCo.com

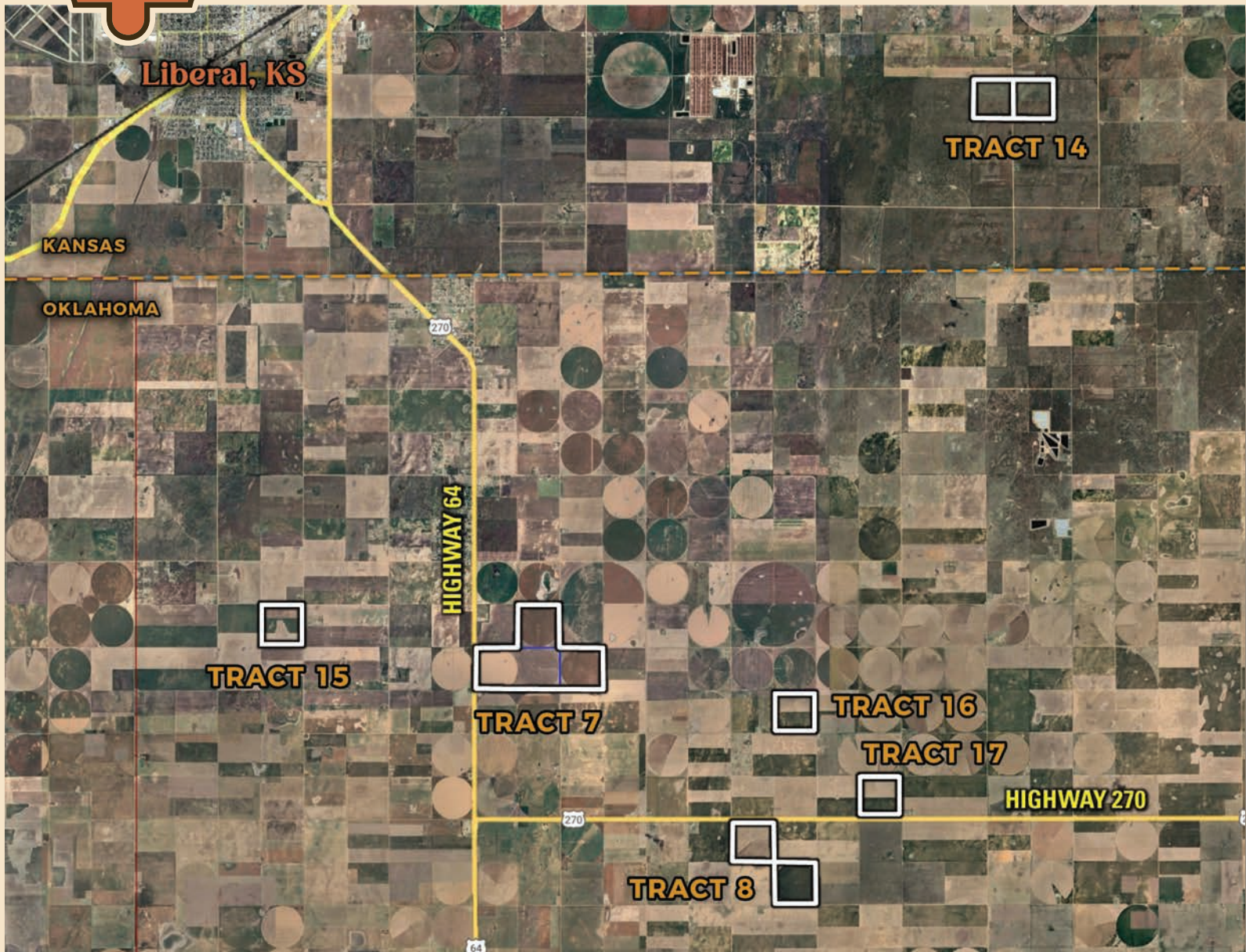
GREG STONE 620.937.8011
GregStone@wbsnet.org

STEVE BRUERE 515.222.1347
Steve@PeoplesCompany.com



FRANZ FARMS SOUTH TRACTS

5,043 ACRES M/L | OFFERED AS SEVENTEEN TRACTS



TRACT 10: 296.44 Acres M/L

TRACT 11: 157.66 Acres M/L

TRACT 12: 261.19 Acres M/L

TRACT 13: 157 Acres M/L

TRACT 14: 317.26 Acres M/L

TRACT 15: 160 Acres M/L

TRACT 16: 159 Acres M/L

TRACT 17: 160 Acres M/L

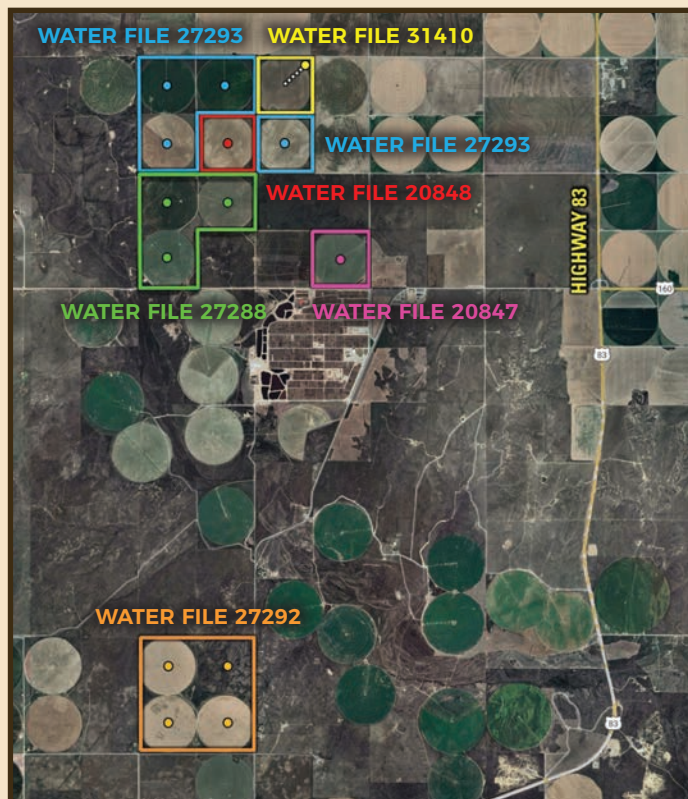
Water Rights

MAP LEGEND

WATER LINE ---
IRRIGATION WELL ●

These maps provide the active points of diversion, underlying water line infrastructure, and the places of use for each water right. Overlapping rights and/or place of use across tracts that are purchased by different buyers at the auction will be corrected by seller. The applications to divide water rights and/or change the place of use have been started by a third party water consultant to ensure all necessary items can be finalized prior to closing.

KANSAS WATER RIGHTS



OKLAHOMA WATER RIGHTS



*All water right information utilized within the brochure was retrieved from a third party water consultant. Copies of the third party water report and all supplementary water right information can be found in the online data room.

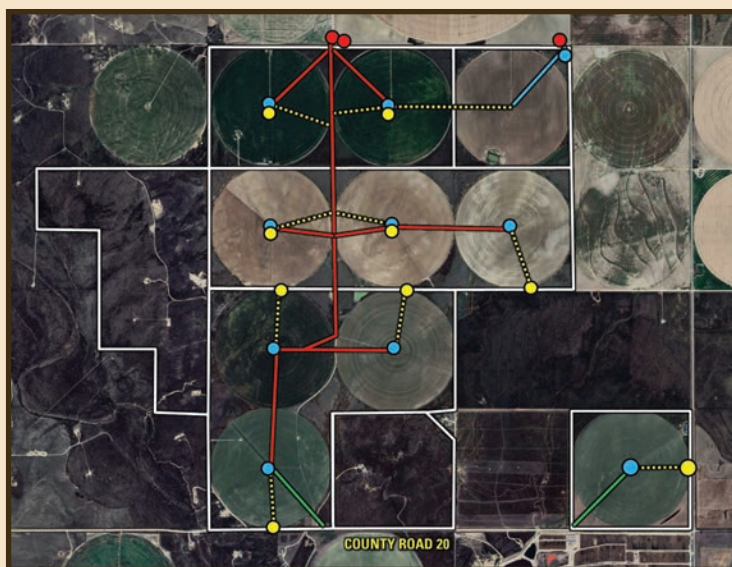
Utility Maps

MAP LEGEND

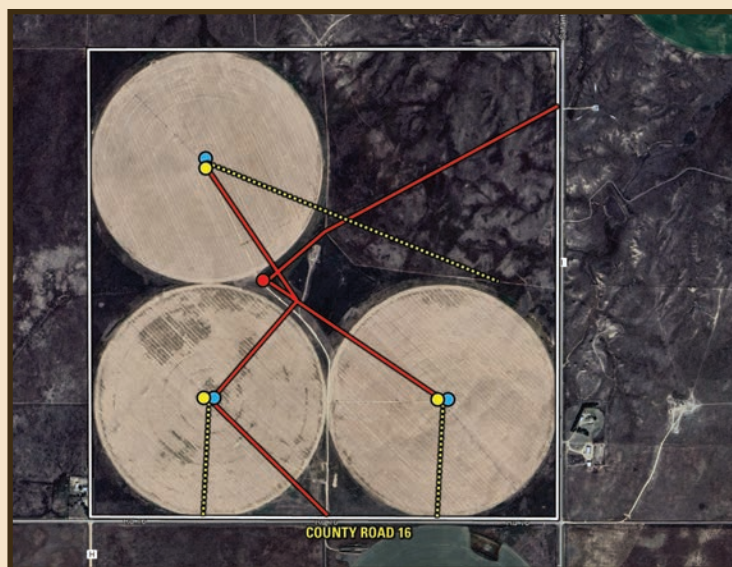
GAS LINE	—
GAS METER	●
WATER LINE	—
WATER WELL	●
ELECTRIC LINE	- - -
ELECTRIC METER	●
FEEDLOT LAGOON WATER LINE	—

Natural gas is supplied by TKO gas and electricity is supplied by CMS electric for all irrigated properties in Kansas. West Texas Gas and Tri-County Electric supply utilities for the irrigated properties in Oklahoma. Winning buyers will be responsible for installing new lines and working with the utility company for any new meters needed.

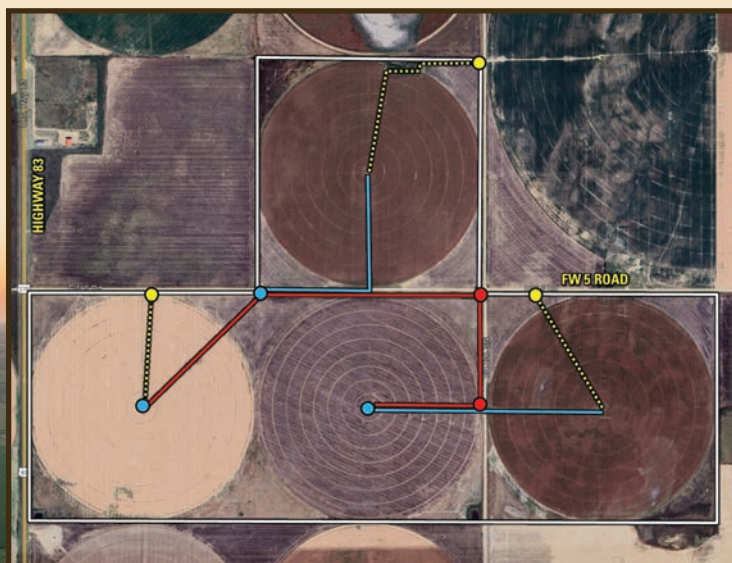
TRACTS 1-4



TRACT 6



TRACT 7



TRACT 8



*All lines and meter locations are approximate and subject to change.

Tract 1

IRRIGATED TRACT

Please see online data room for well tests, water right information, and all full third-party inspections.

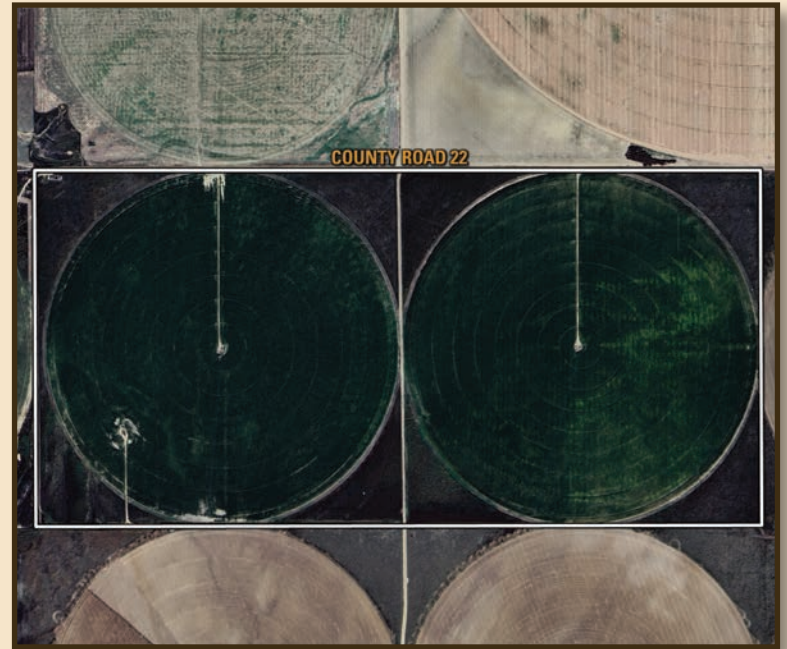
SEWARD COUNTY

LEGAL DESCRIPTION:

N ½ OF 5-32S-33W

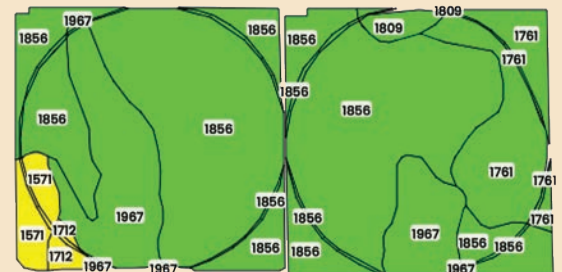
324.25 ACRES M/L

Tract 1 totals 324.25 taxable acres m/l that consists of approximately 319.51 FSA cropland acres m/l of which 59.1 acres are enrolled in CRP through October 2027 with an annual payment of \$1,922.08. Primary soil types include the highly productive Class 1 Richfield and Ulysses silt loam soils. Tract 1 is improved with two pivots which provide irrigation for approximately 244 acres. Located on the south side of County Road 22, this tract is situated in Section 5 of Seward Township.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
1856	Ulysses silt loam	211.24	66.11%	64	●
1967	Buffalo Park-Ulysses silt loams	52.41	16.40%	53	●
1761	Richfield silt loam	38.20	11.96%	64	●
1571	Colby loam	9.69	3.03%	46	●
1809	Satanta fine sandy loam	4.69	1.47%	51	●
1712	Otero-Schamber complex	3.28	1.03%	31	●
Weighted Average:				61.1	



*The soils maps are based on county FSA information and may vary from the current farming operation.

Irrigation Pivots TRACT ONE

Brand	Model	Year	Sprinklers
Zimmatic	9500	1996	5' Spaced LDN Drops
Zimmatic	9500	1999	5' Spaced LDN Drops

*The electricity meter for Tract 2 is located at the pivot point of Tract 1. If Tract 2 sells separately from Tract 1 the buyer of Tract 2 is responsible for running new electrical service.

*The natural gas meter for Tracts 3 and 4 is located at the north center property line of Tract 1. If Tract 4 sells separately from Tract 3, the buyer of Tract 4 will be responsible for a deduct meter from TKO Gas.

*If Tracts 3 and 4 sells separately from Tract 1, the buyer of Tract 1 will grant the buyer(s) of Tract 3 & 4 an underground gas line easement.

*If Tract 4 sells separately from Tracts 1 and 3, the buyer(s) of Tracts 1 and 3 will grant the buyer of Tract 4 an underground gas line easement.

*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

Power Units

Make	Model
CAT	3306 TA
CAT	3306 TA

Tract 2

IRRIGATED TRACT 

Please see online data room for well tests, water right information, and all full third-party inspections.

SEWARD COUNTY

LEGAL DESCRIPTION:

NW 1/4 of 4-32S-33W

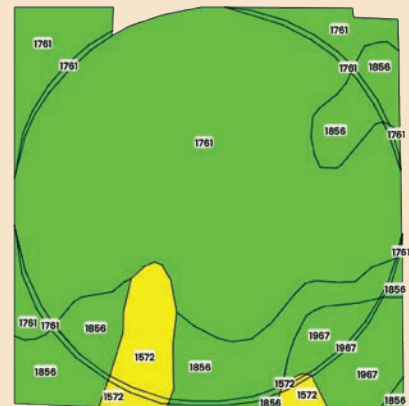
159.04 ACRES M/L

Tract 2 totals 159.04 taxable acres m/l that consists of approximately 159.78 FSA cropland acres m/l of which 30.8 acres are enrolled in CRP through October 2027 with an annual payment of \$1,001.92. Primary soil types include the highly productive Class 1 Richfield and Ulysses silt loam soils. Tract 2 is improved with one pivot which provides irrigation for approximately 122 acres. Located on the south side of County Road 22, this tract is situated in Section 4 of Seward Township.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
1761	Richfield silt loam	109.46	68.64%	64	●
1856	Ulysses silt loam	30.05	18.84%	64	●
1967	Buffalo Park-Ulysses silt loams	10.65	6.68%	53	●
1572	Colby loam	9.31	5.84%	44	●
Weighted Average:				62.1	



Irrigation Pivots TRACT TWO

Brand	Model	Year	Sprinklers
Zimmatic	9500	1996	5' Spaced LDN Drops

*The soils maps are based on county FSA information and may vary from the current farming operation.

*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

Power Units

Make	Model
CAT	3306 TA

*The electricity meter for Tract 2 is located at the pivot point of Tract 1. If Tract 2 sells separately from Tract 1, the buyer of Tract 2 is responsible for running new electrical service.

Tract 3

IRRIGATED TRACT

Please see online data room for well tests, water right information, and all full third-party inspections.

SEWARD COUNTY

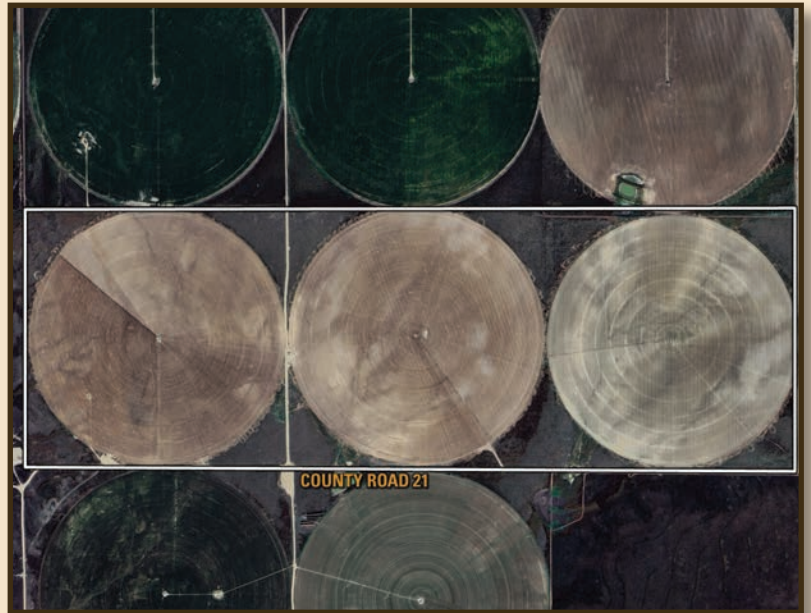
LEGAL DESCRIPTION:

S ½ of 5-32S-33W &

SW ¼ of 4-32S-33W

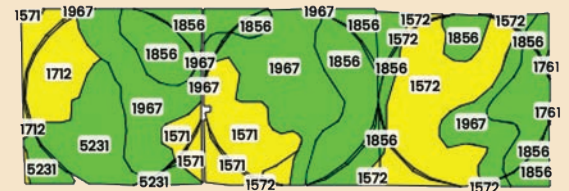
488.94 ACRES M/L

Tract 3 totals 488.94 taxable acres m/l that consists of approximately 479.07 FSA cropland acres m/l of which 92.1 acres are enrolled in multiple CRP contracts through October 2031 and 2033 with a total annual payment of \$4,022.28. Primary soil types include the highly productive Class 1 Richfield and Ulysses silt loam soils. Tract 3 is improved with three pivots which provide irrigation for approximately 366 acres. Located on the north side of County Road 22, this tract is situated in Section 5 of Seward Township.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
1856	Ulysses silt loam	142.15	29.67%	64	
1967	Buffalo Park-Ulysses silt loams	126.31	26.37%	53	
1572	Colby loam	78.93	16.48%	44	
1571	Colby loam	49.79	10.39%	46	
5231	Eva-Optima-Dalhart complex	44.64	9.32%	35	
1712	Otero-Schamber complex	35.92	7.50%	31	
1820	Schamber gravelly loam	0.71	0.15%	17	
1761	Richfield silt loam	0.62	0.13%	64	
Weighted Average:				50.7	



*The soils maps are based on county FSA information and may vary from the current farming operation.

* The natural gas meter for Tracts 3 and 4 is located at the north center property line of Tract 1. If Tract 4 sells separately from Tract 3, the buyer of Tract 4 will be responsible for a deduct meter from TKO Gas.

*If Tracts 3 and 4 sells separately from Tract 1, the buyer of Tract 1 will grant the buyer(s) of Tract 3 and 4 an underground gas line easement.

*If Tract 4 sells separately from Tracts 1 and 3, the buyer(s) of Tracts 1 and 3 will grant the buyer of Tract 4 an underground gas line easement.

*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

Irrigation Pivots TRACT THREE

Brand	Model	Year	Sprinklers
Valley	8000	1998	5' Spaced VP3 LDN Drops
Valley	8000	1997	5' Spaced VP3 LDN Drops
Zimmatic	9500	2017	5' Spaced LDN Drops

Power Units

Make	Model
Chevrolet	496

Electric Motors

Make	Horsepower
U.S. Motors	125 HP
GE	125 HP

Tract 4

IRRIGATED TRACT

Please see online data room for well tests, water right information, and all full third-party inspections.

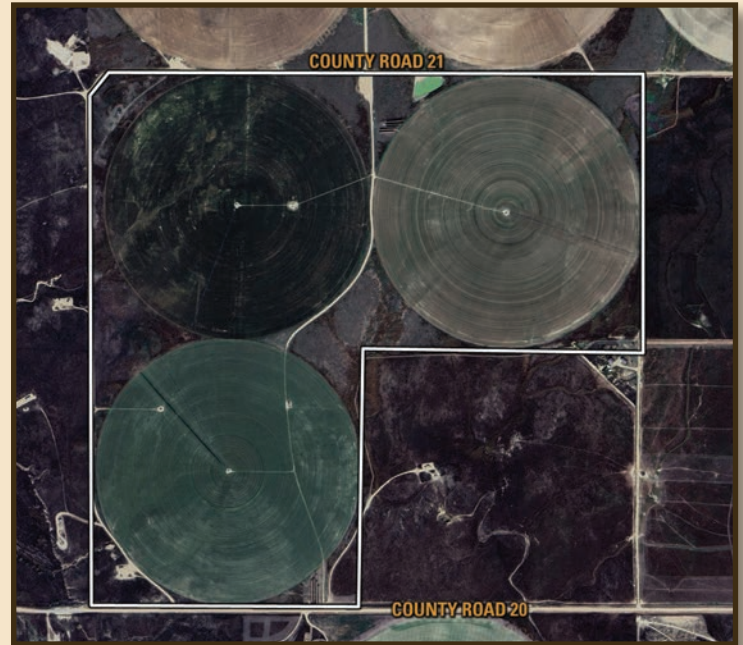
SEWARD COUNTY

LEGAL DESCRIPTION:

N ½ & SW ¼ of 8-32S-33W

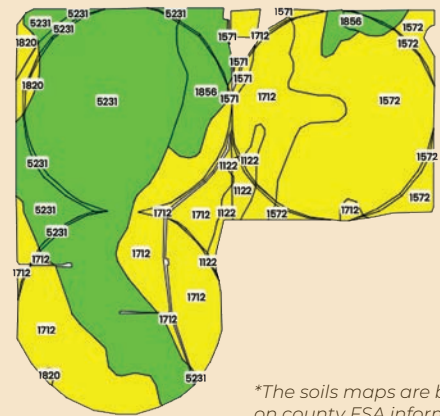
495.51 ACRES M/L

Tract 4 totals 495.51 taxable acres m/l that consists of approximately 460.14 FSA cropland acres m/l of which 67.04 acres are enrolled in multiple CRP contracts through October 2031 and 2033 with a total annual payment of \$2,537.72. Primary soil types include Eva-Optima Dalhart complex and Otero-Schamber complex. Tract 4 is improved with three pivots which provide irrigation for approximately 366 acres. Located on the north side of County Road 20, this tract is situated in Section 8 of Seward Township.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
5231	Eva-Optima-Dalhart complex	164.17	35.68%	35	
1712	Otero-Schamber complex	142.64	31.00%	31	
1572	Colby loam	99.37	21.59%	44	
1856	Ulysses silt loam	28.86	6.27%	64	
1122	Bridgeport loam	8.94	1.94%	29	
1820	Schamber gravelly loam	7.16	1.56%	17	
1571	Colby loam	5.61	1.22%	46	
1967	Buffalo Park-Ulysses silt loams	3.39	0.74%	53	
Weighted Average:				37.4	



*The soils maps are based on county FSA information and may vary from the current farming operation.

Irrigation Pivots TRACT FOUR

Brand	Model	Year	Sprinklers
Zimmatic	9500	2018	5' Spaced VP3 LDN Drops
Zimmatic	9500	2018	5' Spaced XIWOBS Drops
Valley	8000	1997	5' Spaced VP3 LDN Drops

*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

*The natural gas meter for Tracts 3 and 4 is located at the north center property line of Tract 1. If Tract 4 sells separately from Tract 3, the buyer of Tract 4 will be responsible for a deduct meter from TKO Gas.

*If Tracts 3 and 4 sells separately from Tract 1, the buyer of Tract 1 will grant the buyer(s) of Tract 3 and 4 an underground gas line easement.

*If Tract 4 sells separately from Tracts 1 and 3, the buyer(s) of Tracts 1 and 3 will grant the Buyer of Tract 4 an underground gas line easement.

Power Units

Make	Model
Chevrolet	496
Chevrolet	496

Electric Motors

Make	Horsepower
U.S. Motors	125 HP

Tract 5

IRRIGATED TRACT 

Please see online data room for well tests, water right information, and all full third-party inspections.

SEWARD COUNTY

LEGAL DESCRIPTION:

SE ¼ of 9-32S-33W

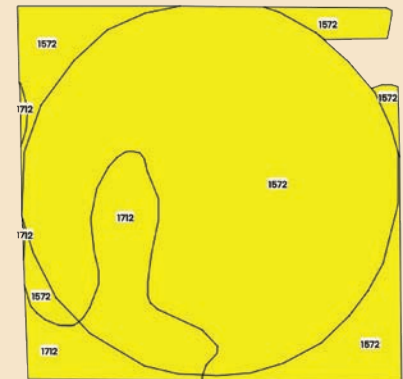
159.32 ACRES M/L

Tract 5 totals 159.32 taxable acres m/l that consists of approximately 157.32 FSA cropland acres m/l of which 13.34 acres are enrolled in CRP through October 2032 with an annual payment of \$371. Primary soil types include Colby loam. Tract 5 is improved with one pivot which provides irrigation for approximately 122 acres. Located on the north side of County Road 20, this tract is situated in Section 9 of Seward Township. Tract 5 contains four grain bins in the north east corner of the property that are in varying conditions, but may provide onsite grain storage.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
1572	Colby loam	134.37	85.09%	44	
1712	Otero-Schamber complex	23.55	14.91%	31	
Weighted Average:				42.1	



Irrigation Pivots TRACT FIVE

Brand	Model	Year	Sprinklers
Zimmatic	9500	2017	5' Spaced LDN Drops

*The soils maps are based on county FSA information and may vary from the current farming operation.

*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

Electric Motors

Make	Horsepower
GE	125 HP

Tract 6

IRRIGATED TRACT 

Please see online data room for well tests, water right information, and all full third-party inspections.

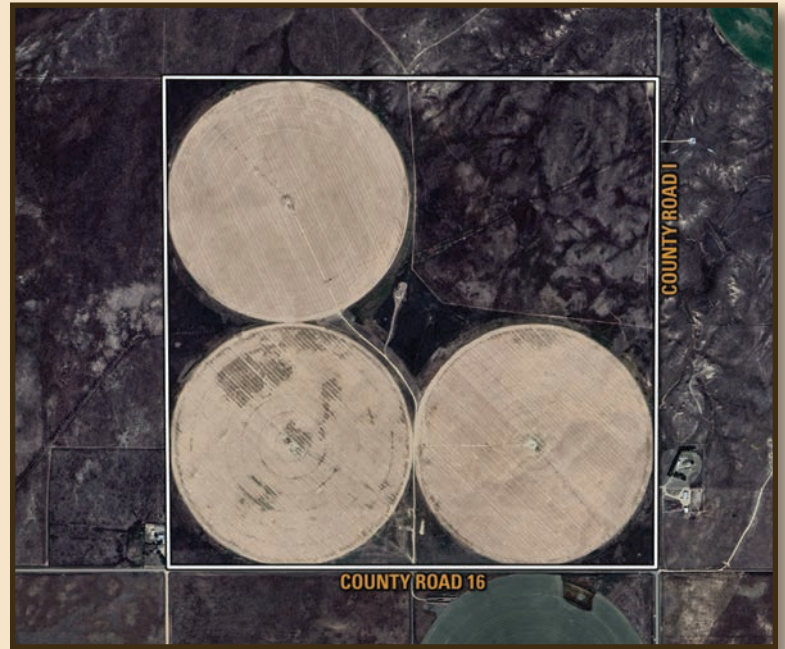
SEWARD COUNTY

LEGAL DESCRIPTION:

All of 32-32S-33W

630.64 ACRES M/L

Tract 6 totals 630.64 taxable acres m/l that consists of approximately 495.37 FSA cropland acres m/l of which 126.42 acres are enrolled in CRP through October 2031 with an annual payment of \$5,013. Primary soil types include the highly productive Class 1 Richfield and Ulysses silt loam soils. Tract 6 is improved with three pivots which provide irrigation for approximately 366 acres. Located on the north side of County Road 16, this tract is situated in Section 32 of Liberal Township.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
5236	Eva-Optima complex	220.28	44.47%	25	
1572	Colby loam	125.65	25.37%	44	
1712	Otero-Schamber complex	62.03	12.52%	31	
1711	Otero-Mansic complex	38.86	7.84%	49	
5253	Optima loamy sand	28.26	5.70%	18	
5231	Eva-Optima-Dalhart complex	20.28	4.09%	35	
Weighted Average:				32.5	



Irrigation Pivots TRACT SIX

Brand	Model	Year	Sprinklers
Valley	8000	1995	5' Spaced VP3 LDN Drops
Valley	8000	2003	5' Spaced VP3 LDN Drops
Valley	8000	1995	5' Spaced VP3 LDN Drops

*The soils maps are based on county FSA information and may vary from the current farming operation.

*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

Power Units

Make	Model
Chevrolet	496
Chevrolet	496
Chevrolet	496

Tract 7

IRRIGATED TRACT

Please see online data room for well tests, water right information, and all full third-party inspections.

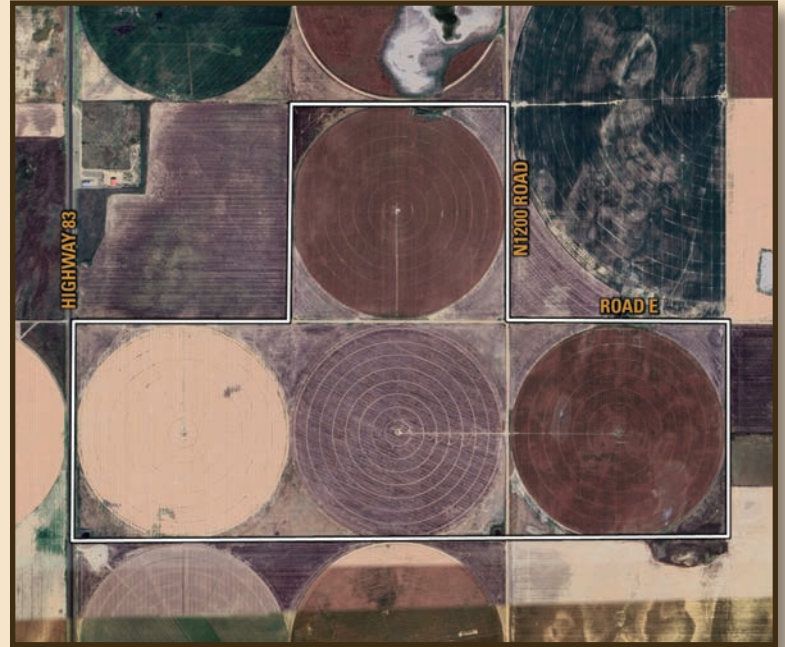
BEAVER COUNTY

LEGAL DESCRIPTION:

SE ¼ of 35-6N-20E, NW ¼ of
1-5N-20E & N1/2 of 2-5N-20E

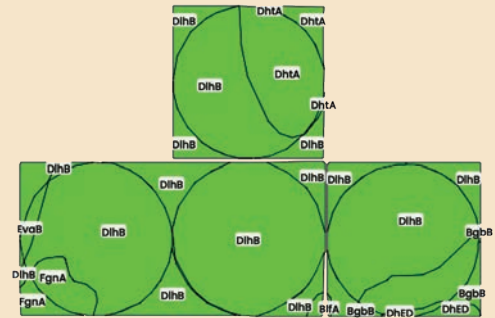
639.06 ACRES M/L

Tract 7 totals 639.06 taxable acres m/l that consists of approximately 623.28 FSA cropland acres m/l. The primary soil type is Dalhart loamy fine sand. Tract 7 is improved with four pivots which provide irrigation for approximately 488 acres. Located on the north side of County Road 16, this tract is situated in Section 1,2, and 35 of North Beaver CCD.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
DIhB	Dalhart loamy fine sand	484.56	77.74%	42	●
DhtA	Dalhart fine sandy loam	61.07	9.80%	46	●
BgbB	Bigbow loamy fine sand	32.72	5.25%	45	●
FgnA	Forgan loam	22.28	3.57%	53	●
EvaB	Eva loamy fine sand	13.74	2.20%	30	●
DhED	Dalhart-Eva complex loamy fine sands	6.72	1.08%	36	●
BlfA	Belfon fine sandy loam	2.19	0.35%	49	●
Weighted Average:				42.6	



*The soils maps are based on county FSA information and may vary from the current farming operation.

Irrigation Pivots TRACT SEVEN

Brand	Model	Year	Sprinklers
Valley	8000	1997	5' Spaced VP3 LDN Drops
Valley	8000	1997	5' Spaced VP3 LDN Drops
T & L	865	2003	30" Spaced VP3 LDN Drops
Valley	8000	1997	5' Spaced VP3 LDN Drops

Power Units

Make	Model
Cummins	855 NA
Cummins	855 NA
Cummins	855 NA

*For questions regarding the Oklahoma properties, please contact listing agent Jim Hain.

Tract 8

IRRIGATED TRACT

Please see online data room for well tests, water right information, and all full third-party inspections.

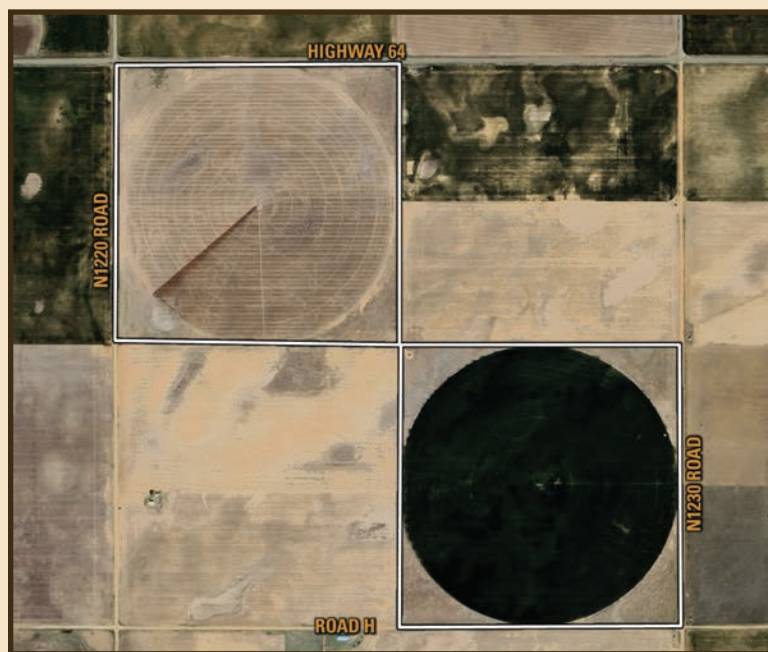
BEAVER COUNTY

LEGAL DESCRIPTION:

NW ¼ & SE ¼ of 17-5N-21E

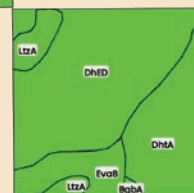
320.0 ACRES M/L

Tract 8 totals 320 taxable acres m/l that consists of approximately 312.19 FSA cropland acres m/l. Primary soil types include Dalhart-Eva complex and Dalhart fine sandy loam. Tract 8 is improved with two pivots which provide irrigation for approximately 244 acres. Located on the east side of U.S. Highway 83, this tract is situated in Section 17 of North Beaver CCD.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
DhED	Dalhart-Eva complex loamy fine sands	232.66	74.52%	36	
DhtA	Dalhart fine sandy loam	39.72	12.72%	46	
EvaB	Eva loamy fine sand	17.49	5.60%	30	
Ltza	Lautz silty clay	11.44	3.67%	27	
FgnB	Forgan loam	9.41	3.01%	53	
BgbA	Bigbow fine sandy loam	1.47	0.47%	48	
Weighted Average:				37.2	



Irrigation Pivots TRACT EIGHT

Brand	Model	Year	Sprinklers
T & L	865	2012	5' Spaced UP3 IWOBS Drops
T & L	865	2012	5' Spaced UP3 IWOBS Drops

Power Units

Make	Model
Cummins	855 NA

*The soils maps are based on county FSA information and may vary from the current farming operation.

*For questions regarding the Oklahoma properties, please contact listing agent Jim Hain.

Tract 9

DRYLAND TRACT 

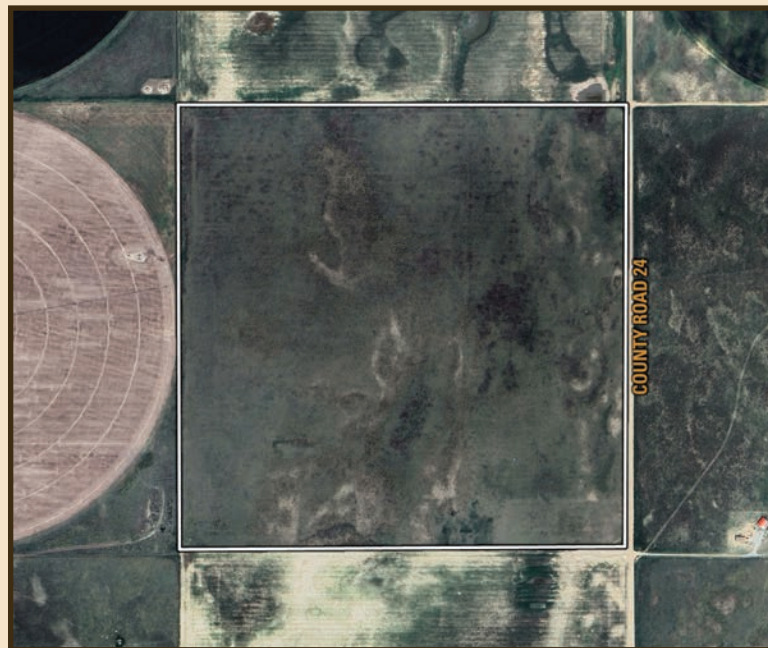
STEVENS COUNTY

LEGAL DESCRIPTION:

SE ¼ of 8-33S-35W

157.3 ACRES M/L

Tract 9 totals 157.3 taxable acres m/l that consists of approximately 155.81 FSA cropland acres m/l of which all 155.81 acres are enrolled in CRP through October 2033 with an annual payment of \$3,813. Primary soil types include Eva loamy fine sand and Dalhart-Eva loamy fine sand. Located on the northwest corner of Road P and Road 24, this tract is situated in Section 8 of Center Township.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
5232	Eva loamy fine sand	70.87	45.48%	30	●
5216	Dalhart-Eva complex loamy fine sands	49.53	31.79%	36	●
5220	Dalhart loamy fine sand	33.40	21.44%	44	●
5209	Belfon fine sandy loam	2.01	1.29%	49	●
Weighted Average:				35.2	

**The soils maps are based on county FSA information and may vary from the current farming operation.*

**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*



Tract 10

DRYLAND TRACT 

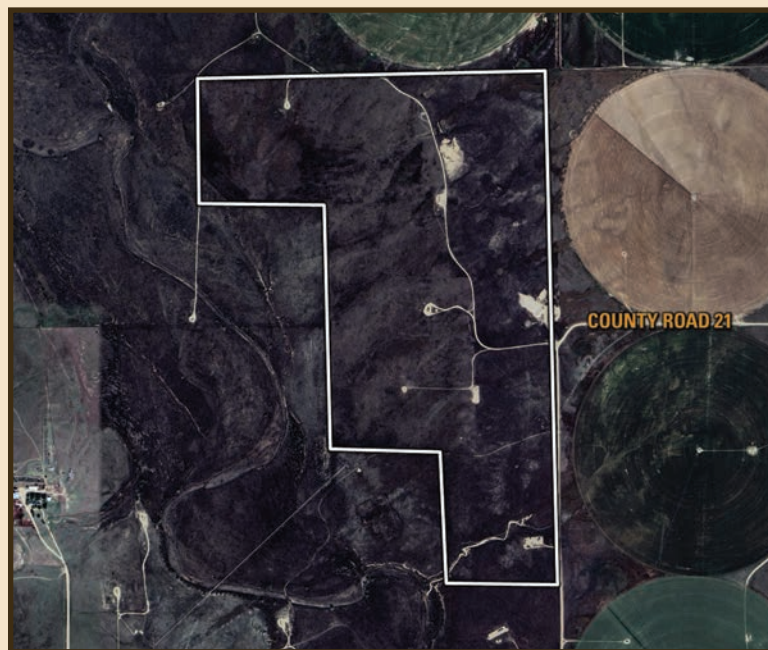
SEWARD COUNTY

LEGAL DESCRIPTION:

Part of 6&7-32S-33W

296.44 ACRES M/L

Tract 10 totals 296.44 taxable acres m/l that consists of approximately 156.80 FSA cropland acres m/l of which all 156.80 acres are enrolled in CRP through October 2027 with an annual payment of \$5,173. Primary soil types include Likes loamy sand and Schamber gravelly loam. Located along County Road 21, this tract is situated in Section 6 and 7 of Seward Township.

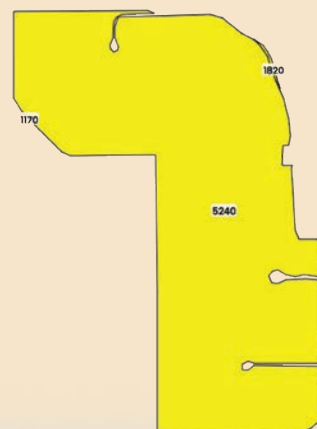


Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
5240	Likes loamy sand	156.56	99.85%	24	●
1820	Schamber gravelly loam	0.24	0.15%	17	●
Weighted Average:				24.0	

**The soils maps are based on county FSA information and may vary from the current farming operation.*

**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*





DRYLAND TRACT 

SEWARD COUNTY
LEGAL DESCRIPTION:
SE ¼ of 8-32S-33W

157.66 ACRES M/L

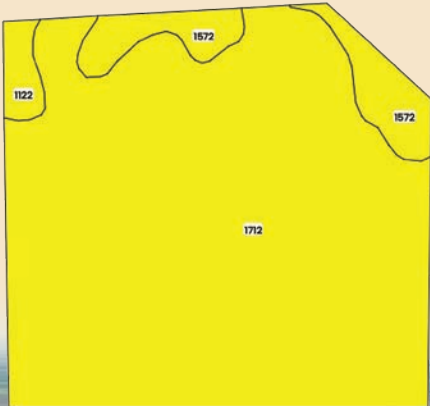
Tract 11 totals 157.66 taxable acres m/l and consists of native grasses. Located on the north side of County Road 20, this tract is situated in Section 8 of Seward Township.

**The soils maps are based on county FSA information and may vary from the current farming operation.*



Total Soils

Code	Soil Description	Acres	% of Field	NCCPI	
1712	Otero-Schamber complex	141.44	89.71%	31	●
1572	Colby loam	12.88	8.17%	44	●
1122	Bridgeport loam	3.34	2.12%	29	●
Weighted Average:				32.0	



Tract 12

DRYLAND TRACT 

SEWARD COUNTY
LEGAL DESCRIPTION:
Part of 15,16,21-32S-33W

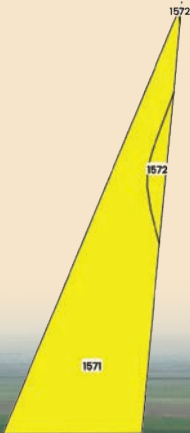
261.19 ACRES M/L

Tract 12 totals 261.19 taxable acres m/l and consists of native grasses. Located on the east side of County Road I, this tract is situated in Section 15 of Seward Township.

**The soils maps are based on county FSA information and may vary from the current farming operation.*

Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
1571	Colby loam	19.09	94.32%	46	●
1572	Colby loam	1.15	5.68%	44	●
Weighted Average:				45.9	



Tract 13

DRYLAND TRACT 

SEWARD COUNTY

LEGAL DESCRIPTION:

SW ¼ of 24-32S-34W

157.0 ACRES M/L

Tract 13 totals 157 taxable acres m/l that consists of approximately 152.40 FSA cropland acres m/l of which all 152.40 acres are enrolled in CRP through October 2033 with an annual payment of \$4,270. Primary soil types include Eva-Optima Dalhart complex and Dalhart loamy fine sand. Located along County Road F, this tract is situated in Section 24 of Liberal Township.

Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
5231	Eva-Optima-Dalhart complex	129.49	84.97%	35	●
5219	Dalhart loamy fine sand	22.91	15.03%	42	●
Weighted Average:				36.1	

**The soils maps are based on county FSA information and may vary from the current farming operation.*

**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*



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Tract 14

DRYLAND TRACT 

SEWARD COUNTY

LEGAL DESCRIPTION:

SW ¼ of 1-35S-32W &

SE ¼ of 2-35S-32W

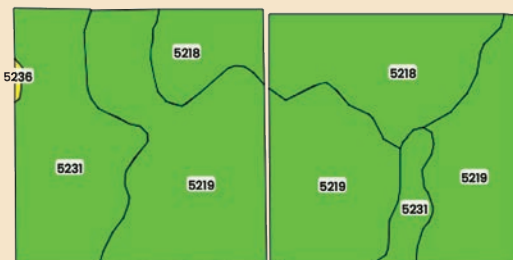
317.26 ACRES M/L

Tract 14 totals 317.26 taxable acres m/l that consists of approximately 318.83 FSA cropland acres m/l of which all 318.83 acres are enrolled in CRP through October 2033 with an annual payment of \$13,927. Primary soil types include Dalhart loamy fine sand. Located along County Road R, this tract is situated in Section 1 and 2 of Fargo Township.



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
5219	Dalhart loamy fine sand	175.68	55.10%	42	●
5218	Dalhart fine sandy loam	72.32	22.68%	48	●
5231	Eva-Optima-Dalhart complex	70.13	22.00%	35	●
5236	Eva-Optima complex	0.70	0.22%	25	●
Weighted Average:				41.8	



*The soils maps are based on county FSA information and may vary from the current farming operation.

*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.



Tract 15

DRYLAND TRACT 🌾

BEAVER COUNTY

LEGAL DESCRIPTION:

SE ¼ of 32-6N-20E

160.0 ACRES M/L

Tract 15 totals 160 taxable acres m/l that consists of approximately 157.26 FSA cropland acres m/l. Primary soil types include Balko silt loam and Dalhart loamy fine sand. Located along the west side of NS 117 Road, this tract is situated in Section 32 of North Beaver Township.

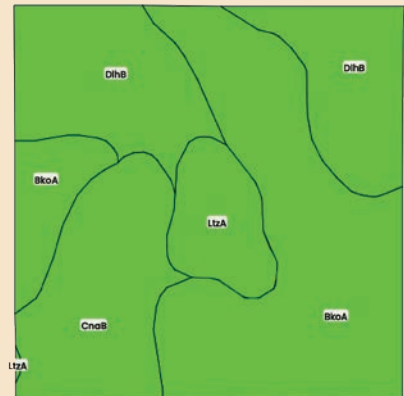
**The soils maps are based on county FSA information and may vary from the current farming operation.*

**Tract 15,16, and 17 are leased on a crop share. Buyer will assume the lease and the landlord's share of growing wheat at closing.*



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
BkoA	Balko silt loam	69.46	44.17%	55	●
DlhB	Dalhart loamy fine sand	45.24	28.77%	42	●
CnaB	Canina silt loam	29.57	18.80%	53	●
LtzA	Lautz silty clay	12.99	8.26%	27	●
Weighted Average:				48.6	



**For questions regarding the Oklahoma properties, please contact listing agent Jim Hain.*



Tract 16

DRYLAND TRACT 

BEAVER COUNTY

LEGAL DESCRIPTION:

SE ¼ of 5-5N-21E

159.0 ACRES M/L

Tract 16 totals 159 taxable acres m/l that consists of approximately 155.89 FSA cropland acres m/l. Primary soil types include Eva loamy fine sand and Dalhart-Eva complex. Located along the north side of EW 6 Road, this tract is situated in Section 5 of North Beaver Township.

**The soils maps are based on county FSA information and may vary from the current farming operation.*

**Tract 15,16, and 17 are leased on a crop share. Buyer will assume the lease and the landlord's share of growing wheat at closing.*



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
EvaB	Eva loamy fine sand	88.74	56.93%	30	●
DhED	Dalhart-Eva complex loamy fine sands	58.04	37.23%	36	●
BgbB	Bigbow loamy fine sand	9.09	5.83%	45	●
BlfA	Belfon fine sandy loam	0.02	0.01%	49	●
Weighted Average:				33.1	



**For questions regarding the Oklahoma properties, please contact listing agent Jim Hain.*



Tract 17

DRYLAND TRACT 🌾

BEAVER COUNTY

LEGAL DESCRIPTION:

SE 1/4 of 9-5N-21E

160.0 ACRES M/L

Tract 17 totals 160 taxable acres m/l that consists of approximately 147.33 FSA cropland acres m/l. Primary soil types include Hugoton silt loam and Dalhart loamy fine sand. Located on the north side of Highway 64, this tract is situated in Section 9 of North Beaver Township.

**The soils maps are based on county FSA information and may vary from the current farming operation.*

**Tract 15,16, and 17 are leased on a crop share. Buyer will assume the lease and the landlord's share of growing wheat at closing.*



Tillable Soils

Code	Soil Description	Acres	% of Field	NCCPI	
HgtA	Hugoton silt loam	89.26	60.58%	54	●
DlhB	Dalhart loamy fine sand	40.43	27.44%	42	●
LtzA	Lautz silty clay	17.50	11.88%	27	●
BgbB	Bigbow loamy fine sand	0.14	0.10%	45	●
Weighted Average:				47.5	



**For questions regarding the Oklahoma properties, please contact listing agent Jim Hain.*

Major Irrigated

BEAVER
COUNTY
OKLAHOMA



SEWARD &
STEVENS COUNTY
KANSAS

5,043 ACRES M/L

Offered as Seventeen Tracts

AUCTION INFORMATION

Tuesday, November 18, 2025 | 10:00 AM

Liberal Conference Center

503 Hotel Drive | Liberal, KS 67901

Farmland Auction



FranzFarmsAuction.com



For more information,
drone photography,
videos, and to access the
data room please visit
FranzFarmsAuction.com.

Auction Terms & Conditions

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."

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.

AUCTION METHOD.

1. The Farm will be offered in 17 individual tracts or combinations thereof (the "Real Estate").
2. 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.
3. 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.

BUYER'S PREMIUM.

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

APPROXIMATE ACRES OF TRACTS & IRRIGATION EQUIPMENT INFORMATION.

1. 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.
2. 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.

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

FARM PROGRAM INFORMATION. Farm Program Information is provided by the Seward, Stevens, and Beaver 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, and Beaver County FSA and NRCS offices. For updated information, you should access the Data Room.

EARNEST MONEY PAYMENT. A 10% earnest money payment is required on the day of the auction for each tract. The earnest money payment may be paid in the form of a certified check, satisfactory to the Auctioneer at his sole discretion, or wire transfer. All funds will be held by First American Title Company.

CONTRACT & TITLE COMMITMENT.

1. 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.
2. 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.
3. 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.
4. Any additional title insurance coverage or endorsements requested by Buyer or its lender will be paid by the Buyer.
5. 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.

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.

CLOSINGS. Closings will occur on or about December 19, 2025. 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.

PROPERTY TAXES. Payment of all 2025 property taxes for the Real Estate and any personal property (the "Personal Property") shall be

5,043 ACRES M/L

Offered as Seventeen Tracts

AUCTION Tuesday, November 18, 2025 | 10:00 AM

Liberal Conference Center | 503 Hotel Drive | Liberal, KS 67901

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.

PERSONAL PROPERTY. A majority of the personal property located on the irrigated farmland is owned by the tenants. Tenants have entered into an agreement to sell and transfer the personal property with the current landowners at Closing. 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.

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.

MINERAL RIGHTS. All mineral rights will be reserved by the Seller.

POSSESSION. Possession of each tract will be delivered at Closing, subject to tenant's rights unless otherwise stated herein. Tract 15,16, and 17 are leased on a crop share. Buyer will assume the lease and the landlord's share of growing wheat at Closing.

FENCES.

1. Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller.
2. All fences and fence lines shall be governed by Seward County, Stevens County, Beaver County and Oklahoma and Kansas fence line rules and regulations. No new fences will be installed by the Seller.
3. 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.

FARM INSPECTION.

1. 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.
2. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.
3. Invasive testing is prohibited without prior written consent of the Seller.

DISCLAIMER.

1. 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.

2. Overall tract acres, tillable acres, pasture acres, etc. may vary from figures stated in the marketing materials and will be subject to change when the tracts are reconstituted by the Seward, Stevens, and Beaver County FSA and NRCS offices.
3. All references to "M/L" in this marketing brochure and any marketing materials refers to more or less.
4. All references to "NCCPI" in this marketing brochure and any marketing materials refers to the National Commodity Crop Index.
5. All references to "FSA" in this marketing brochure and any marketing materials refers to the Farm Service Agency.
6. All references to "NRCS" in this marketing brochure and any marketing materials refers to the Natural Resources Conservation Service.
7. All utility information should be independently verified by Buyers.
8. 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.
9. 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.
10. 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.

OTHER.

1. 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 grain bins, scales, buildings, 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.
2. 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.
3. 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.
4. 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. Bidding increments are at the sole discretion of the Auctioneer.
5. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.
7. All decisions of the Auctioneer are final.

FranzFarmsAuction.com





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18479

Tuesday, November 18, 2025 | 10:00 AM

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**CUSHMAN &
WAKEFIELD**

**LUND
COMPANY**



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