LIVE AND • ONLINE MULTI-PARCEL

LAND AUCTION

73+/- ACRES • SEDGWICK COUNTY, KANSAS

THURSDAY, SEPTEMBER 14, 2023 • 6:00 PM

LIVE LOCATION: Gene Francis & Associates Auction Facility - 12140 W. K-42 Hwy, Wichita, KS ONLINE BIDDING: www.gavelroads.com







MULTI-PARCEL - 3 TRACTS - 24+/- ACRES, 24+/- ACRES

Legal Description: Part of the North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of 16-28-1W except a tract in Sedgwick Co., KS (full legal to be described by title company).

Location: Located at the southeast corner of Tyler Rd & MacArthur Rd in Wichita, KS.

Description: 73+/- acres of prime real estate located in southwest Wichita. This expansive property is offered in three tracts, offering a rare opportunity for versatile land use. The proximity to Wichita amenities adds to its allure for future developers, while the terraced quality soils make it an optimal choice for farming. Whether you're seeking a lucrative development opportunity, a picturesque homesite, or a quality piece of farm ground, this property ticks all the boxes. Blacktop frontage and access to electricity provides a range of opportunities. Zoned SF-20 Single Family and Rural Residential. Don't miss your chance to secure this valuable piece of land!

Soil Types: 30% Class 1 Vanoss silt loam, 0-1% slopes; 70% Class 2 Nalim loam soils, 1-3% slopes.

FSA Information: FSA states 73.04 acres of farmland with 73.04 acres of cropland. Wheat base acres 43.20 with 40 PLC Yield; Grain Sorghum base acres 21.10 with 63 PLC Yield.

Minerals: All of the Sellers mineral interest go to the Buyer.

Possession: 2023 fall crop will stay with the Seller. Possession will be after the fall 2024 harvest, unless negotiated to be received earlier.

Taxes: 2022 Taxes are \$758.45. Taxes will be prorated to date of closing.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$20,000.00; Tract 2: \$20,000.00; Tract 3: \$20,000.00 with the balance due on or before October 16, 2023. Property is selling in "as is" condition and is accepted by the buyer without any expressed or implied warranties. It is the buyer's responsibility to have any and all inspections completed prior to bidding. 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. Gene Francis & Associates and Gavel Roads are agents of the Seller.

Property selling in conjunction with Gavel Roads, LLC, Connie Francis, Broker (316) 425-7732



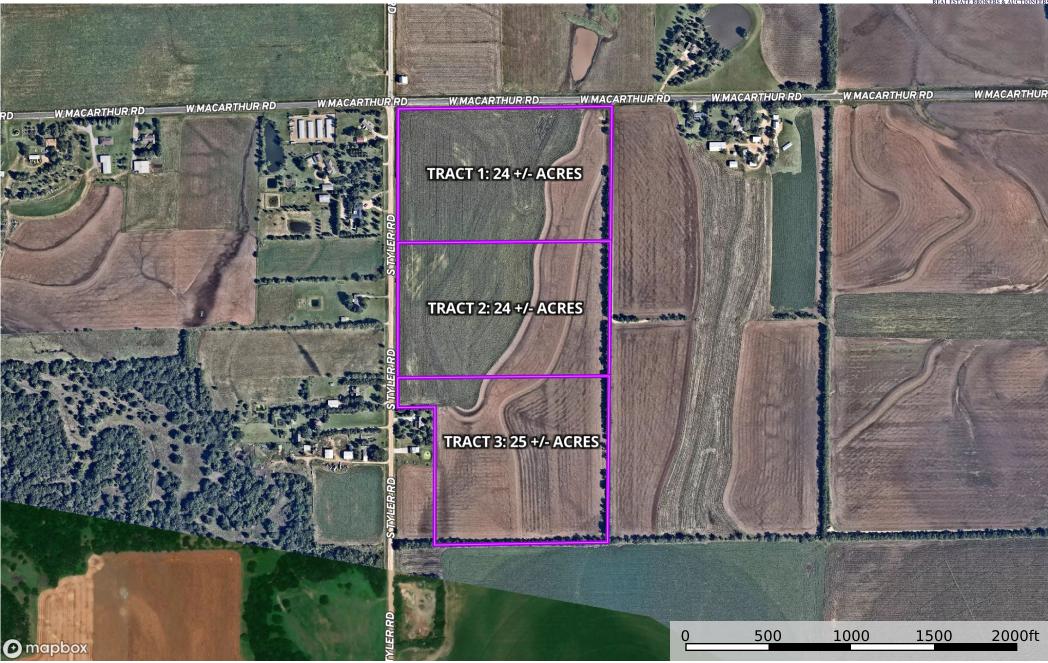


Gene Francis, Broker & Auctioneer (316) 641-3120 gene@genefrancis.com Tyler Francis, REALTOR® & Auctioneer (316) 734-7342 tyler@genefrancis.com

For more information, please visit www.genefrancis.com Online bidding at www.gavelroads.com

Sedgwick County, Kansas, 73.09 AC +/-

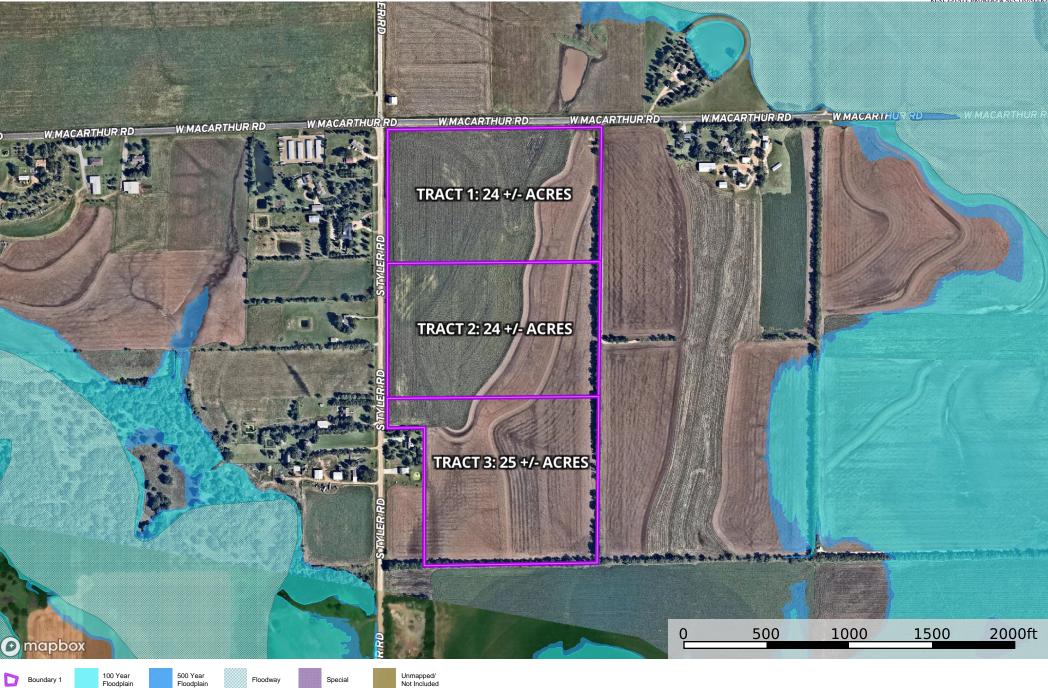






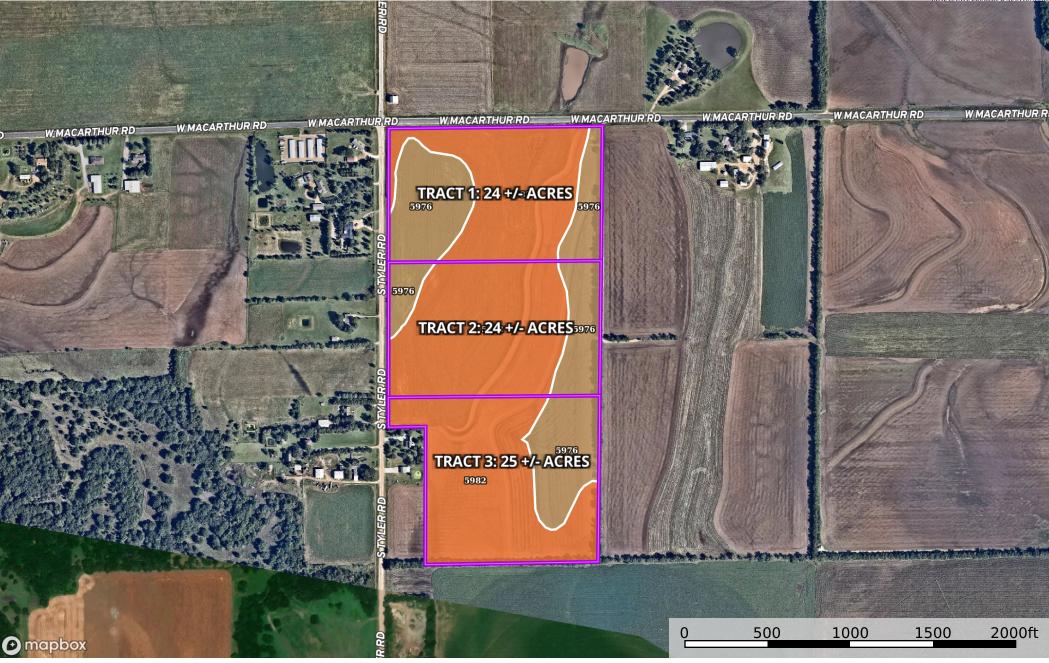
Sedgwick County, Kansas, 73.09 AC +/-





Sedgwick County, Kansas, 73.09 AC +/-







The infi

| All Polygons 73.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	51.2	70.08	0	68	2e
5976	Vanoss silt loam, 0 to 1 percent slopes	21.86	29.92	0	74	1
TOTALS		73.06(*)	100%	1	69.8	1.7

^(*) 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.

| Boundary 1 23.95 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	14.22	59.37	0	68	2e
5976	Vanoss silt loam, 0 to 1 percent slopes	9.73	40.63	0	74	1
TOTALS		23.95(100%	-	70.44	1.59

^(*) 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.

| Boundary 1 23.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	17.9	74.77	0	68	2e
5976	Vanoss silt loam, 0 to 1 percent slopes	6.03	25.19	0	74	1
TOTALS		23.93(100%	1	69.48	1.75

^(*) 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.

| Boundary 1 25.18 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	19.08	75.8	0	68	2e
5976	Vanoss silt loam, 0 to 1 percent slopes	6.1	24.24	0	74	1
TOTALS		25.18(*)	100%	1	69.48	1.76

^(*) 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

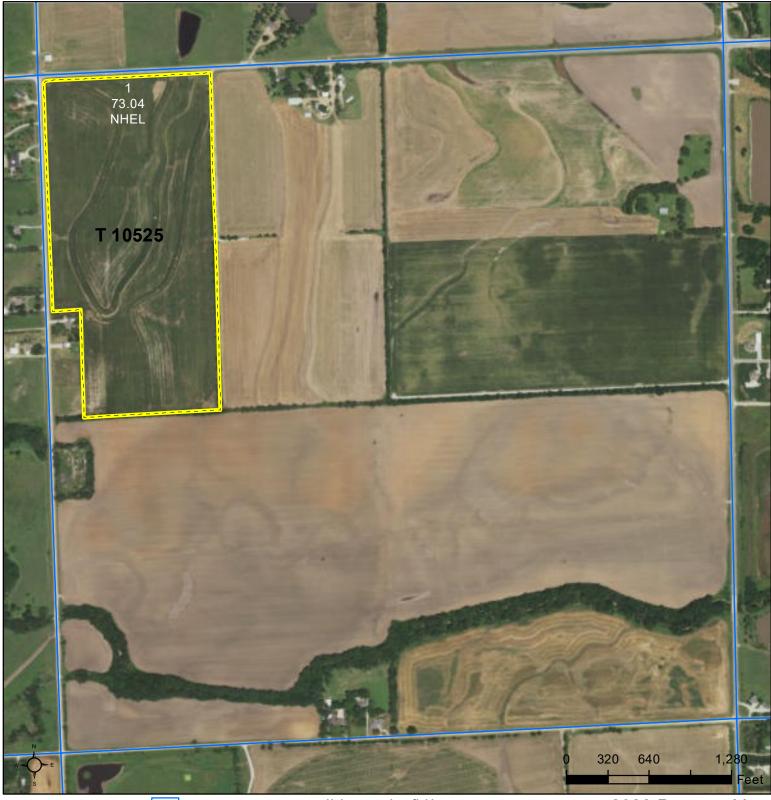
Land, Capability								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

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



Sedgwick County, Kansas



Common Land Unit

PI SS

Cropland Tract Boundary

Wetland Determination Identifiers

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

Unless noted on field:

1/ All Wheat HRW, NI, GR 2/ All Sorghum GRS, NI, GR 3/ All Com YEL, NI GR 5/ Grass NAG, NI, GZ 7/ Alfalfa, NI, GZ

4/All Soybeans COM, NI, GR 8/ Sorghum Forage Cane, NI, FG

Tract Cropland Total: 73.04 acres

2022 Program Year

Map Created June 16, 2022

Farm **6393** Tract **10525**

16-28-1W

Displayed over 2021 NAIP

KANSAS SEDGWICK

United States Department of Agriculture Farm Service Agency

FARM: 6393

Prepared: 7/24/23 2:40 PM CST

Crop Year: 2023

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : LAUER FARMS LLC

CRP Contract Number(s) : None Recon ID : None Transferred From : None ARCPLC G/I/F Eligibility : Elig ble

	Farm Land Data											
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts			
			1									

Crop Election Choice						
ARC Individual ARC County Price Loss Coverage						
None	WHEAT, SORGH	None				

DCP Crop Data										
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP						

NOTES

I
I =
I -

Tract Land Data										
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane			





NOTES

Tract Number : 10525

Description : M-13 W1/2 NW1/4 16-28-1W < 5 AC

FSA Physical Location : KANSAS/SEDGWICK

ANSI Physical Location : KANSAS/SEDGWICK

BIA Unit Range Number

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : VERONICA I LAUER TR

Other Producers : None Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.04	73.04	73.04	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	73.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data						
Crop Name	Base Acres	PLC Yield				
Wheat	43.20	0.00	40			
Grain Sorghum	21.10	0.00	63			

TOTAL 64.30 0.00

-	п	_	-		c
ш	ч	u		Е	
	•	_			_

KANSAS SEDGWICK

Form: FSA-156EZ

USDA Fa

United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6393

Prepared: 7/24/23 2:40 PM CST

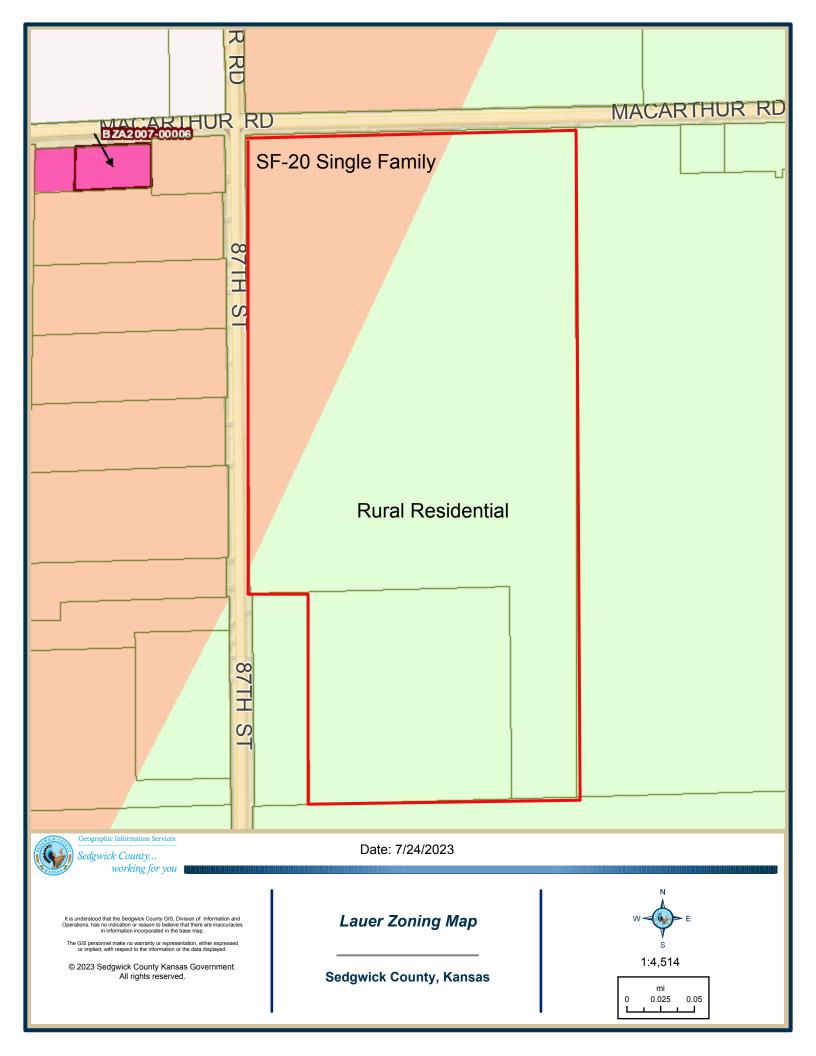
Crop Year: 2023

In accordance with Federal civil rights 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 based on 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). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDAs TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint-filing-cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Page: 3 of 3



Property Taxes and Appraisals

W 1/2 OF NW 1/4 EXC BEG SW COR N 827 FT E 1053.56 FT S 827 FT W 1053.56 I TO BEG EXC W 40 FT FOR RD SEC 16-28-1W

Property Description

Legal Description W 1/2 OF NW 1/4 EXC BEG SW COR N 827 FT E 1053.56 FT S 827 FT W 1053.56 FT TO BEG EXC W 40 FT FOR RD

SEC 16-28-1W

Owner LAUER VERONICA I REVOC TRUST

Mailing Address 8101 W MAC ARTHUR RD. WICHITA KS 67215-8438

Geo Code WA 00118000A **PIN** 00317808

AIN 205160220000100

Tax Unit 2704 760 WACO TWP U-261-GCD WA

Land Use 9010 Farming/ranch land (no improvements)

Market Land Square Feet

 2023 Total Acres
 57.97

 2023 Appraisal
 \$16,720

 2023 Assessment
 \$5,016

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$16,720	\$0	\$16,720	-8%
2022	Agricultural	\$18,250	\$0	\$18,250	-2%
2021	Agricultural	\$18,660	\$0	\$18,660	-1%
2020	Agricultural	\$18,850	\$0	\$18,850	-2%
2019	Agricultural	\$19,220	\$0	\$19,220	+0%
2018	Agricultural	\$19,200	\$0	\$19,200	+5%
2017	Agricultural	\$18,340	\$0	\$18,340	+8%
2016	Agricultural	\$16,970	\$0	\$16,970	+8%
2015	Agricultural	\$15,650	\$0	\$15,650	+9%
2014	Agricultural	\$14,330	\$0	\$14,330	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$5,016	\$0	\$5,016	-8%
2022	Agricultural	\$5,475	\$0	\$5,475	-2%
2021	Agricultural	\$5,598	\$0	\$5,598	-1%
2020	Agricultural	\$5,655	\$0	\$5,655	-2%
2019	Agricultural	\$5,766	\$0	\$5,766	+0%
2018	Agricultural	\$5,760	\$0	\$5,760	+5%
2017	Agricultural	\$5,502	\$0	\$5,502	+8%
2016	Agricultural	\$5,091	\$0	\$5,091	+8%
2015	Agricultural	\$4,695	\$0	\$4,695	+9%
2014	Agricultural	\$4,299	\$0	\$4,299	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	110.110000	\$602.87	\$0.00	\$0.00	\$0.00	\$602.87	\$602.87	\$0.00
2021	109.743000	\$614.35	\$0.00	\$0.00	\$0.00	\$614.35	\$614.35	\$0.00
2020	109.766000	\$620.72	\$0.00	\$0.00	\$0.00	\$620.72	\$620.72	\$0.00
2019	110.763096	\$638.67	\$0.00	\$0.00	\$0.00	\$638.67	\$638.67	\$0.00
2018	109.854000	\$632.78	\$0.00	\$0.00	\$0.00	\$632.78	\$632.78	\$0.00
2017	108.975000	\$599.58	\$0.00	\$2.50	\$0.00	\$602.08	\$602.08	\$0.00
2016	109.085000	\$555.37	\$0.00	\$0.00	\$0.00	\$555.37	\$555.37	\$0.00
2015	108.370000	\$508.79	\$0.00	\$0.00	\$0.00	\$508.79	\$508.79	\$0.00
2014	108.416985	\$466.08	\$0.00	\$0.00	\$0.00	\$466.08	\$466.08	\$0.00
2013	115.487474	\$459.75	\$0.00	\$0.00	\$0.00	\$459.75	\$459.75	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0468 WACO TOWNSHIP	2.959000
0604 USD 261	13.711000
0604 USD 261 SC	7.990000
0604 USD 261 SG	20.000000
0707 USD 261 BOND	15.075000
0903 GREENWOOD CEMETERY	0.366000
1108 COUNTY FIRE DIST NO BONDS	17.912000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.229000

Total: 110.110000

Property Taxes and Appraisals

BEG SW COR NW1/4 N 827 FT E 1053.56FT S 827 FT W 1053.56 FT TO BEG EXC W 263.39 FT THEREOF SEC 16-28-1W

Property Description

Legal Description BEG SW COR NW1/4 N 827 FT E 1053.56FT S 827 FT W 1053.56 FT TO BEG EXC W 263.39 FT THEREOF SEC 16-28-

1W

Owner LAUER VERONICA I REVOC TRUST

Mailing Address 8101 W MAC ARTHUR WICHITA KS 67215-8438

Geo Code WA 0011800A1 **PIN** 00317806

AIN 205160230000100

Tax Unit 2704 760 WACO TWP U-261-GCD WA

Land Use 9010 Farming/ranch land (no improvements)

Market Land Square Feet

 2023 Total Acres
 15.12

 2023 Appraisal
 \$4,320

 2023 Assessment
 \$1,296

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$4,320	\$0	\$4,320	-8%
2022	Agricultural	\$4,710	\$0	\$4,710	-2%
2021	Agricultural	\$4,820	\$0	\$4,820	-1%
2020	Agricultural	\$4,870	\$0	\$4,870	-2%
2019	Agricultural	\$4,980	\$0	\$4,980	
2018	Agricultural	\$4,980	\$0	\$4,980	+5%
2017	Agricultural	\$4,760	\$0	\$4,760	+8%
2016	Agricultural	\$4,410	\$0	\$4,410	+8%
2015	Agricultural	\$4,070	\$0	\$4,070	+9%
2014	Agricultural	\$3,730	\$0	\$3,730	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$1,296	\$0	\$1,296	-8%
2022	Agricultural	\$1,413	\$0	\$1,413	-2%
2021	Agricultural	\$1,446	\$0	\$1,446	-1%
2020	Agricultural	\$1,461	\$0	\$1,461	-2%
2019	Agricultural	\$1,494	\$0	\$1,494	
2018	Agricultural	\$1,494	\$0	\$1,494	+5%
2017	Agricultural	\$1,428	\$0	\$1,428	+8%
2016	Agricultural	\$1,323	\$0	\$1,323	+8%
2015	Agricultural	\$1,221	\$0	\$1,221	+9%
2014	Agricultural	\$1,119	\$0	\$1,119	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2022	110.110000	\$155.58	\$0.00	\$0.00	\$0.00	\$155.58	\$155.58	\$0.00
2021	109.743000	\$158.70	\$0.00	\$0.00	\$0.00	\$158.70	\$158.70	\$0.00
2020	109.766000	\$160.37	\$0.00	\$0.00	\$0.00	\$160.37	\$160.37	\$0.00
2019	110.763096	\$165.48	\$0.00	\$0.00	\$0.00	\$165.48	\$165.48	\$0.00
2018	109.854000	\$164.12	\$0.00	\$0.00	\$0.00	\$164.12	\$164.12	\$0.00
2017	108.975000	\$155.60	\$0.00	\$0.65	\$0.00	\$156.25	\$156.25	\$0.00
2016	109.085000	\$144.32	\$0.00	\$0.00	\$0.00	\$144.32	\$144.32	\$0.00
2015	108.370000	\$132.32	\$0.00	\$0.00	\$0.00	\$132.32	\$132.32	\$0.00
2014	108.416985	\$121.31	\$0.00	\$0.00	\$0.00	\$121.31	\$121.31	\$0.00
2013	115.487474	\$115.71	\$0.00	\$0.00	\$0.00	\$115.71	\$115.71	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.368000
0468 WACO TOWNSHIP	2.959000
0604 USD 261	13.711000
0604 USD 261 SC	7.990000
0604 USD 261 SG	20.000000
0707 USD 261 BOND	15.075000
0903 GREENWOOD CEMETERY	0.366000
1108 COUNTY FIRE DIST NO BONDS	17.912000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.229000

Total: 110.110000