

REAL ESTATE AUCTION

THURSDAY, JANUARY 15, 2026 • 2:00 P.M.

Auction will be held in St. Peter & Paul Catholic Church Hall, 612 12TH Street in Cawker City, KS.

PARCEL A: All of blocks 1, 2, 3, 4, 11, 12, 13, 14, 15, 16, 17, 27 & 28 in Ward One.

Located at the east edge of Cawker City on Ash Street between First & Fifth streets. 40.25 acres with a .75 acre building site. There could be city electric & water available, at the purchaser's expense. There are 16 acres of alfalfa on the farm, the remainder is open ground. The farm has a wheat base of 29.87 acres.
2025 Taxes were: \$531.93

PARCEL B: All of Block 3 in Ward Four

This tract is located on the South side of Highway 24. 2.69 acres with 2.04 acres of wheat base.

2025 Taxes were: \$28.92

PARCEL C: All of Blocks 15, 16, 26, 27, 30 & 31 in Ward Four

This tract is located South of Highway 24 on Ash street. There are 18.15 acres. There are 15 acres of alfalfa. The farm has a wheat base of 13.72 acres.

2025 Taxes were: \$230.24

Possession will be upon closing on or before March 3, 2026. Purchaser will pay all of 2026 taxes.

Terms: 10% of purchase price as down payment day of auction, the balance will be due upon closing on or before March 3, 2026.

Down payment will be escrowed with NCK Title LLC. Title insurance will be used, the cost will be split 50/50 between seller & purchaser. Closing cost will be split 50/50 between seller & purchaser.

The tracts are located at the East edge of Cawker City, Kansas which is next to Waconda Lake.

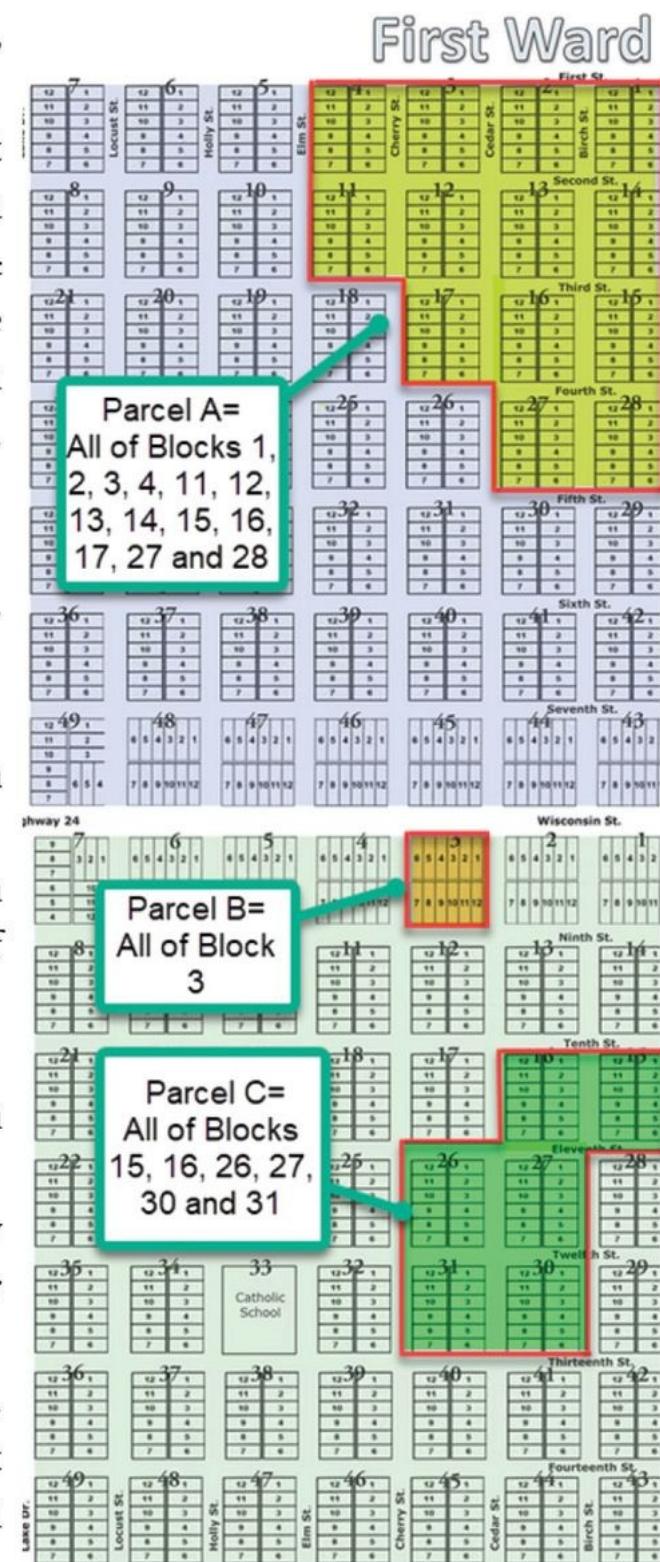
Thummel Real Estate & Auction LLC is acting as a seller agent. All statements made day of auction take precedence over printed material.

CECIL N. & MARTHA M. KOSTER TRUST

Auction Conducted By

THUMMEL REAL ESTATE & AUCTION, LLC

785-738-0067



Fourth Ward