

DRYLAND FARM AUCTION

Scott County, Kansas

159±
a c r e s
offered in 1 tract

Richfield & Ulysses Silt Loam Soils
Easy Access (1/2 Mile) from US Hwy 83
5 Miles South of Scott City
Immediate Possession Available

WEDNESDAY,
MAY 22 AT 10AM

held at Bryan Conference Center/Wheatland Broadband, Scott City, KS



INFORMATION BOOKLET

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGER**

BRENT WELLINGS • 972-768-5165
brent@schraderauction.com



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

WEDNESDAY, MAY 22, 2019
159 ACRES – SCOTT CITY, KANSAS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, May 15, 2019.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
159± Acres • Scott County, Kansas
Wednesday, May 22, 2019

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, May 22, 2019 at 10:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, May 15, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

DRYLAND FARM AUCTION

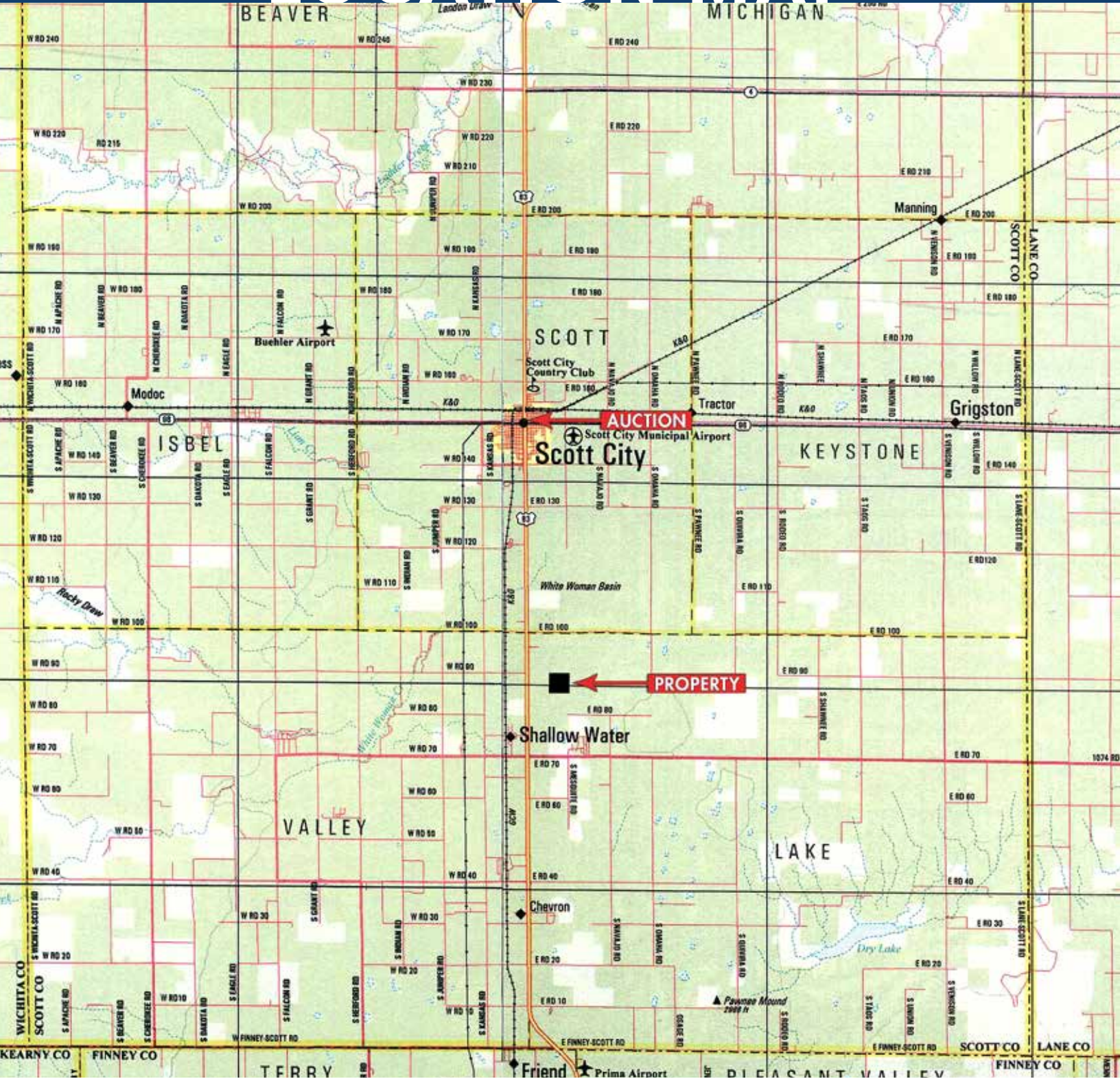
Scott County, Kansas

LOCATION MAP

held at Bryan Conference Center / Wheatland Broadband, Scott City, KS

WEDNESDAY, MAY 22 AT 10AM

LOCATION MAP



AUCTION LOCATION:

Bryan Conference Center/Wheatland Broadband
416 Main Street, Scott City, KS 67871

DIRECTIONS TO AUCTION SITE:

From the intersection of KS-96 and US Hwy 83 (Main Street) turn north on Main Street in downtown Scott City and the Bryan Conference Center will be on your right.

INSPECTIONS: Inspect the Farm at your Leisure

DIRECTIONS TO PROPERTY:

From Scott City, KS travel south on US Hwy 83 for 5 miles and signs will be located on your left at W Rd 90.

DRYLAND FARM AUCTION

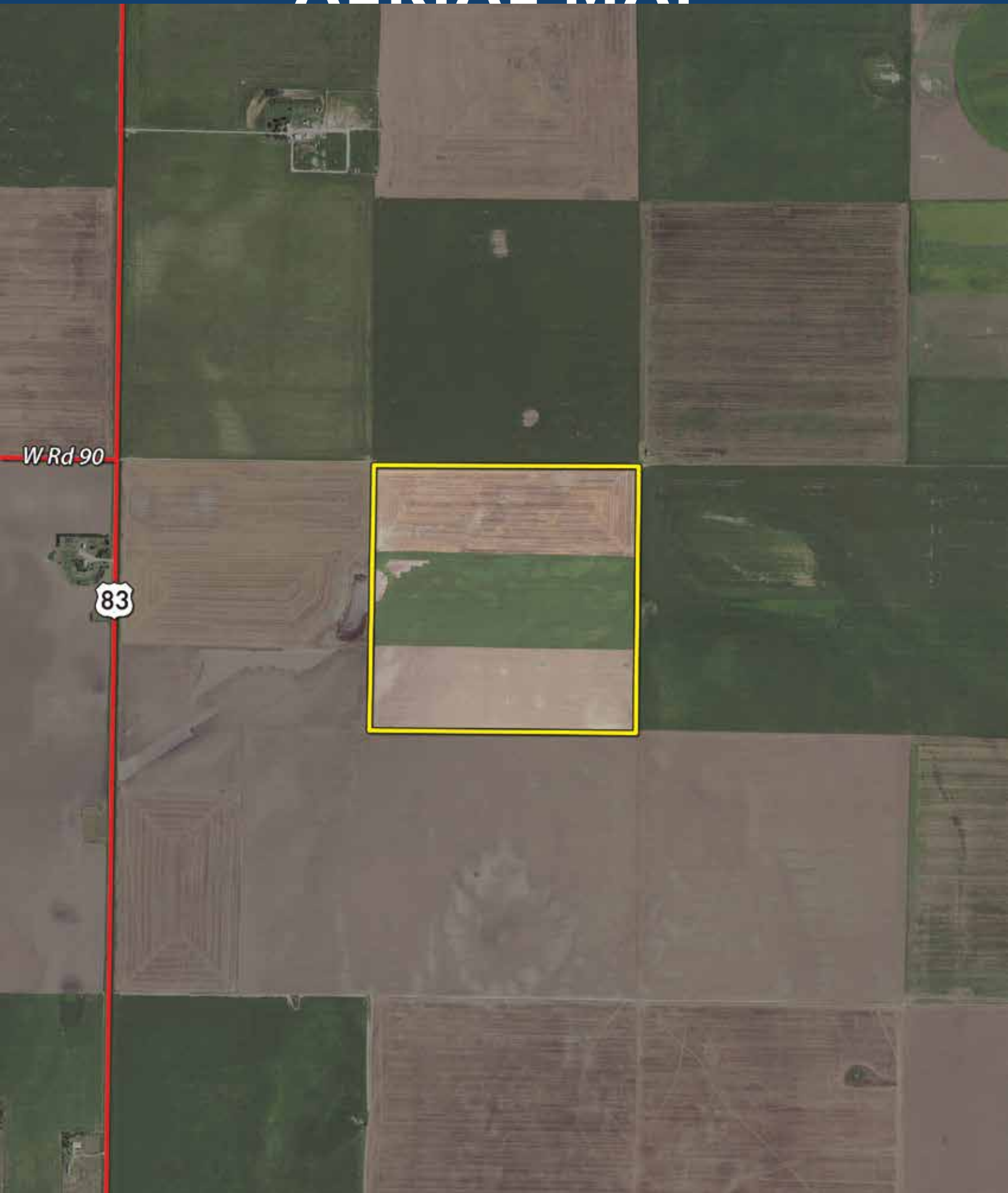
Scott County, Kansas

AERIAL MAP

held at Bryan Conference Center / Wheatland Broadband, Scott City, KS

WEDNESDAY, MAY 22 AT 10AM

AERIAL MAP



WRd 90

83

DRYLAND FARM AUCTION

Scott County, Kansas

TRACT DESCRIPTIONS

held at Bryan Conference Center / Wheatland Broadband, Scott City, KS

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Scott County, Kansas

Richfield & Ulysses Silt Loam Soils
Easy Access (1/2 Mile) from US Hwy 83
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WEDNESDAY, MAY 22 AT 10AM

A quality dryland farm located just south of Scott City, Kansas with convenient access off of US Hwy 83. The farm is available for the 2019 Crop year, with potential immediate possession after the auction date at the Buyer's option. Predominant soil types on the farm are Richfield Silt Loam and Ulysses Silt Loam. This is a great farm to add to an existing farming enterprise or as an investment, the property will be offered in one tract.

TERMS & CONDITIONS

PROCEDURE: Property will be offered in one individual tract, bidding will be on a lump sum basis.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the Bid Price and included in the Contract Purchase Price.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by warranty deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing

documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing.

PRE-CLOSING ACCESS: Access to the Property prior to closing for purposes of general farming activities is available with additional 10% earnest money deposit and execution of the Pre-Closing Access Addendum.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made

known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

DRYLAND FARM AUCTION

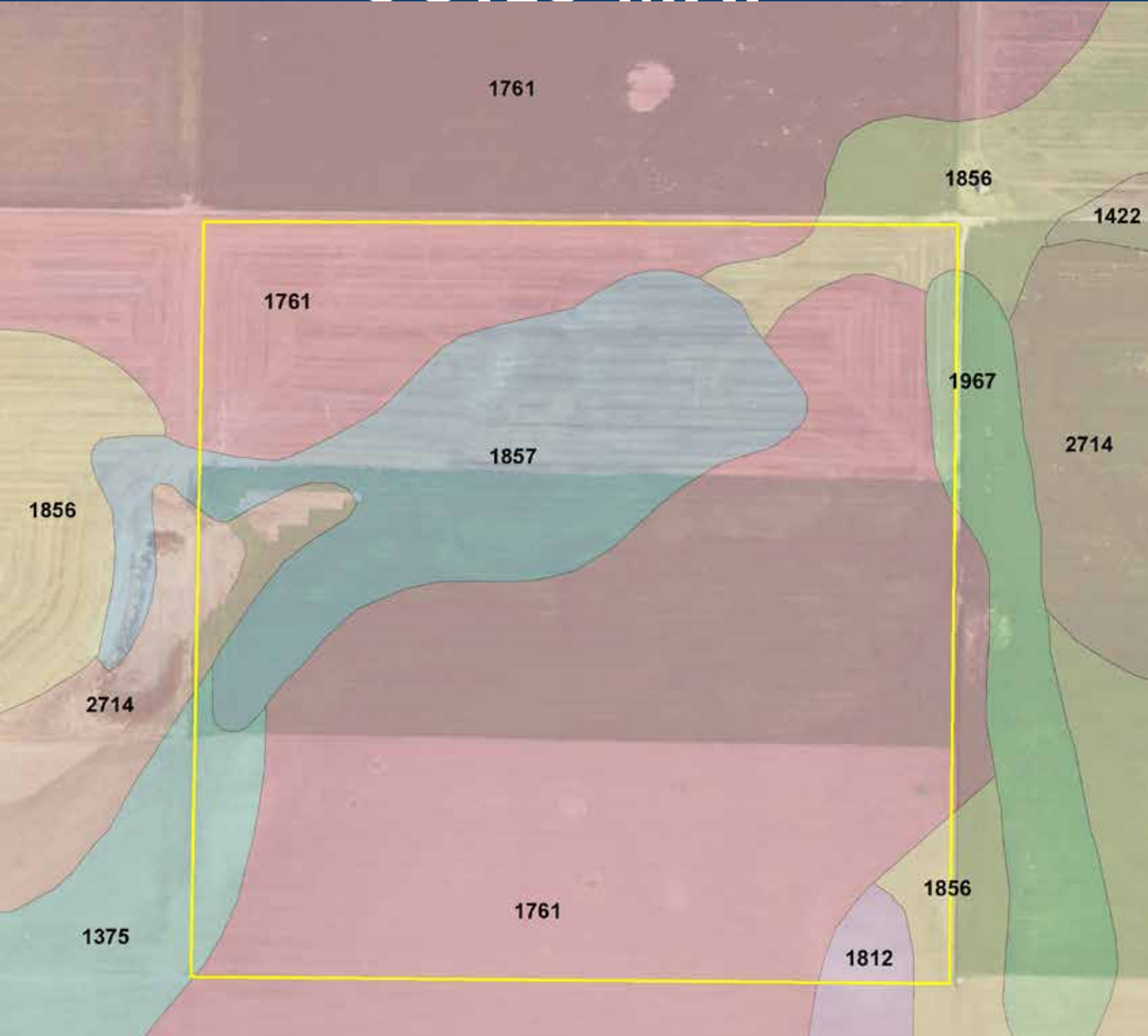
Scott County, Kansas

SOILS MAP

held at Bryan Conference Center / Wheatland Broadband, Scott City, KS

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SOILS MAP



Code	Soil Description	Acres	Percent of field	Alfalfa hay Irrigated	Alfalfa hay	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	Winter wheat Irrigated
1761	Richfield silt loam, 0 to 1 percent slopes	109.39	68.8%	6		167	33	121	26	47
1857	Ulysses silt loam, 1 to 3 percent slopes	32.89	20.7%	5			23	99	20	45
1856	Ulysses silt loam, 0 to 1 percent slopes	5.73	3.6%				26		22	
1375	Beeler silt loam, 0 to 1 percent slopes	3.85	2.4%	5			32	100	22	44
2714	Ness clay	3.68	2.3%							
1812	Satanta-Keith complex, 1 to 3 percent slopes	1.86	1.2%	6	1		42	120	32	34
1967	Buffalo Park-Ulysses silt loams, 1 to 3 percent slopes, eroded	1.60	1.0%							
Weighted Average				5.4	-	114.9	29.7	107.6	23.7	43.1

DRYLAND FARM AUCTION

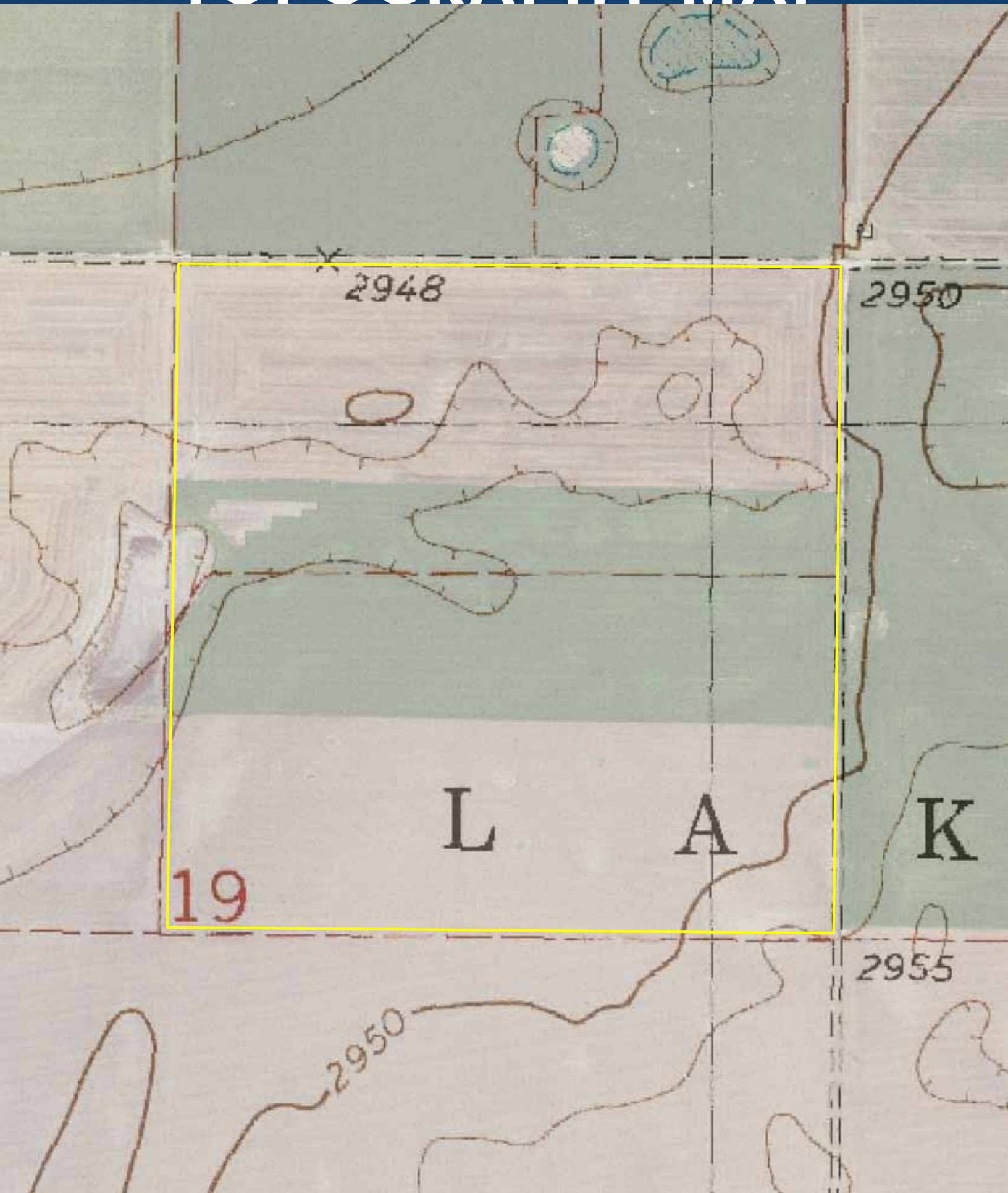
Scott County, Kansas

TOPOGRAPHY MAP

held at Bryan Conference Center / Wheatland Broadband, Scott City, KS

WEDNESDAY, MAY 22 AT 10AM

TOPOGRAPHY MAP



DRYLAND FARM AUCTION

Scott County, Kansas

TAX STATEMENTS

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WEDNESDAY, MAY 22 AT 10AM

Property Detail Information



Report for Parcel No. 086-154-19-0-00-001.00-0 (Quick Ref. ID R4200)

Property Physical (Situs) Address	
00000 E ROAD 90, Scott City, KS 67871	
Owner(s)	Owner Mailing Address
TOWNE, PATRICIA REEME IRR TR - (P)	Attn: BK OF TX ATTN: RPS PO BOX 24128 OKLAHOMA CITY, OK 73124

Tract (Legal) Description
S19, T19, R32, ACRES 159, NE4 LESS RD R/W

Property Factors	
Topography	Rolling - 4
Utilities	None - 8
Access	Dirt Road - 3
Fronting	Residential Street - 4
Location	Neighborhood or Spot - 6
Parking Type	Off Street - 1
Parking Quantitiy	Adequate - 2
Parking Proximity	On Site - 3
Covered Parking	Not Available
Uncovered Parking	Not Available

Land-Based Classification	
Function	Farming / ranch land (no improvements)
Activity	Farming, plowing, tilling, harvesting, or related activities
Ownership	Private-fee simple
Site	Dev Site - crops, grazing etc - no structures

General Property Information	
Property Class	Agricultural Use - A
Living Units	Not Available
Zoning	Not Available
Neighborhood	200
Tax Unit Group	050

TAX STATEMENTS

Property Detail Information



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Class	Land	Building	Total	Class	Land	Building	Total
A	33,180	0	33,180				

Deed Information

Book 1	Page 1	Book 2	Page 2	Book 3	Page 3	Book 4	Page 4
630P	6384	0096	PR20				

Agriculture Land Summary

Dry Land Acres	Irrigated Acres	Native Acres	Tame Acres	Total Acres	Total Ag Use	Ag Market Value
159.00	0.00	0.00	0.00	159.00	33,180	289,980

Agriculture Land Detail

Ag Type	Ag Acres	Soil Unit	Irr. Type	Well Depth	Acres Ft./Ac.	Adj. Code	Gov't Prog.	Base Rate	Adj. Rate	Ag Value
Dry Land - DR	0.97	1867			0			134	134	130
Dry Land - DR	1.65	1812			0			205	205	340
Dry Land - DR	3.03	1741			0			10	10	30
Dry Land - DR	3.72	1375			0			116	116	430
Dry Land - DR	5.41	1856			0			199	199	1,080
Dry Land - DR	33.05	1857			0			193	193	6,380
Dry Land - DR	111.17	1761			0			223	223	24,790

DRYLAND FARM AUCTION

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TITLE COMMITMENT

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TITLE COMMITMENT

TITLE COMMITMENT

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DRYLAND FARM AUCTION

Scott County, Kansas



PROPERTY PHOTOS



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