SIMULCAST LIVE AND ONLINE MULTI-PARCEL LAND AUCTION TUESDAY, MAY 2ND, 2023 AT 6PM

AUCTION LOCATION:

Gene Francis & Associates Auction Facility - 12140 W. K-42 Hwy, Wichita, KS 67227

ONLINE BIDDING: GAVELROADS.COM

148 +/- ACRES - KINGMAN COUNTY, KS

Multi-Parcel Auction - Surface Rights & Mineral Rights

LEGAL DESCRIPTION: Southwest Quarter (SW1/4) except a tract of Section 2, Township 28, Range 5 West in Kingman County, KS (full legal to be provided by title company).

DIRECTIONS: Located 3 miles west of Cheney, KS on 31st St S/SE 10th St.

DESCRIPTION: This property consists of approximately 113 +/acres dryland cultivation, 33 +/- acres pasture with creek, and the balance to oil/gas wells. Soils are 77% Class 2, Shellabarger-Nalim and Dillwyn-Plevna and the remainder to Class 3 & 4, Shellabarger sandy loam and Pratt loamy sand. The pasture has lots of big trees. There is excellent cover for deer, turkey and quail.

TAXES: 2022 taxes - \$1,323.88 Taxes will be prorated to the date of closing.

MINERALS: Minerals will be auctioned separately. Income from 2022 was \$19,000.

POSSESSION: Current cash rent agreement is \$35 per acre for the cultivation and \$15 per acre for the pasture. Buyer will receive the cash rent.

METHOD OF AUCTION: Surface and mineral rights will be auctioned separately and then will be offered in any combination the bidder chooses. Whichever method brings the highest dollar amount, individually or in combination, is how it will be sold.

TERMS: \$20,000 down as earnest money due day of auction with balance due on or before June 1, 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 GavelRoads, LLC. are agents of the seller. Property is selling in conjunction with Gavel Roads LLC, Connie Francis 316.425.7732.











LESS THAN 25 MILES FROM WIC



Gene Francis, Broker & Auctioneer 316.641.3120 | gene@genefrancis.com Tyler Francis, REALTOR® & Auctioneer





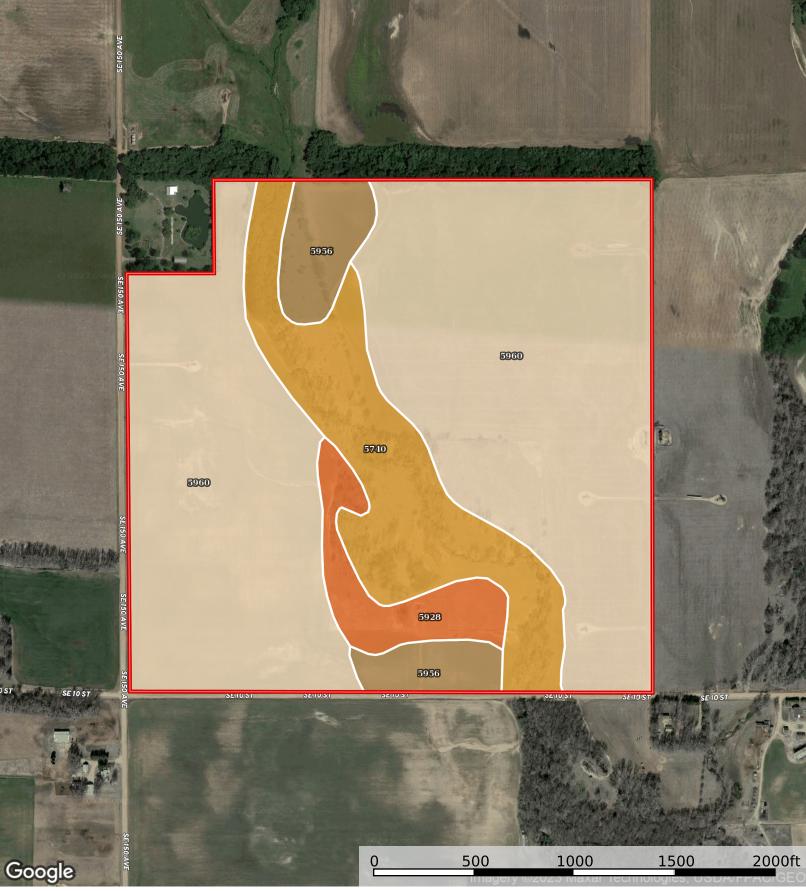




Arnold - Kingman Co.

Kansas, 160 AC +/-









| D Boundary 148.87 ac

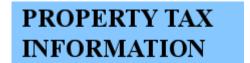
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	105.5 3	70.89	0	57	2e
5740	Dillwyn-Plevna complex, occasionally flooded	25.59	17.19	0	24	4w
5956	Shellabarger sandy loam, 1 to 3 percent slopes	9.91	6.66	0	53	2e
5928	Pratt loamy fine sand, 1 to 5 percent slopes	7.84	5.27	0	32	3e
TOTALS		148.8 7(*)	100%	ı	49.74	2.4

^(*) 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.



Grazing Cultivation

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water





Return To County **Website**

Logout

Current Tax Information

Type CAMA Number Tax Identification RL121 02 0 00 00 006 00 0 01 210-1210200000006000 **Tax History** ARNO00005ARNOLD, DORIS J (LE) **Owner ID Current Real** Estate Detail Taxpayer ID ARNO00005ARNOLD, DORIS J (LE) GIS Map 0 SE 150 67025 Print Friendly **Subdivision** Unknown **Block** Section2 Township 28 Lot(s) Range 05 Version

Tract 1 VIN 5046

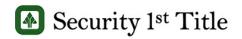
Year	Statement #	Line #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2022	0005197	001		0.00	661.94	661.94	661.94	Yes	No

Click on underlined tax year to see payment detail and where the tax dollars go.

For delinquent tax pay off amount contact Kingman County Treasurer, 130 N. Spruce, Kingman KS, 67068, (620) 532-3461.

Back To Search Results Back To Search Criteria

^{* -} Does not include all interest, penalties and fees.



PRELIMINARY TITLE SEARCH REPORT

Prepare Securi	ed By: t y 1st Title	Prepared Exclusively For: Gene Francis & Associates
410 N.	. Main	
•	nan, KS 67068	Phone:
Pnone Fax:	: (620) 532-2011	Fax:
_		
	t: Regina Adelhardt	Contact: Gene Francis
Email:	radelhardt@security1st.com	Email: gene@genefrancis.com
Report	No: 3018197	
	Effective Date: 02/24/2023 , at 7:00 A.M .	
Proper	ty Address: 0 SE 150th Ave., Cheney, KS	67025
Opinior	tle Search Report is NOT a commitment to n. It has been issued as a Report as to the Francis & Associates Real Estate Brokers	·
Auction		, and as such should not be relied upon by any other
omissio		l loss or damage that may occur by reason of any errors and \$1,000.00 and the fee it received for the preparation and issuance
1.	Fee Simple interest in the Land describe	ed in this Report is owned, at the Report Effective Date, by
	Larry G. Arnold and Robert J. Arnold	
2.	The Land referred to in this Report is de	scribed as follows:
	The Southwest Ouarter of Section Two	(2) Township Twenty eight (28) South, Range Five (5) West of

The Southwest Quarter of Section Two (2), Township Twenty-eight (28) South, Range Five (5) West of the 6th P.M. Kingman County, Kansas, except part of the Northwest Quarter of the Southwest Quarter of Section 2, Township 28 South, Range 5 West of the 6th P.M., more particularly describe3d as follows, towit; Commencing at a point on the West line of the SW/4 Sec. 2-28S-5S aforesaid shall be 2,112.1 feet North of the Southwest corner of the SW/4 Sec2, aforesaid; thence East 90°14' a distance of 466.1 feet; thence North at right angles, a distance of 466.1 feet; thence West at right angles to the West line of said SW/4 Sec. 2 aforesaid; thence South on the West line of Sec. 2-28S-5W aforesaid, to the place of beginning.

- 3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:
 - 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
 - 2. Pay the agreed amount for the estate or interest to be insured.
 - 3. Pay the premiums, fees, and charges for the Policy to the Company.
 - 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be property authorized, executed, and recorded in the Public Records.
 - 5. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
 - 6. File a death certificate for Doris J. Arnold
 - 7. Record an Affidavit, in a form approved by the Company, executed by the owner(s) of the subject property, or someone well acquainted with the facts, showing that the party named and described as Doris Jane Arnold in the Warranty Deed recorded JUNE 30, 1987 as Deed Book 168, Page 178, is one and the same person as Doris J. Arnold in the Warranty Deed recorded OCTOBER 28, 1985 as Deed Book 165, Page 455. The Company reserves the right to make any requirement or exception it may deem necessary.
 - 8. File a Warranty Deed from Larry G. Arnold and Robert J. Arnold, stating marital status and joined by spouse, if any, to A Legal Entity To Be Determined.
 - 9. Provide this company with a properly completed and executed Owner's Affidavit.
 - 10. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

- 4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
 - 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.
 - 2. Rights or claims of parties in possession not shown by the Public Records.
 - 3. Easements, or claims of easements, not shown by the Public Records.
 - 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
 - 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
 - 7. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.
 - 8. The County Tax Records indicated that the real estate taxes are:

General taxes and special assessments for the fiscal year 2022 in the original amount of \$1,323.88.

First Installment: \$661.94. Paid

Second Installment: \$661.94, Due but not delinquent until May 11, 2023

Property I.D. # 048-121-02-0-00-006.00-0

- 9. Easement granted to Lario Oil & Gas Company as set forth in OG Book 0-16, Page 160
- 10. Terms and provisions of the oil and gas leases executed between Lena Joseph, a single woman, lessor, and T.L. Northcutt, lessee, filed 05/3/1950 recorded in/on Misc. Book M61, Page 501. Assignment of Oil & Gas Lease recorded as OB Book 0-21, Page 63. Affidavit recorded as Misc. Book M232, Page 142.
- 11. Terms and provisions of the oil and gas leases executed between Wilbur Snook and Ruth Snook, his wife, lessor, and Second Chance Oil Company, lessee, filed 02/28/1972 recorded in/on Misc. Book M135, Page 74, together with all subsequent assignments and conveyances.

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

- 12. Terms and provisions of the oil and gas leases executed between Tip top Credit Union of Hillsboro, lessor, and Merle Schlehuber a/b/a Wildcat Resources, lessee, filed 01/26/1982 recorded in/on Misc. Book M167, Page 226. Affidavit of Production recorded as Misc. Book M168, Page 309.
- 13. Terms and provisions of the oil and gas leases executed between Tip Top Credit Union of Hillsboro, lessor, and Merle Schlehuber d/b/a Wildcat Resources, lessee, filed 12/22/1981 recorded in/on Misc. Book M167, Page 96. Oil and Gas Lease Correction Lease recorded as Misc. Book M167, Page 143.
- 14. Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.
- 15. The possible existence of overhead or underground utility lines serving adjacent land or extending from the insured land onto adjacent land.
- 16. The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the KINGMAN County Register of Deeds.

Security 1st Title

Licensed Abstracter

Lari J. Hickner