

ABSOLUTE SIMULCAST LIVE AND ONLINE

LAND AUCTION

226 +/- ACRES • HARPER COUNTY, KANSAS

TUESDAY, MARCH 21, 2023 • 11:00 AM

LIVE LOCATION: American Legion, 201 E 10th St, Harper, KS

ONLINE BIDDING: Bidding at gavelroads.com.

SELLER: Joy Clements Trust



LEGAL DESCRIPTION: Part of the Northwest Quarter (NW 1/4) & North Half (N 1/2) Southwest Quarter (SW 1/4) of Section 11, Township 32, Range 6 West in Harper Co., KS (full legal to be provided by title company).

DIRECTIONS: Located 4 miles east of Harper, KS on Hwy 160. Located 2 1/2 miles west from Danville, KS.

DESCRIPTION: 226 +/- acres consisting of 204 acres of farmland with 187 acres of cultivation with the balance being waterways, pasture, and trees. Soils are 77% Class 2 with the balance to Class 3 & 4. Lime applied was approximately 2,750 lbs per acre. APH records indicate wheat making as much as 65 bu. per acre. Electricity is available.

TAXES: 2022 taxes - \$1,303.34, taxes will be prorated to the date of closing.

MINERALS: All of Seller's mineral interest will pass to Buyer.

POSSESSION: Buyer will receive 1/3rd of the planted wheat and be responsible for 1/3rd of the fertilizer, chemicals, and crop insurance.

TERMS: \$30,000 down as earnest money due day of auction with balance due on or before April 21, 2023. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Statements made the day of the auction take precedence over all printed advertising and previously made oral statements. Property sells in "as is" condition. Gene Francis & Associates and Gavel Roads, LLC are agents of the Seller.

Property selling in conjunction with **Gavel Roads, LLC**, Connie Francis, Broker 316.425.7732.



Broker's Comment:
Prime farm ground
located on Hwy 160

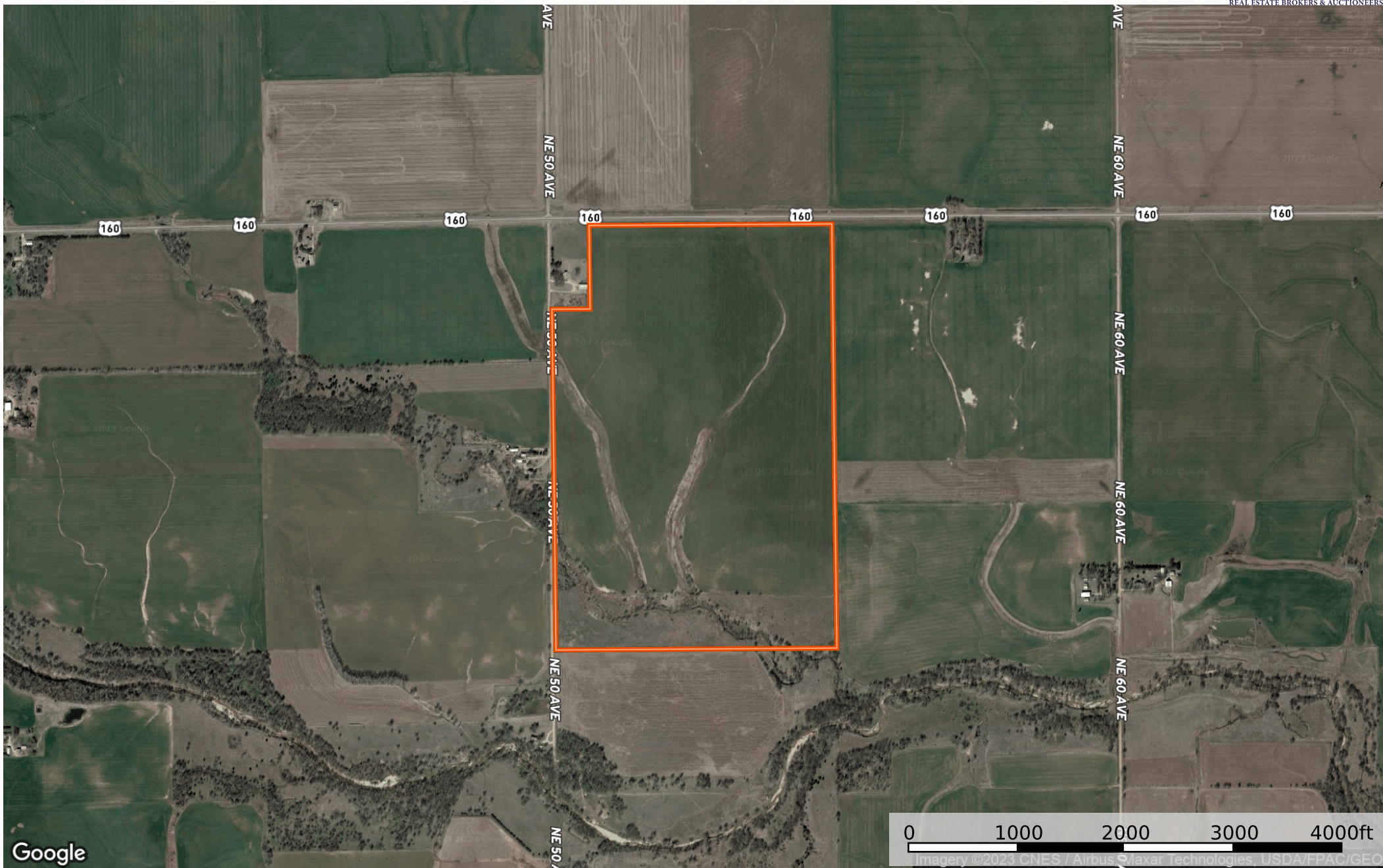



Gene Francis, Broker & Auctioneer
(316) 641-3120 | gene@genefrancis.com

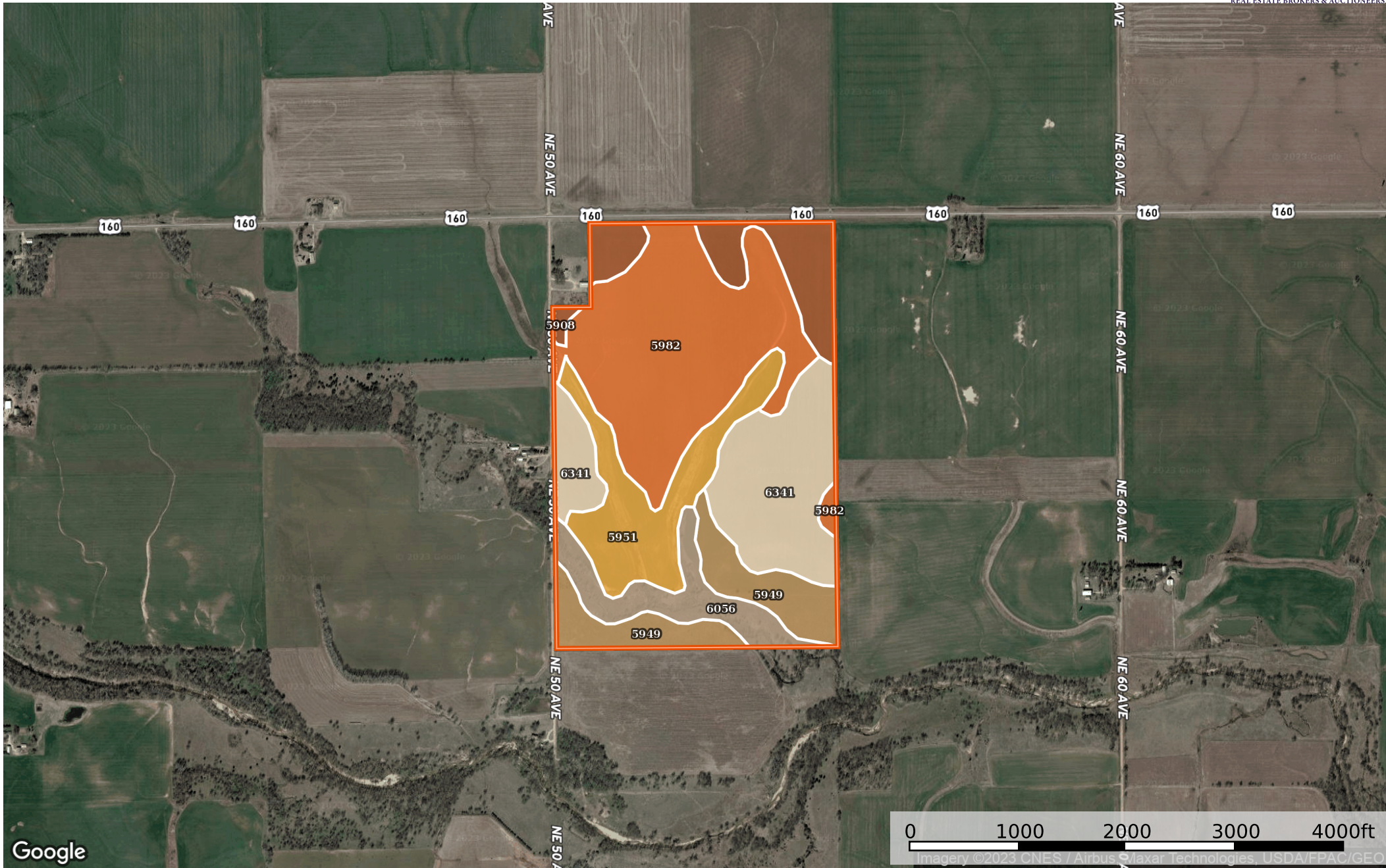
Tyler Francis, REALTOR® & Auctioneer
(316) 734-7342 | tyler@genefrancis.com


For more information, please visit genefrancis.com.





 Boundary



 Boundary



Boundary 226.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	76.86	33.93	0	69	2e
6341	Grant silt loam, 1 to 3 percent slopes	47.81	21.11	0	72	2e
5951	Shellabarger fine sandy loam, 3 to 6 percent slopes, eroded	31.95	14.11	0	47	3e
5949	Shellabarger fine sandy loam, 1 to 3 percent slopes	27.45	12.12	0	53	2e
5908	Nalim loam, 0 to 1 percent slopes	22.95	10.13	0	70	2c
6056	Lincoln loamy fine sand, occasionally flooded	19.48	8.6	0	28	4s
TOTALS		226.5(*)	100%	-	61.16	2.31









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

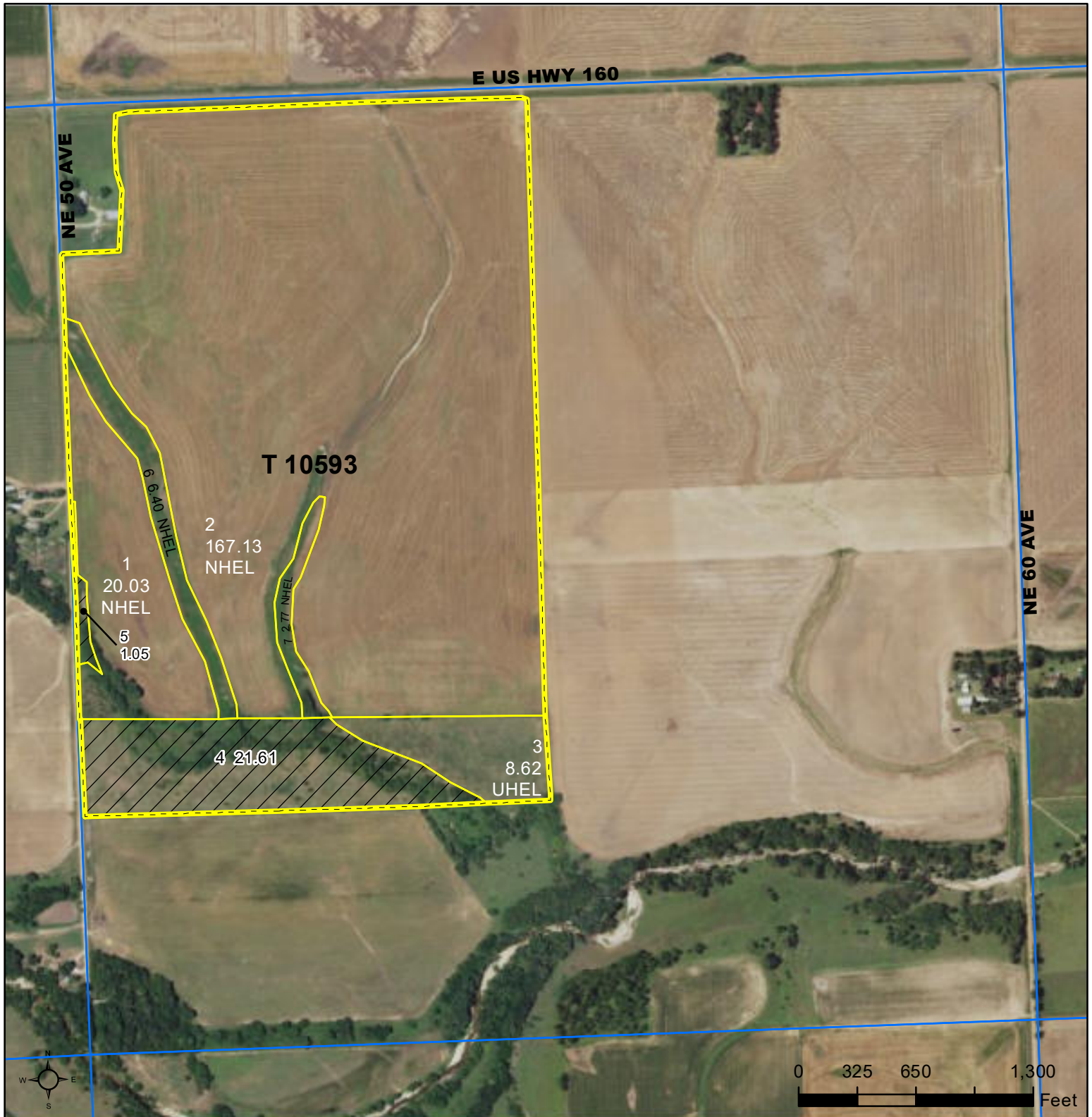
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



United States
Department of
Agriculture

Harper County, Kansas



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI, GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, NI, GR |
| 5/ Grass NAG, NI, GZ | |

Tract Cropland Total: 204.95 acres

2023 Program Year

Map Created October 21, 2022

Farm **7211**
Tract **10593**

11-32-6

Displayed over 2021 NAIP

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Kansas
Harper

U.S. Department of Agriculture
Farm Service Agency

FARM: 7211
Prepared: 1/30/23 4:30 PM
Crop Year: 2023

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
		2017 - 95

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
227.61	204.95	204.95	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	204.95	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, SORGH, SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	171.5	39	0.00
GRAIN SORGHUM	22.5	38	0.00
SOYBEANS	6.1	14	0.00
Total Base Acres:	200.1		

Tract Number: 10593 Description N2SW4 11-32-6, NW4 11-32-6 LESS FMSTD

FSA Physical Location : Harper, KS ANSI Physical Location: Harper, KS

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
227.61	204.95	204.95	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	204.95	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	171.5	39	0.00
GRAIN SORGHUM	22.5	38	0.00

Kansas
Harper

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FARM: 7211
Prepared: 1/30/23 4:30 PM
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Page: 2 of 2

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Abbreviated 156 Farm Record

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Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	6.1	14	0.00
Total Base Acres:	200.1		

Owners: JOY CLEMENTS TRUST

Other Producers: None

1. Insured Information				2. Agent / Agency Information				3. Crop Year	4. Policy Number
JOY CLEMENTS TRUST DATED 1-11-95 234 W H KINGMAN, KS 67068 Authorized WILLIAM SCOTT CLEMENTS TRUSTEE Person Type IRREVOCABLE TRUST Phone (620) 532-5307 EIN XX-XXX3650				AMERICAN AGCREDIT FLCA-EXPRESS KATIE L CARLTON 5634 10TH ST GREAT BEND, KS 67530-6300 Phone (620) 792-2211 Agency Code 15-3274 07				2023	KS-951-905766
								5. State Code / Name	
								KS	KANSAS

6. County HARPER		7. Type/Practice			
		Commodity Type	Class	Sub Class	Intended Use
8. Crop / Plan WHEAT / RP		WINTR			
		Irrigation Practice	Cropping Practice	Org Practice	Interval
9. Unit 0001-0001-000		NIRR			
10. Sect Twp Rng / FN or Other 11-032S-006W / 7211 11-032S-006W / 3402			11. FSA Farm/ Tract/Field # 3402/10593/1, 3402/10593/2, 7211/10593/1, 7211/10593/2		
12. Farm Name EAST CLEMENTS			13. Area Class	14. Map Area	
15. T-Yield 32.0	16. Insurability I	17. <input type="checkbox"/> CRP/USDA <input type="checkbox"/> NB <input type="checkbox"/> NS			
18. Est Share 0.3333	19. Current Yr Rec Type (RT) ** A		20. <input type="checkbox"/> New Prod ^A		
21. Multiple Crop Year Reporting Reason:					
22. Shareholder[LLT] NICK BLANCHAT					
23. Remarks/ Other					
24. <input type="checkbox"/> YC OptOut 25. <input type="checkbox"/> Early Harvest					

26. Year	27. PQ Prod	28. Total Prod/RT	29. Acres	30. PQ Yield	31. Yield	32. Desc.	33. OptOut QL YE	34. UUF
2013		8799.00	182.00			48 A		
2014		3375.60	182.00			19 A		
2015		5824.00	182.00			32 A		
2016		11787.00	182.00			65 A		
2017		11734.20	182.00			64 A		
2018		5428.80 A	187.10		29 L	A		
2019		10901.30 A	187.10		58 A			
2020		10402.30 A	187.10		56 A			
2021		10038.10 A	187.60		54 A			
2022		9072.30 A	180.00		50 A			

35. Rate Yld	36. Approved Yield	37. Adj Yld	38. SA Yld	39. Prel Yld	40. Date Signed
	48.0	0.0			07/11/2022
41. Prior Yield	42. Yld Ind	43. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No		44. <input type="checkbox"/> Include	
47.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No		UUF/3rd Party	

***Additional Exist L-Production from a loss **Record Type** A. Production Sold / Commercial Storage B. Farm Stored Measured by Insured C. Pick/Daily Sales Records D. Automated Yield Monitoring System E. Farm-Stored Measured by Authorized Representative F. Livestock Feeding Records G. Field Harvest Records H. Other I. Unharvested and destroyed. (ARPI) J. Unharvested and put to another use (ARPI) K. Unharvested and production appraised by AIP (ARPI) L. Unreported production (ARPI) M. Claim for indemnity N. Appraisal (non-loss) O. UUF/3rd Party Damage P. Unharvested with Harvest Incomplete (ARPI) Q. Zero production when no claim/appraisal/UUF/3rd party or production record (CCIP) R. Pre-harvest appraisal allocated production S. Appraisal (uninsured cause of loss not UUF or third party) T. No production (unable to finish harvest (insurable cause), delayed claim or records unavailable by PRD) Z. Zero Planted Acres

Opt-Out YE ☐ - Eligible for exclusion per actuarials



Production and Yield Worksheet / Report

INSURED NAME	AGENCY NAME	CROP YEAR	POLICY NUMBER
JOY CLEMENTS TRUST DATED 1-11-95	AMERICAN AGCREDIT FLCA-EXPRESS	2023	KS-951-905766

COLLECTION OF INFORMATION AND DATA (PRIVACY ACT) STATEMENT

Agents, Loss Adjusters, and Policyholders

The following statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a): The Risk Management Agency (RMA) is authorized by the Federal Crop Insurance Act (7 U.S.C. 1501-1524) or other Acts, and the regulations promulgated thereunder, to solicit the information requested on documents established by RMA or by approved insurance providers (AIPs) that have been approved by the Federal Crop Insurance Corporation (FCIC) to deliver Federal crop insurance. The information is necessary for AIPs and RMA to operate the Federal crop insurance program, determine program eligibility, conduct statistical analysis, and ensure program integrity. Information provided herein may be furnished to other Federal, State, or local agencies, as required or permitted by law, law enforcement agencies, courts or adjudicative bodies, foreign agencies, magistrate, administrative tribunal, AIPs, contractors and cooperators, Comprehensive Information Management System (CIMS), congressional offices, or entities under contract with RMA. For insurance agents, certain information may also be disclosed to the public to assist interested individuals in locating agents in a particular area. Disclosure of the information requested is voluntary. However, failure to correctly report the requested information may result in the rejection of this document by the AIP or RMA in accordance with the Standard Reinsurance Agreement between the AIP and FCIC, Federal regulations, or RMA-approved procedures and the denial of program eligibility or benefits derived therefrom. Also, failure to provide true and correct information may result in civil suit or criminal prosecution and the assessment of penalties or pursuit of other remedies.

NONDISCRIMINATION STATEMENT

Non-Discrimination Policy: In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating on the basis of race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs).

To File a Program Complaint: If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at www.usda.gov/oascr, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to the U.S. Department of Agriculture, Director, Center for Civil Rights Enforcement, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or email at program.intake@usda.gov.

Persons with Disabilities: Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 690-0443 (voice and TDD) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

Persons with disabilities, who wish to file a program complaint, please see information above on how to contact the Department by mail directly or by email.

New Producer: As a New Producer, I certify that I have not produced the insured crop in the county for more than two APH crop years. I certify that I was not a member of another insured entity as a substantial beneficial interest holder, which produced the insured crop in the county for more than two APH crop years. I certify that any substantial beneficial interest holders for the policy in which new producer status is requested, have not produced the insured crop in the county for more than two APH crop years. I understand that any mis-certification may result in recalculation of my yield guarantees, premiums and any applicable loss payments.

QL/YC/YE Opt Out: This form must be signed by the insured if used to opt out of Quality Loss Option (QL), Yield Cup (YC) or Yield Exclusion (YE).

I certify that to the best of my knowledge and belief all of the information on this form is correct. I also understand that failure to report completely and accurately may result in sanctions under my policy, including but not limited to

45. Insured's Printed Name	46. Insured's Signature	47. Date
----------------------------	-------------------------	----------



1

HARPER COUNTY REAL ESTATE TAX STATEMENT

2022

Quick Ref. : R2749

Statement #: 789

Parcel #: 09111000000020000000

Property Address: NE 50 AVE - HARPER, KS 67058

Deed Name: CLEMENTS, JOY TR

Owner ID #: CLEM00010

Owner Name: CLEMENTS, JOY TR
ATTN: CLEMENTS, SCOTT

Care Of:

Owner Address: 244 W H AVE
KINGMAN, KS 67068-1157

CAMA #: 091-11-0-00-00-002.00-0-01

Levy: 133.71600

Tax Unit: 42 - TWP #5

Real Estate

Date: 2/3/2023

TAX SUMMARY

First Half Tax: 651.67

Second Half Tax: 651.67

Total Tax: 1,303.34

MAKE CHECKS PAYABLE TO:
COUNTY TREASURER
201 N JENNINGS AVE
ANTHONY, KS - 67003
620-842-5191

NOTE: To pay taxes online, go to <https://www.kansas.gov/propertytax/>

PROPERTY DESCRIPTION						
Subdivision:	Block:	Lots:	Section: 11	Township: 32	Range: 6	
Legal: RURAL TOWNSHIP PARCEL, S11, T32, R06, ACRES 226.6, NW4 EX TR BEG 72.1 S NW COR E 377 S	Total Acres: 226.60					

PROPERTY CLASS	ASSESSED VALUE			VALUE CHANGE	% CHANGE	CURRENT TAX
	ASSD RATE	PRIOR YEAR	CURRENT YEAR			
A AGRICULTURAL RURAL	30.0/25.0	10,488	9,747	-741	-7.07	1,303.34
THE FIRST \$4,600 IN RESIDENTIAL ASSESSED VALUE IS EXEMPT FROM THE STATEWIDE USD GENERAL FUND MILL LEVY.						

SPECIAL ASSESSMENTS / NRA	
Grand Total: 1,303.34	

MILL LEVIES	PRIOR YEAR	CURRENT YEAR	% CHANGE
State	1.500000	1.500000	0.00
County	59.378000	58.894000	-0.82
HOSPITAL DISTRICT #6	20.965000	20.965000	0.00
So Central KS Reg Library	1.229000	1.229000	0.00
TWP #5	1.348000	1.405000	4.23
USD 361	49.432000	49.723000	0.59
Grand Total:	133.85200	133.71600	-0.10

TAX	PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE
State	15.73	14.62	-1.11	-7.06
County	622.76	574.05	-48.71	-7.82
HOSPITAL DISTRICT #6	219.88	204.35	-15.53	-7.06
So Central KS Reg Library	12.89	11.98	-0.91	-7.06
TWP #5	14.14	13.69	-0.44	-3.18
USD 361	518.44	484.65	-33.79	-6.52
Grand Total:	1,403.84	1,303.34	-100.50	-7.16

REVENUE FROM PROPERTY TAX LEVIES	PRIOR YEAR	CURRENT YEAR	\$ CHANGE	% CHANGE
State	135,966.15	168,443.20	32,477.05	23.89
County	5,382,268.07	6,613,714.05	1,231,445.98	22.88
HOSPITAL DISTRICT #6	1,386,330.88	1,792,324.31	405,993.43	29.29
So Central KS Reg Library	82,304.66	107,622.71	25,318.05	30.76
TWP #5	18,209.05	18,267.49	58.44	0.32
USD 361	3,496,004.83	4,334,280.82	838,275.99	23.98
SPECIAL ASSESSMENTS	21,061.02	21,610.78	549.76	2.61
Grand Total:	10,522,144.66	13,056,263.36	2,534,118.70	24.08

IF TAXES ARE NOT PAID BY THE DUE DATE, INTEREST PER ANNUM IS CHARGED.

DETACH AND REMIT WITH PAYMENT

1st HALF / FULL PAYMENT COUPON - 2022

FIRST HALF DUE: 12/20/2022

TAXPAYER ID #: CLEM00010

STATEMENT #: 789

PARCEL #: 09111000000020000000

QUICK REF.: R2749

CLEMENTS, JOY TR

ATTN: CLEMENTS, SCOTT

244 W H AVE

KINGMAN, KS 67068-1157

1

1st Half 0.00

Real Estate

PAID ON 12/16/2022

1ST HALF PAYMENT DUE: 0.00

DETACH AND REMIT WITH PAYMENT

2nd HALF PAYMENT COUPON - 2022

SECOND HALF DUE: 05/10/2023

TAXPAYER ID #: CLEM00010

STATEMENT #: 789

PARCEL #: 09111000000020000000

QUICK REF.: R2749

CLEMENTS, JOY TR

ATTN: CLEMENTS, SCOTT

244 W H AVE

KINGMAN, KS 67068-1157

2

2nd Half 0.00

Real Estate

PAID ON 12/16/2022

2ND HALF PAYMENT DUE: 0.00