

## **2025 CRA PUBLIC FILE**

- Community Reinvestment Act Notice
- Written Comments Received from the Public
- Most Recent CRA Performance Evaluation
- List of Branches, Addresses, and Geographies – and List of Branches Opened or Closed During Current Year, Addresses and Geographies
- List of Services Offered, Deposit and Loan Products
- Map of Each Assessment Area Including Geographies
- Loan to Deposit Ratio for Each Quarter of Prior Year
- HMDA Disclosure Statement



209 Montana Avenue – Holton KS 66436

785-364-4691 \* [www.fsbks.bank](http://www.fsbks.bank)

## **Community Reinvestment Act Notice – The Farmers State Bank**

Under the Federal Community Reinvestment Act (CRA), the Federal Deposit Insurance Corporation (FDIC) evaluates our record of helping to meet the credit needs of this community consistent with safe and sound operations. The FDIC also takes this record into account when deciding on certain applications submitted by us.

Your involvement is encouraged.

You are entitled to certain information about our operations and our performance under the CRA, including, for example, information about our branches, such as their location and services provided at them; the public section of our most recent CRA Performance Evaluation, prepared by the FDIC; and comments received from the public relating to our performance in helping to meet community credit needs, as well as our responses to those comments. You may review this information today.

At least 30 days before the beginning of each quarter, the FDIC publishes a nationwide list of the banks that are scheduled for CRA examination in that quarter. This list is available from the Regional Director of the Kansas City Regional Office, Federal Deposit Insurance Corporation, 1100 Walnut Street, Suite 2100, Kansas City, Missouri 64106-2180. You may send written comments about our performance in helping to meet community credit needs to Tonya Barta, President and CEO, The Farmers State Bank, 209 Montana Avenue, P.O. Box 465, Holton, Kansas 66436 and the FDIC Regional Director. You may also submit comments electronically through the FDIC's website at [www.fdic.gov/regulations/cra](http://www.fdic.gov/regulations/cra). Your letter, together with any response by us, will be considered by the FDIC in evaluating our CRA performance and may be made public.

You may ask to look at any comments received by the FDIC Regional Director. You may also request from the FDIC Regional Director an announcement of our applications covered by the CRA filed with the FDIC. We are an affiliate of Farmers State Bankshares, Inc., a bank holding company. You may request from the Officer in Charge of Supervision, Federal Reserve Bank of Kansas City, 1 Memorial Drive, Kansas City, Missouri 64198, an announcement of applications covered by the CRA filed by bank holding companies.



## **Written Comments Received from the Public – The Farmers State Bank**

None received.

# **PUBLIC DISCLOSURE**

February 14, 2022

## **COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION**

The Farmers State Bank  
Certificate Number: 15258

209 Montana Avenue  
Holton, Kansas 66436

Federal Deposit Insurance Corporation  
Division of Depositor and Consumer Protection  
Kansas City Regional Office

1100 Walnut Street, Suite 2100  
Kansas City, Missouri 64106

This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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## INSTITUTION RATING

**INSTITUTION'S CRA RATING:** This institution is rated Satisfactory.

An institution in this group has a satisfactory record of helping to meet the credit needs of its assessment area, including low- and moderate-income neighborhoods, in a manner consistent with its resources and capabilities.

The bank's satisfactory Community Reinvestment Act (CRA) performance under the Lending Test supports the overall rating. The following points summarize the bank's performance.

- The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs.
- A majority of the small farm, small business, and home mortgage loans reviewed are located in the assessment area.
- The distribution of borrowers reflects an excellent penetration among farms and businesses of different sizes and individuals of different income levels.
- The geographic distribution of loans was not evaluated since the assessment area does not contain any low- or moderate-income census tracts.
- The bank did not receive any CRA-related complaints since the previous evaluation; therefore, this factor did not affect the overall rating.

## DESCRIPTION OF INSTITUTION

The Farmers State Bank is a full-service community bank located in Holton, Kansas. Farmers State Bancshares, Inc. of Holton, Kansas, a one-bank holding company, wholly owns the institution. The Farmers State Bank received a Satisfactory rating at its FDIC performance evaluation dated December 7, 2015, using Interagency Small Institution Examination Procedures. The Farmers State Bank continues to operate from its sole office, and there have been no branch openings or closings since the prior evaluation.

The bank offers loans for agricultural, home mortgage, commercial, and consumer lending purposes through traditional conventional loan products, and also through certain government guaranteed loan programs. The bank has been an active originator of loans under the Small Business Administration's Paycheck Protection Program (PPP), which was established in 2020 to provide relief financing to small businesses during the Coronavirus Disease 2019 pandemic. Agricultural, home mortgage, and commercial loans are all major focuses of the bank. In addition to loans held within its portfolio, the bank also offers long-term, fixed-rate home loans, whether conventional or through various government guaranteed loan programs, through involvement in a mortgage loan referral program.

The bank offers a variety of deposit services, including checking, savings, and money market deposit accounts, as well as certificates of deposit. Alternative banking services include online and mobile banking with electronic bill payment options, and ATM access.

The bank's total assets were \$71.0 million as of September 30, 2021. As of this same date, the bank had total deposits of \$58.6 million and total loans of \$41.6 million. The following table illustrates the loan portfolio.

<b>Loan Portfolio Distribution as of 09/30/2021</b>		
<b>Loan Category</b>	<b>\$(000s)</b>	<b>%</b>
Construction, Land Development, and Other Land Loans	1,866	4.5
Secured by Farmland	13,144	31.6
Secured by 1-4 Family Residential Properties	14,685	35.3
Secured by Multi-family (5 or more) Residential Properties	159	0.4
Secured by Non-farm Non-Residential Properties	4,232	10.2
<b>Total Real Estate Loans</b>	<b>34,086</b>	<b>82.0</b>
Commercial and Industrial Loans	1,727	4.2
Agricultural Production and Other Loans to Farmers	4,754	11.4
Consumer	896	2.2
Obligations of States and Political Subdivisions in the U.S.	-	0.0
Other Loans	94	0.2
Lease Financing Receivables (net of unearned income)	-	0.0
Less: Unearned Income	-	0.0
<b>Total Loans</b>	<b>41,557</b>	<b>100.0</b>
<i>Source: Reports of Condition and Income</i>		

Examiners did not identify any financial, legal, or other impediments that affect the bank's ability to meet assessment area credit needs.

## **DESCRIPTION OF ASSESSMENT AREA**

The Farmers State Bank's assessment area includes all of Jackson and Jefferson counties, both in Kansas. The assessment area included only Jackson County at the previous evaluation, but it was expanded to include additional lending activity during this evaluation period in neighboring Jefferson County. The assessment area consists largely of rural countryside and farmland, with Holton being the largest city. Jackson and Jefferson counties are both part of the Topeka, Kansas Metropolitan Statistical Area (MSA). The following sections show demographic and economic information from the 2015 American Community Survey (ACS) data and the 2021 D&B data for the assessment area.

### **Economic and Demographic Data**

The assessment area consists of seven census tracts, all of which are middle-income geographies. The following table shows demographic characteristics for this assessment area.

Demographic Information of the Assessment Area						
Demographic Characteristics	#	Low % of #	Moderate % of #	Middle % of #	Upper % of #	NA* % of #
Geographies (Census Tracts)	7	0.0	0.0	100.0	0.0	0.0
Population by Geography	32,298	0.0	0.0	100.0	0.0	0.0
Housing Units by Geography	13,974	0.0	0.0	100.0	0.0	0.0
Owner-Occupied Units by Geography	10,156	0.0	0.0	100.0	0.0	0.0
Occupied Rental Units by Geography	2,667	0.0	0.0	100.0	0.0	0.0
Vacant Units by Geography	1,151	0.0	0.0	100.0	0.0	0.0
Businesses by Geography	1,845	0.0	0.0	100.0	0.0	0.0
Farms by Geography	233	0.0	0.0	100.0	0.0	0.0
Family Distribution by Income Level	9,221	15.0	19.9	25.1	40.0	0.0
Household Distribution by Income Level	12,823	18.1	16.0	21.7	44.3	0.0
Median Family Income MSA - 45820 Topeka, KS MSA		\$64,984	Median Housing Value			\$123,993
			Median Gross Rent			\$677
			Families Below Poverty Level			5.6%
Source: 2015 ACS and 2021 D&B Data Due to rounding, totals may not equal 100.0% (* ) The NA category consists of geographies that have not been assigned an income classification.						

The Federal Financial Institutions Examination Council (FFIEC) updates median family income figures annually. The Topeka, Kansas MSA median family income figure was used to analyze home mortgage loans under the Borrower Profile criterion. This figure along with the corresponding low-, moderate-, middle-, and upper-income thresholds are presented in the following table.

Median Family Income Ranges				
Median Family Incomes	Low <50%	Moderate 50% to <80%	Middle 80% to <120%	Upper ≥120%
2021 (\$77,000)	<\$38,500	\$38,500 to <\$61,600	\$61,600 to <\$92,400	≥\$92,400
Source: FFIEC				

The 2021 D&B data indicates the primary industries in the assessment area include services industries, which comprises 34.2 percent of all area businesses (farm and non-farm), followed by retail trade at 11.8 percent. This data also indicates that a notable number of area businesses are relatively small, with 90.2 percent having nine or fewer employees, 84.1 percent generating \$1 million or less in annual revenues, and 88.5 percent operating from a single location.



### **Competition**

Competition for financial services in the assessment area is notable given the fairly limited population. According to FDIC Deposit Market Share data as of June 30, 2021, there are seven banks operating 14 offices in the assessment area. The Farmers State Bank's deposit market share is 9.3 percent.

### **Community Contact**

Examiners may contact community members or other third parties in the assessment area to help gain insight into the area's economy, demographic trends, and business environment. This information not only helps in identifying credit and community development needs and opportunities, but also assists in determining whether local financial institutions are responsive to those needs.

A recently conducted contact with an individual in an agricultural-related field indicated the area's economy is stable, as the agricultural sector has done well the last few years. Lending opportunities for financial institutions are prevalent in the area for various loan types, although competition is very high, particularly for agricultural loans. The contact indicated that area financial institutions are generally active in their communities and responsive to area credit needs.

### **Credit Needs**

Examiners identify the credit needs of an assessment area based on information from the community contact, bank management, and demographic and economic data. Based primarily on discussions with management and the noted demographic data, examiners determined that small farm, home mortgage, and small business loans are all primary credit needs of this assessment area.

## **SCOPE OF EVALUATION**

### **General Information**

This evaluation covers the period from the prior evaluation dated December 7, 2015, to the current evaluation dated February 14, 2022. Examiners used Interagency Small Institution Examination Procedures to evaluate the bank's CRA performance.

### **Activities Reviewed**

Examiners determined the bank's major product line is agricultural loans followed by residential real estate and commercial loans. This conclusion is based on the bank's business strategy, loan portfolio composition, and bank records regarding the number and dollar volume of loans originated or renewed during the evaluation period. Accordingly, examiners reviewed small farm, home mortgage, and small business lending for this evaluation. Small farm lending was given the most weight when determining overall conclusions, because it is the bank's largest product line.

For all three loan categories, examiners reviewed loans originated in 2021 since management indicated that the bank's 2021 lending is reasonably representative of its overall lending patterns since the previous evaluation. Management acknowledged that the bank's small business and farm lending activity was particularly high for 2020 and 2021 due to all the PPP loans it originated in response to the pandemic, but that the location and income/revenue profile of its borrowers during

these years remained generally typical and similar to other years. For 2021, the bank records show 217 small farm loans totaling \$11.2 million, 71 small business loans totaling \$4.0 million, and 43 home mortgage loans totaling \$4.6 million.

For the Lending Test, examiners reviewed all of the above noted loans for the Assessment Area Concentration analyses. Examiners then focused on those loans that were within the assessment area for the Borrower Profile analyses. Examiners reviewed all small business and home mortgage loans, and a sample of small farm loans within the assessment area to conduct the Borrower Profile analyses. The Borrower Profile analyses included 65 small farm loans totaling \$3.8 million, 46 small business loans totaling \$1.7 million, and 23 home mortgage loans totaling \$2.9 million.

For all reviewed loan categories, the Borrower Profile analyses include prescribed demographic data as the standard for comparison. Specifically, the 2021 D&B data provided a standard of comparison for the bank's small farm and small business lending performance, and the 2015 ACS data provided a standard of comparison for the bank's home mortgage lending performance. Additionally, although both the number and dollar volume of loans are analyzed, examiners emphasized performance by number of loans because it is a better indicator of the number of individuals, farms, and businesses served.

## CONCLUSIONS ON PERFORMANCE CRITERIA

### LENDING TEST

The Farmers State Bank demonstrates reasonable performance under the Lending Test. This conclusion is supported by reasonable performance in the Loan-to-Deposit and Assessment Area Concentration criteria.

#### Loan-to-Deposit Ratio

The loan-to-deposit ratio is reasonable given the institution's size, financial condition, and assessment area credit needs. The bank's performance was evaluated based on the average quarterly loan-to-deposit ratios since the previous evaluation (24 quarters.) The bank's average loan-to-deposit ratio of 70.1 percent compares reasonably to similarly situated banks. Examiners selected the similarly situated banks based on their asset size, geographic location, and product mix. See the following table for details.

Loan-to-Deposit Ratio Comparison		
Bank	Total Assets as of 09/30/2021 (\$000s)	Average Net Loan- to-Deposit Ratio (%)
The Farmers State Bank, Holton, Kansas	\$71,034	70.1%
Citizens State Bank and Trust Company, Hiawatha, Kansas	\$110,495	69.7%
The State Bank of Bern, Bern, Kansas	\$108,864	57.9%
The Stockgrowers State Bank, Maple Hill, Kansas	\$96,842	68.5%
Source: Reports of Condition and Income 12/31/15 through 09/30/21		

### **Assessment Area Concentration**

A majority of the reviewed small farm, small business, and home mortgage loans, by number volume, were located inside the assessment area. Also, a majority of the small farm and home mortgage loans, by dollar volume, were located inside the assessment area. See the following table for details.

Lending Inside and Outside of the Assessment Area										
Loan Category	Number of Loans				Total	Dollar Amount of Loans \$(000s)				Total
	Inside		Outside			Inside		Outside		
	#	%	#	%		#	\$	%	\$	
Small Farm	165	76.0	52	24.0	217	8,104	72.6	3,058	27.4	11,162
Small Business	46	64.8	25	35.2	71	1,730	43.5	2,245	56.5	3,975
Home Mortgage	23	53.5	20	46.5	43	2,903	63.3	1,685	36.7	4,588
Subtotal	234	70.7	97	29.3	331	12,737	64.6	6,988	35.4	19,725
Source: Bank Data										

### **Geographic Distribution**

A geographic distribution analysis would not provide meaningful results since the assessment area is entirely comprised of middle-income census tracts. Therefore, examiners did not evaluate this criterion.

### **Borrower Profile**

The distribution of borrowers reflects excellent penetration among farms and businesses of different sizes and individuals of different income levels. The bank's excellent small business and home mortgage lending performance is the driver for this conclusion; although the bank's small farm performance is reasonable. Examiners focused on the percentage of small farm and small business loans to operations with revenues of \$1 million or less, and the percentage of home mortgage loans to low- and moderate-income borrowers.

#### ***Small Farm Loans***

The borrower distribution for small farm loans is reasonable. All of the 65 sampled small farm loans were made to operations with revenues of \$1 million or less. This performance is proportionate to demographic data, which indicates that 99.1 percent of assessment area farms are in this same revenue category.

#### ***Small Business Loans***

The borrower distribution for small business loans is excellent. All of the 46 small business loans were made to operations with revenues of \$1 million or less. This performance notably exceeds demographic data, which indicates that 82.2 percent of assessment area businesses are in this same revenue category.

### ***Home Mortgage Loans***

The distribution of home mortgage loans reflects an excellent penetration among individuals of different income levels, including low- and moderate-income borrowers. In the low-income category, the bank's lending performance is less than the percentage of families. However, the 2015 ACS data indicates that over a third of low-income families are below the poverty level and may have reduced capacity for a home loan. Since this negatively impacts potential lending opportunities, the bank's lending performance to low-income borrowers is reasonable. In the moderate-income category, the bank's lending performance considerably exceeds the corresponding percentage of families. Given the bank's overall performance to low- and moderate-income borrowers, the distribution of home mortgage lending is excellent. See the following table for details.

Distribution of Home Mortgage Loans by Borrower Income Level					
Borrower Income Level	% of Families	#	%	\$(000s)	%
Low	15.0	2	8.7	75	2.6
Moderate	19.9	8	34.8	727	25.0
Middle	25.1	4	17.4	310	10.7
Upper	40.0	9	39.1	1,791	61.7
<b>Total</b>	<b>100.0</b>	<b>23</b>	<b>100.0</b>	<b>2,903</b>	<b>100.0</b>
<i>Source: 2015 ACS; Bank Data</i>					
<i>Due to rounding, totals may not equal 100.0%</i>					

### **Response to Complaints**

The bank has not received any CRA-related complaints since the previous evaluation. As a result, examiners did not evaluate this criterion.

## **DISCRIMINATORY OR OTHER ILLEGAL CREDIT PRACTICES REVIEW**

Examiners did not identify any evidence of discriminatory or other illegal credit practices inconsistent with helping meet community credit needs.

## **APPENDICES**

### **SMALL BANK PERFORMANCE CRITERIA**

#### **Lending Test**

The Lending Test evaluates the bank's record of helping to meet the credit needs of its assessment area(s) by considering the following criteria:

- 1) The bank's loan-to-deposit ratio, adjusted for seasonal variation, and, as appropriate, other lending-related activities, such as loan originations for sale to the secondary markets, community development loans, or qualified investments;
- 2) The percentage of loans, and as appropriate, other lending-related activities located in the bank's assessment area(s);
- 3) The geographic distribution of the bank's loans;
- 4) The bank's record of lending to and, as appropriate, engaging in other lending-related activities for borrowers of different income levels and businesses and farms of different sizes; and
- 5) The bank's record of taking action, if warranted, in response to written complaints about its performance in helping to meet credit needs in its assessment area(s).

## GLOSSARY

**Aggregate Lending:** The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

**American Community Survey (ACS):** A nationwide United States Census survey that produces demographic, social, housing, and economic estimates in the form of five year estimates based on population thresholds.

**Area Median Income:** The median family income for the MSA, if a person or geography is located in an MSA; or the statewide nonmetropolitan median family income, if a person or geography is located outside an MSA.

**Assessment Area:** A geographic area delineated by the bank under the requirements of the Community Reinvestment Act.

**Census Tract:** A small, relatively permanent statistical subdivision of a county or equivalent entity. The primary purpose of census tracts is to provide a stable set of geographic units for the presentation of statistical data. Census tracts generally have a population size between 1,200 and 8,000 people, with an optimum size of 4,000 people. Census tract boundaries generally follow visible and identifiable features, but they may follow nonvisible legal boundaries in some instances. State and county boundaries always are census tract boundaries.

**Combined Statistical Area (CSA):** A combination of several adjacent metropolitan statistical areas or micropolitan statistical areas or a mix of the two, which are linked by economic ties.

**Consumer Loan(s):** A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, home equity loans, other secured consumer loans, and other unsecured consumer loans.

**Core Based Statistical Area (CBSA):** The county or counties or equivalent entities associated with at least one core (urbanized area or urban cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties associated with the core. Metropolitan and Micropolitan Statistical Areas are the two categories of CBSAs.

**Family:** Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family. Other family is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

**FFIEC-Estimated Income Data:** The Federal Financial Institutions Examination Council (FFIEC) issues annual estimates which update median family income from the metropolitan and nonmetropolitan areas. The FFIEC uses American Community Survey data and factors in information from other sources to arrive at an annual estimate that more closely reflects current economic conditions.

**Full-Scope Review:** A full-scope review is accomplished when examiners complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is analyzed considering performance context, quantitative factors (e.g., geographic distribution, borrower profile, and total number and dollar amount of investments), and qualitative factors (e.g., innovativeness, complexity, and responsiveness).

**Geography:** A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

**Home Mortgage Disclosure Act (HMDA):** The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applicants; the amount of loan requested; and the disposition of the application (approved, denied, and withdrawn).

**Home Mortgage Loans:** Includes closed-end mortgage loans or open-end line of credits as defined in the HMDA regulation that are not an excluded transaction per the HMDA regulation.

**Housing Unit:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters.

**Limited-Scope Review:** A limited scope review is accomplished when examiners do not complete all applicable interagency examination procedures for an assessment area. Performance under applicable tests is often analyzed using only quantitative factors (e.g., geographic distribution, borrower profile, total number and dollar amount of investments, and branch distribution).

**Low-Income:** Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent in the case of a geography.

**Market Share:** The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

**Median Income:** The median income divides the income distribution into two equal parts, one having incomes above the median and other having incomes below the median.

**Metropolitan Division (MD):** A county or group of counties within a CBSA that contain(s) an urbanized area with a population of at least 2.5 million. A MD is one or more main/secondary

counties representing an employment center or centers, plus adjacent counties associated with the main/secondary county or counties through commuting ties.

**Metropolitan Statistical Area (MSA):** CBSA associated with at least one urbanized area having a population of at least 50,000. The MSA comprises the central county or counties or equivalent entities containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county or counties as measured through commuting.

**Middle-Income:** Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 and less than 120 percent in the case of a geography.

**Moderate-Income:** Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 and less than 80 percent in the case of a geography.

**Multi-family:** Refers to a residential structure that contains five or more units.

**Nonmetropolitan Area (also known as non-MSA):** All areas outside of metropolitan areas. The definition of nonmetropolitan area is not consistent with the definition of rural areas. Urban and rural classifications cut across the other hierarchies. For example, there is generally urban and rural territory within metropolitan and nonmetropolitan areas.

**Owner-Occupied Units:** Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

**Rated Area:** A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area.

**Rural Area:** Territories, populations, and housing units that are not classified as urban.

**Small Business Loan:** A loan included in "loans to small businesses" as defined in the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$1 million or less and are either secured by nonfarm nonresidential properties or are classified as commercial and industrial loans.

**Small Farm Loan:** A loan included in "loans to small farms" as defined in the instructions for preparation of the Consolidated Report of Condition and Income (Call Report). These loans have original amounts of \$500,000 or less and are either secured by farmland, including farm residential and other improvements, or are classified as loans to finance agricultural production and other loans to farmers.



**Upper-Income:** Individual income that is 120 percent or more of the area median income, or a median family income that is 120 percent or more in the case of a geography.

**Urban Area:** All territories, populations, and housing units in urbanized areas and in places of 2,500 or more persons outside urbanized areas. More specifically, "urban" consists of territory, persons, and housing units in places of 2,500 or more persons incorporated as cities, villages, boroughs (except in Alaska and New York), and towns (except in the New England states, New York, and Wisconsin).

"Urban" excludes the rural portions of "extended cities"; census designated place of 2,500 or more persons; and other territory, incorporated or unincorporated, including in urbanized areas.



209 Montana Avenue – Holton KS 66436  
785-364-4691 \* [www.fsbks.bank](http://www.fsbks.bank)

### **CURRENT OFFICE LOCATION:**

The Farmers State Bank  
209 Montana Avenue  
Holton, Kansas 66436

### **HOURS OF OPERATION**

#### **HOLTON LOBBY**

- Monday through Friday  
9:00 a.m. – 4:00 p.m.
- Saturday  
Loans/Deposit Accounts: By Appointment

#### **HOLTON DRIVE-UP**

- Monday through Friday  
8:30 a.m. – 5:30 p.m.
- Saturday  
9:00 a.m. – 12:00 Noon

### **DIRECTORS AND OFFICERS**

Gary F. Pfrang, Chairman of the Board  
Tonya Barta, Director, President and CEO  
Dr. Dick Geis, Director  
Derek T. Pfrang, Director  
Susan Pfrang, Director  
Leslie Smith, Director and VP  
Hannah Reed, AVP, Cashier



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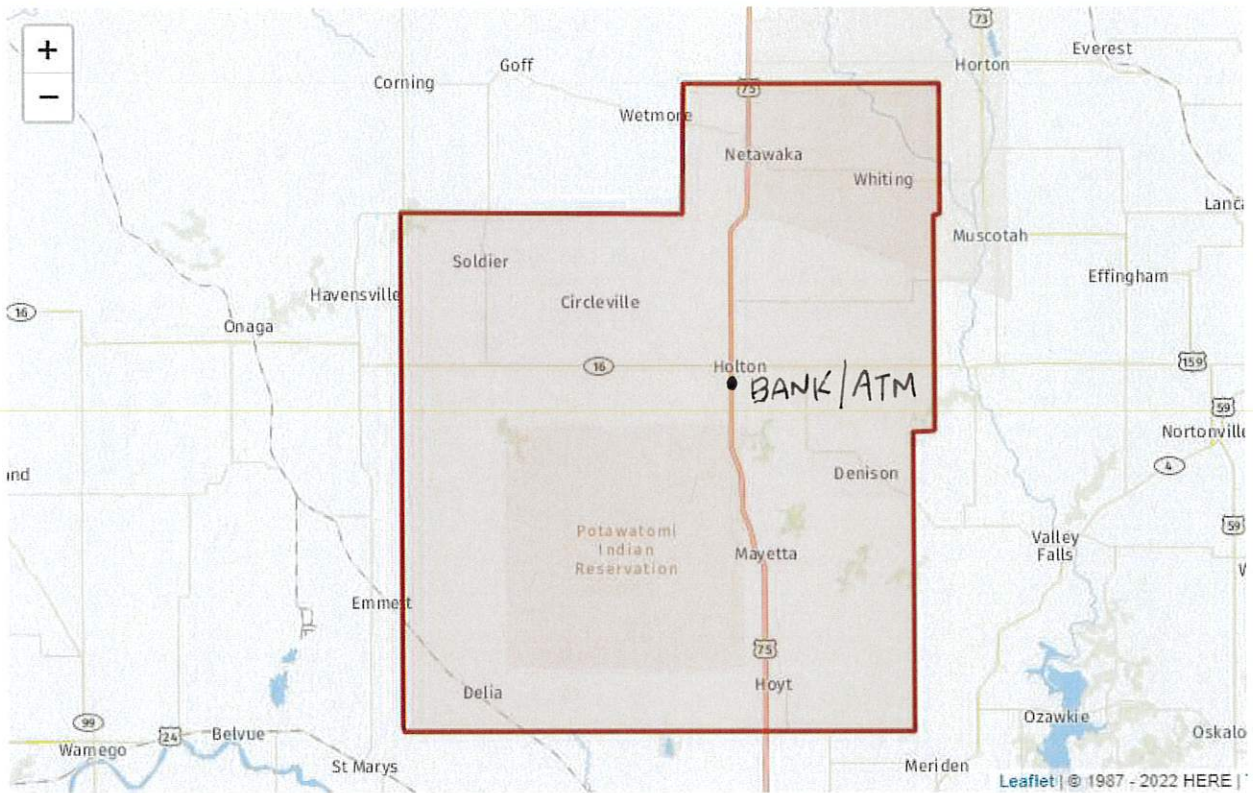
### **Credit Services**

- Consumer loans
- Commercial loans
  - Real Estate
  - Inventory
  - Line of Credit
- Mortgage loans for 1-4 Family Residential Dwellings
- Home Equity Loans (Not available at this time)
- Home Improvement Loans
- Letters of Credit
- Agricultural Loans
  - Real Estate
  - Line of Credit
  - Livestock, Products
  - Machinery and Equipment
  - Guaranteed Loans (SBA, FmHA, FarmerMac)
- Visa Credit Card

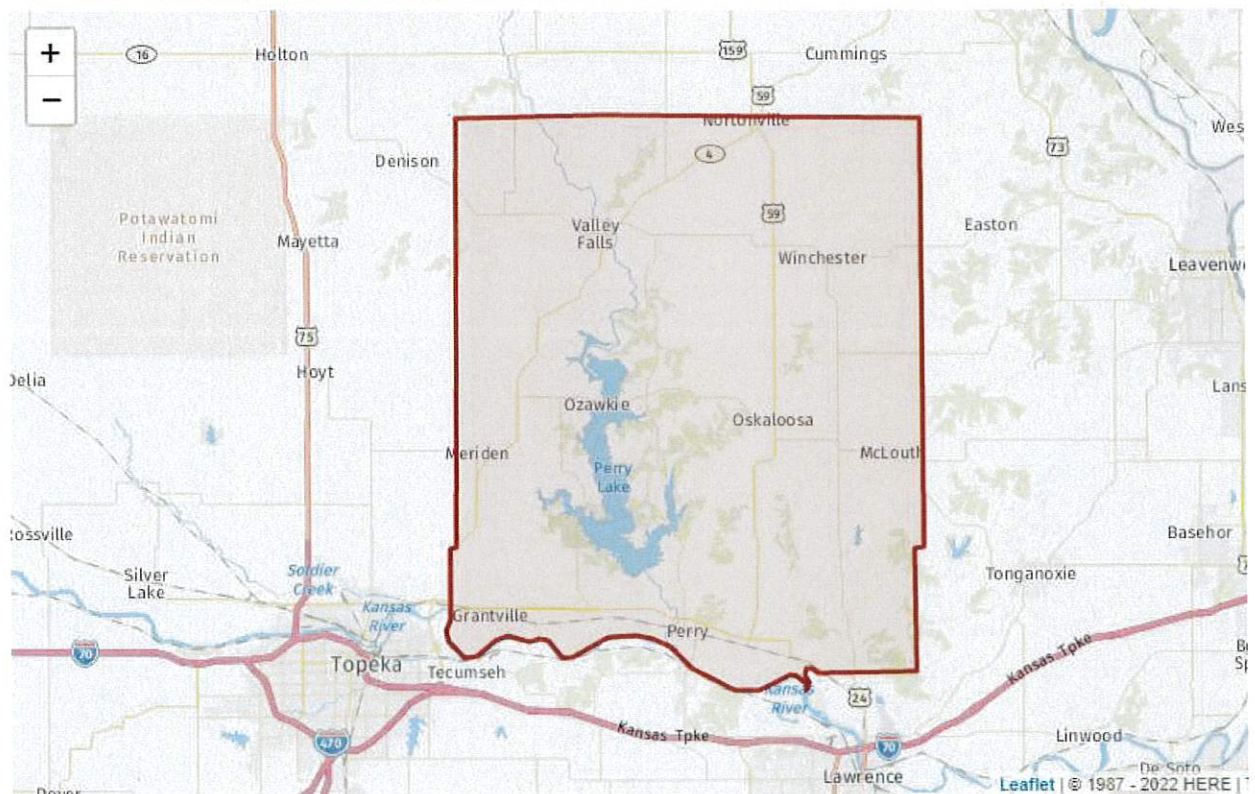
### **Non-Credit Services**

- Consumer and Commercial Checking
- Reward Checking
- Basic Checking account with no service charge for customers under age 18 or over age 60
- Plus Checking Account (Earns Interest)
- Signature Savings, 1<sup>st</sup> Time Homebuyers Savings Acct, and FSB Consumer MMDA Accounts
- Commercial Savings and Commercial MMDA Accounts
- Electronic Statements
- Certificates of Deposit
- IRA, Roth and SEP Retirement Accounts
- Online Banking, Bill Payment Service, Mobile Banking, Mobile Deposit, Zelle, External Transfers, and Card Valet
- Night Depository
- Visa Debit Card
- ATM
- Coin Counting
- Notary Service
- Member of the CDARS program
- Remote Deposit Capture (Commercial)
- ACH Originations and Wire Services

## Jackson County Kansas Map



## Jefferson County Kansas Map



## County Tracts

### JACKSON COUNTY TRACTS

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
20	085	0826.00	Middle	No	100.24	\$87,100	\$87,309	\$75,943	5152	12.99	669	1839	2247
20	085	0827.00	Middle	No	85.04	\$87,100	\$74,070	\$64,432	4052	17.18	696	1010	1660
20	085	0828.00	Middle	No	101.35	\$87,100	\$88,276	\$76,786	4028	33.09	1333	1197	1696
20	085	9999.99	Middle	No	93.36	\$87,100	\$81,317	\$70,729	13232	20.39	2698	4046	5603

### JEFFERSON COUNTY TRACTS

State Code	County Code	Tract Code	Tract Income Level	Distressed or Underserved Tract	Tract Median Family Income %	2023 FFIEC Est.MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
20	087	0201.01	Upper	No	127.41	\$87,100	\$110,974	\$96,525	6017	10.85	653	2001	2260
20	087	0201.02	Middle	No	102.90	\$87,100	\$89,626	\$77,956	2981	8.89	265	1120	1435
20	087	0202.00	Middle	No	102.81	\$87,100	\$89,548	\$77,891	3751	9.33	350	1366	1959
20	087	0203.00	Middle	No	105.59	\$87,100	\$91,969	\$80,000	5619	9.81	551	2027	2646
20	087	9999.99	Middle	No	109.63	\$87,100	\$95,488	\$83,057	18368	9.90	1819	6514	8300

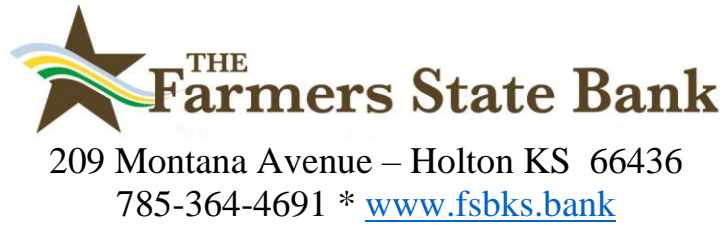


209 Montana Avenue – Holton KS 66436  
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**LOAN-TO-DEPOSIT RATIO  
FOR EACH QUARTER OF THE PRIOR CALENDAR YEAR**

December 2024	80.25%
September 2024	80.64%
June 2024	76.76%
March 2024	77.08%





## **Home Mortgage Disclosure Act Notice**

The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age and income of applicants and borrowers; and information about loan approvals and denials.

HMDA data for many other financial institutions are also available online. For more information, visit the Consumer Financial Protection Bureau's website:

([www.consumerfinance.gov/hmda](http://www.consumerfinance.gov/hmda))