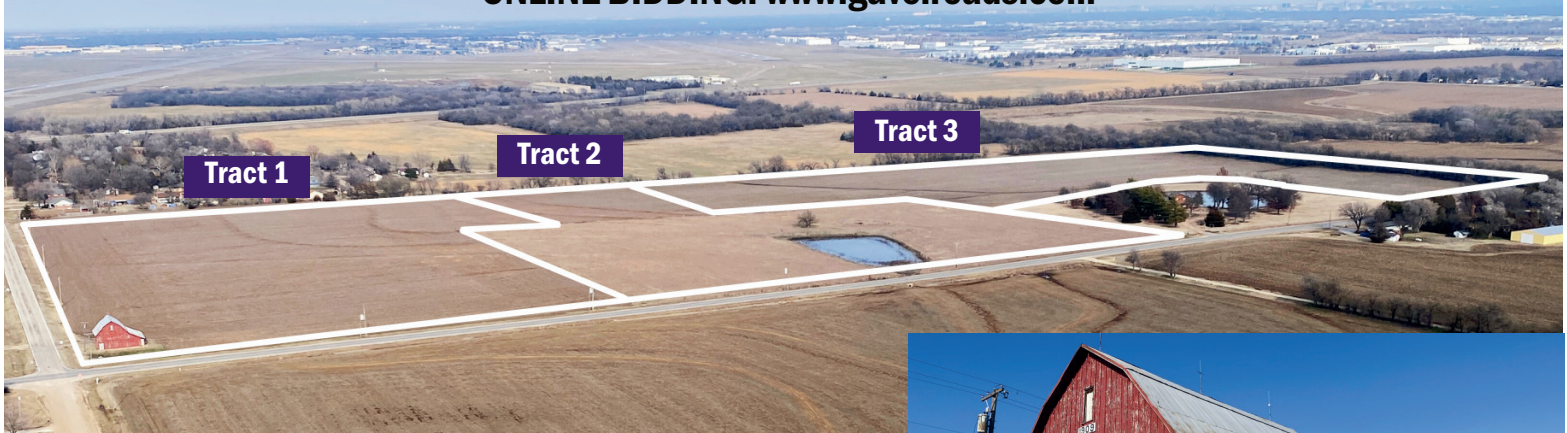


GF&A

MULTI PARCEL • LIVE & ONLINE
LAND AUCTION**TUESDAY, FEBRUARY 13, 2024 • 11:00 AM****LIVE LOCATION: Gene Francis & Associates Auction Facility - 12140 W. K-42 Hwy, Wichita, KS****ONLINE BIDDING: www.gavelroads.com****OFFERING 68 ± ACRES IN SEDGWICK COUNTY**

in three tracts, this property sits in southwest Wichita, Kansas, and features convenient blacktop frontage via Tyler Road & MacArthur Road. The availability of electricity adds to its development potential. Located in the Haysville School District. Zoned as SF-20 Single Family & Rural Residential, this land presents an opportunity for development, home sites, or agricultural investment.

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

Tract 1: 20 ± acres to all cultivation with a historical red barn on the northeast corner of Tyler Rd & MacArthur Rd. The 1909 barn is approximately 30 x 45 feet full of charm with a tin roof. This tract is zoned SF-20 and offers great potential for housing development or single family use.

Tract 2: 20 ± acres with approximately 16 acres of fenced pasture, 1-acre pond, and balance to cultivation with Class 2 and 3 soils. This tract offers potential for single family use or housing development with SF-20 and Rural Residential Zoning.

Tract 3: 28.2 ± acres of quality Class 1 bottom ground cultivation. Although a majority of Tract 3 is in the floodplain making it difficult to develop, the quality soils produce fantastic crop yields.

Legal Description: Part of the South Half (S ½) of the Southwest Quarter (SW ¼) of 9-28-1W except a tract in Sedgwick Co., KS (full legal description to be described by Security 1st Title).

Minerals: Seller's mineral interest will pass to the Buyer.

Possession: Possession will be upon closing.

Taxes: \$512.92 (2023) Taxes will be prorated to the date of closing.

Terms: Earnest money required and shall be paid the day of the auction. Tract 1: \$10,000; Tract 2: \$10,000; Tract 3: \$10,000 with the balance due on or before March 13, 2024. The 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.



Soil Types: 40% Class 1 Elandco silt loam & Vanoss silt loam, 0-1% slopes; 44% Class 2 Nalim loam, 1-3% slopes, Vanoss silt loam, 1-3% slopes, & Elandco silt loam; 16% Class 3 Milan loam, 3-6% slopes

Crop Insurance Yield Information: Corn - 133, Soybeans - 38, Double Crop Soybeans - 28

GENE FRANCIS & ASSOCIATES
REAL ESTATE BROKERS & AUCTIONEERS

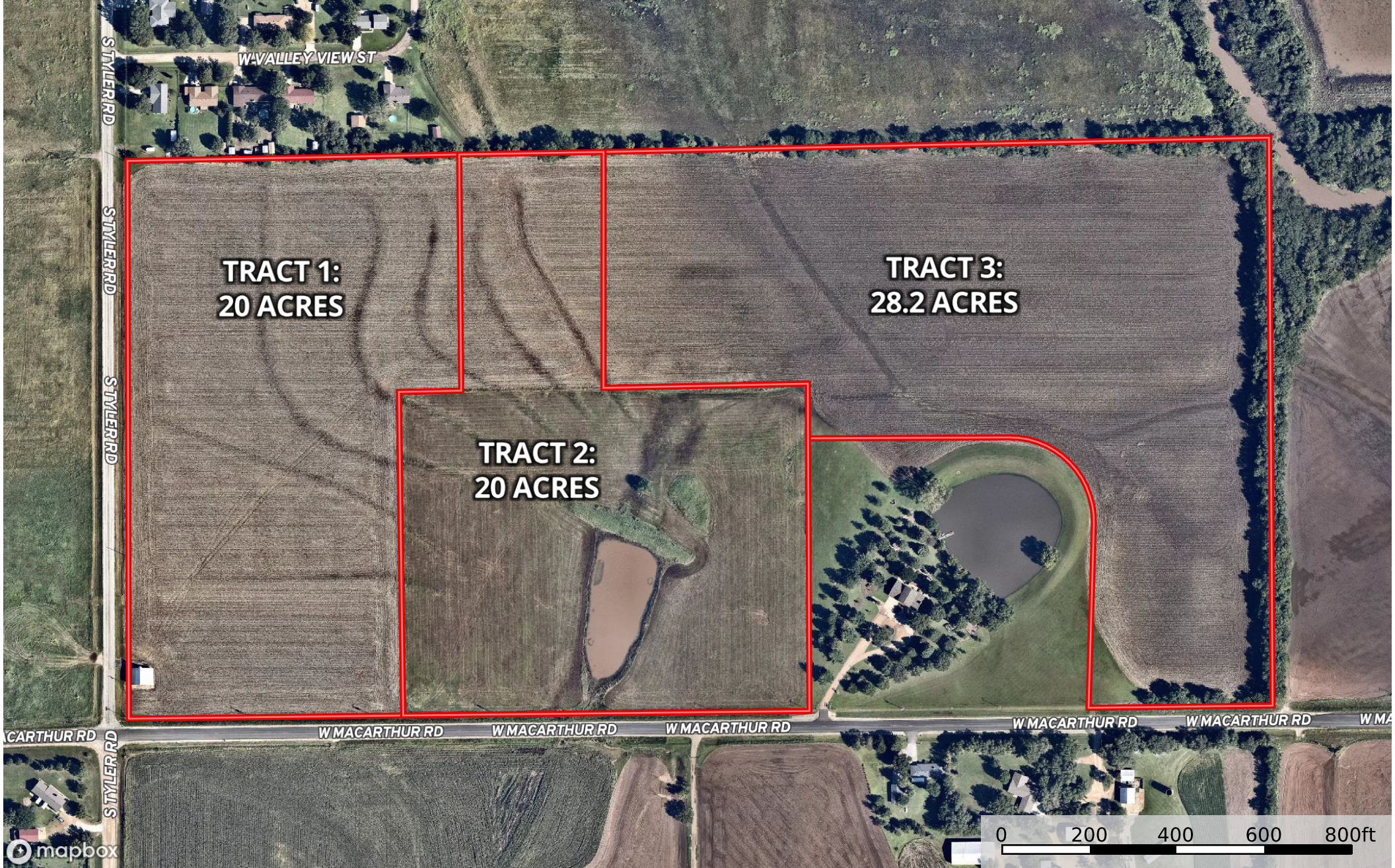
Gene Francis, Broker & Auctioneer
(316) 641-3120
gene@genefrancis.com

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

For more information, please visit www.genefrancis.com

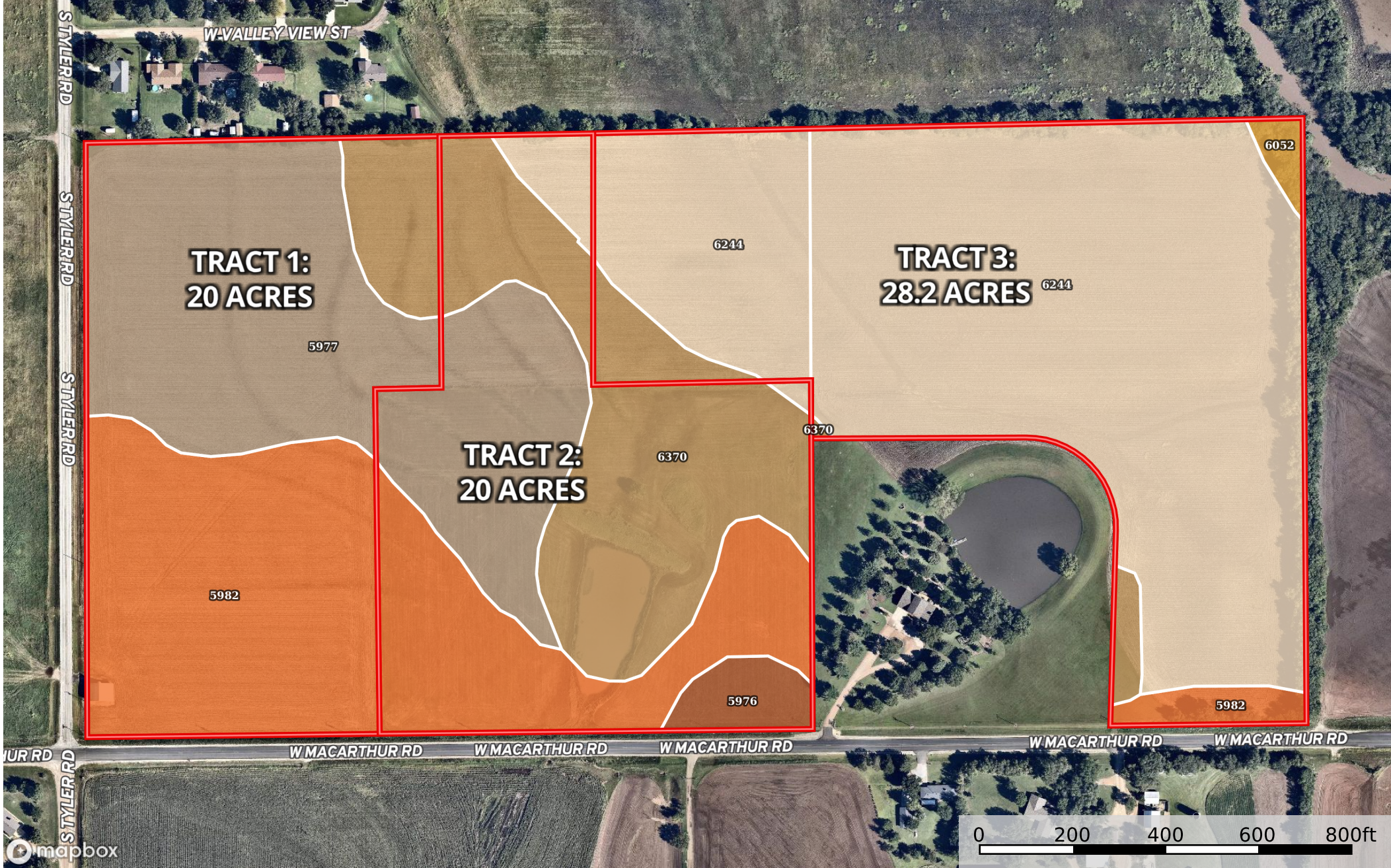
GAVEL ROADS
ONLINE AUCTIONS





Boundary





Boundary

|  All Polygons 68.03 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6244	Elandco silt loam, rarely flooded	26.53	39.0	0	76	1
5982	Nalim loam, 1 to 3 percent slopes	15.3	22.49	0	68	2e
5977	Vanoss silt loam, 1 to 3 percent slopes	14.05	20.65	0	73	2e
6370	Milan loam, 3 to 6 percent slopes	10.88	15.99	0	65	3e
5976	Vanoss silt loam, 0 to 1 percent slopes	0.93	1.37	0	74	1
6052	Elandco silt loam, occasionally flooded	0.34	0.5	0	75	2w
TOTALS		68.03(*)	100%	-	71.79	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.

|  Boundary 22.34 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6244	Elandco silt loam, rarely flooded	20.87	93.42	0	76	1
5982	Nalim loam, 1 to 3 percent slopes	0.71	3.18	0	68	2e
6370	Milan loam, 3 to 6 percent slopes	0.42	1.88	0	65	3e
6052	Elandco silt loam, occasionally flooded	0.34	1.52	0	75	2w
TOTALS		22.34(*)	100%	-	75.52	1.08

(*) 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 45.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	14.59	31.93	0	68	2e
5977	Vanoss silt loam, 1 to 3 percent slopes	14.05	30.75	0	73	2e
6370	Milan loam, 3 to 6 percent slopes	10.46	22.89	0	65	3e
6244	Elandco silt loam, rarely flooded	5.66	12.39	0	76	1
5976	Vanoss silt loam, 0 to 1 percent slopes	0.93	2.04	0	74	1
TOTALS		45.69(*)	100%	-	69.96	2.08









(*) 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

1. Insured Information										2. Agent / Agency Information										3. Crop Year				4. Policy Number							
MARK BERGKAMP Person Type Phone										P & B INSURANCE AGENCY LLC DANIEL S PALECKI PO BOX 12647 WICHITA, KS 67277-2647 Phone (316) 729-9525 Agency Code 15-1220 06										2024											
																				5. State Code / Name											
																				KS				KANSAS							

6. County SEDGWICK					7. Type/Practice					6. County SEDGWICK					7. Type/Practice					6. County SEDGWICK					7. Type/Practice														
Commodity Type		Class		Sub Class	Intended Use		Commodity Type		Class		Sub Class	Intended Use		Commodity Type		Class		Sub Class	Intended Use		Commodity Type		Class		Sub Class	Intended Use													
8. Crop / Plan CORN / RP					GRAIN										8. Crop / Plan SBEAN / RP					NTS																			
					Irrigation Practice		Cropping Practice		Org Practice		Interval		Irrigation Practice							Cropping Practice		Org Practice		Interval		Irrigation Practice		Cropping Practice		Org Practice		Interval							
9. Unit 0009-0007-000										9. Unit 0004-0010-000										9. Unit 0004-0011-000																			
10. Sect Twp Rng / FN or Other 9-028S-001W / 17734 9-028S-001W / 7865					11. FSA Farm/ Tract/Field # 17734/18729/14, 7865/4181/1					10. Sect Twp Rng / FN or Other 9-028S-001W / 7865					11. FSA Farm/ Tract/Field # 17734/18729/14, 7865/4181/1					10. Sect Twp Rng / FN or Other 9-028S-001W / 7865					11. FSA Farm/ Tract/Field # 7865/4181/1														
12. Farm Name GIRRENS					13. Area Class		14. Map Area			12. Farm Name GIRRENS					13. Area Class		14. Map Area			12. Farm Name GIRRENS DBL CROP					13. Area Class		14. Map Area												
15. T-Yield 90.0		16. Insurability I		17. <input type="checkbox"/>CRP/USDA		<input type="checkbox"/>NB <input type="checkbox"/>NS			15. T-Yield 32.0		16. Insurability I		17. <input type="checkbox"/>CRP/USDA		<input type="checkbox"/>NB <input type="checkbox"/>NS			15. T-Yield 24.0		16. Insurability I		17. <input type="checkbox"/>CRP/USDA		<input type="checkbox"/>NB <input type="checkbox"/>NS															
18. Est Share 1.0000		19. Current Yr Rec Type (RT) ** Z			20. <input type="checkbox"/>New Prod^			18. Est Share 1.0000		19. Current Yr Rec Type (RT) ** M			20. <input type="checkbox"/>New Prod^			18. Est Share 1.0000		19. Current Yr Rec Type (RT) ** Z			20. <input type="checkbox"/>New Prod^																		
21. Multiple Crop Year Reporting Reason:										21. Multiple Crop Year Reporting Reason:										21. Multiple Crop Year Reporting Reason:																			
22. Shareholder[LLT]										22. Shareholder[LLT]										22. Shareholder[LLT]																			
23. Remarks/ Other										24. <input type="checkbox"/> YC OptOut					25. <input type="checkbox"/> Early Harvest					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
2008		6585.00	51.40		128	A		
2010		3881.80	29.00		134	A		
2012		2338.00	29.00		81	A	<input type="checkbox"/>	
2013		5461.00	51.60		106	A		
2015		4285.00	29.00		148	A		
2016		6563.00	51.60		127	A		
2018		6169.10 A	51.62		120	A		
2020		6765.60 A	51.62		131	A		
2022		3415.70 M	51.18		67 L	A	<input type="checkbox"/>	
2023		0.00 Z	0.00		0	Z		

26. Year	27. PQ Prod	28. Total Prod/RT	29. Acres	30. PQ Yield	31. Yield	32. Desc.	33. OptOut QL YE	34. UUF
1996		2590.00	51.40		50	A		
2000		1663.00	51.40		32	A	<input type="checkbox"/>	
2001		677.20	51.40		13	A	<input type="checkbox"/>	
2009		2981.00	51.60		58	A		
2010		521.30	22.60		23	A		
2011		458.40	29.00		16	A	<input type="checkbox"/>	
2020		0.00	0.00		0	Z		
2021		1770.00 A	51.18		35	A		
2022		0.00	0.00		0	Z	<input type="checkbox"/>	
2023		708.70 M	50.40		14	YA		

26. Year	27. PQ Prod	28. Total Prod/RT	29. Acres	30. PQ Yield	31. Yield	32. Desc.	33. OptOut QL YE	34. UUF
2012		12.00	22.60			A	<input type="checkbox"/>	
2014		568.60	29.00		21	A		
2015		932.00	22.60		4	A		
2017		1443.00	51.60		21	A		
2018		0.00	0.00		1	Z		
2019		0.00	0.00		1	Z		
2020		0.00	0.00		1	Z		
2021		0.00	0.00		1	Z		
2022		0.00	0.00		1	Z		<input type="checkbox"/>
2023		0.00 Z	0.00		1	Z		

35. Rate Yld	36. Approved Yield	37. Adj Yld	38. SA Yld	39. Prel Yld	40. Date Signed
	133.0 TA, YE	116.0	116.0		06/06/2023

35. Rate Yld	36. Approved Yield	37. Adj Yld	38. SA Yld	39. Prel Yld	40. Date Signed
	38.0 YC	31.0	30.0		12/01/2023

35. Rate Yld	36. Approved Yield	37. Adj Yld	38. SA Yld	39. Prel Yld	40. Date Signed
	28.0 ***YE	25.0	23.0		06/27/2023

41. Prior Yield	42. Yld Ind	43. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No	44. <input type="checkbox"/> Include
125.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No	UUF/3rd Party
Trend Adjusted Yield (TA), Yield Exclusion (YE)			

41. Prior Yield	42. Yld Ind	43. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No	44. <input type="checkbox"/> Include
42.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No	UUF/3rd Party
Yield Cup (YC)			

41. Prior Yield	42. Yld Ind	43. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No	44. <input type="checkbox"/> Include
27.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No	UUF/3rd Party
***Adjusted Yield, Yield Exclusion			

*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
MARK BERGKAMP	P & B INSURANCE AGENCY LLC	2024	

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, AIP's 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.

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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.

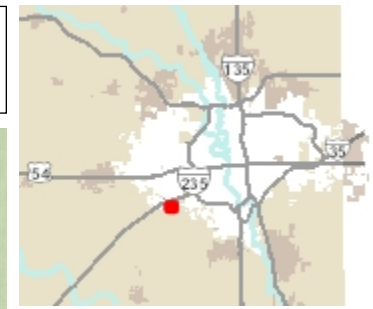
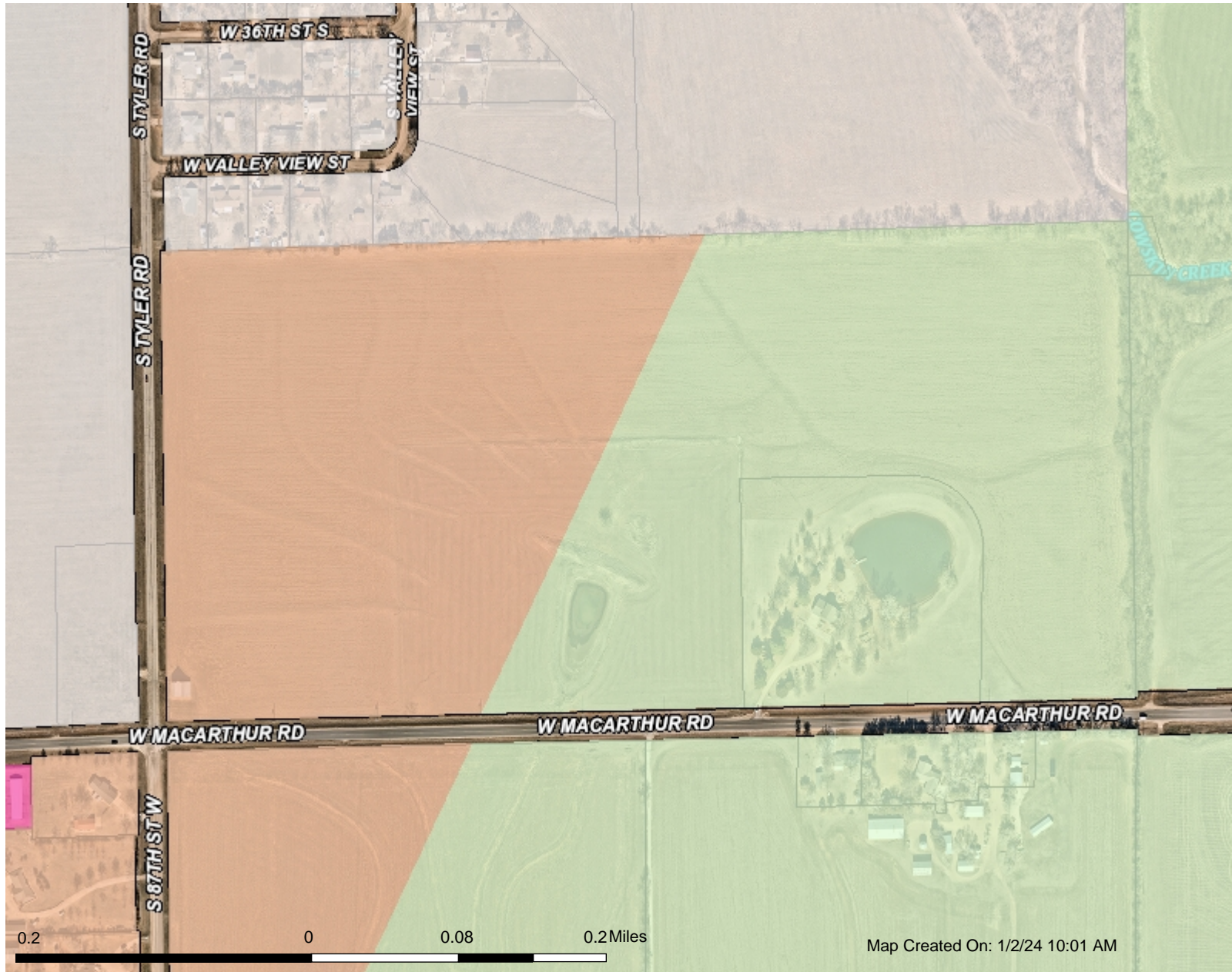
New Producer: As a New Producer, I certify that I have not produced the insured crop in the county for more than two APH crop years. I certify that I was not a member of another insured entity as a substantial beneficial interest holder, which produced the insured crop in the county for more than two 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 voidance of the policy, and in criminal or civil penalties (18 U.S.C. §1006 and §1014; 7 U.S.C. §1506; 31 U.S.C. §3729, §3730 and any other applicable federal statutes).

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





Legend

Zoning

- RR
- SF-20
- SF-10
- SF-5
- TF-3
- MF-18
- MF-29
- B
- MH
- NO
- GO
- NR
- LC
- GC
- CBD
- OW
- IP
- LI
- IP-A
- GI
- AFB
- U
- PUD
- AIRPORT
- OLD TOWN

Parcels

2023

- Red: Band_1
- Green: Band_2
- Blue: Band_3

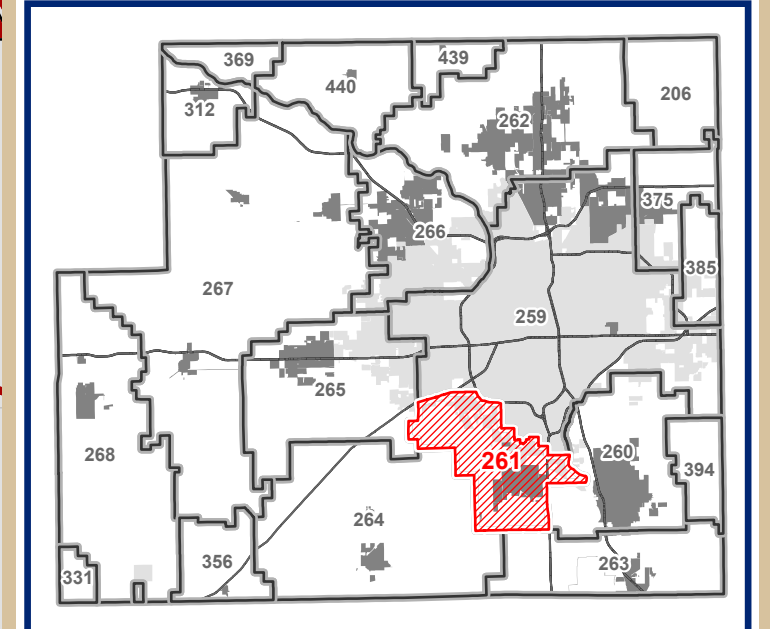
This information is not an official record, and cannot be used as such. The user should rely only upon official records available from the custodian of records in the appropriate City and/or County department. Some data provided here and used for the preparation of these maps has been obtained from public records not created or maintained by the City of Wichita.

1: 4,800



USD 261 Voter Precincts

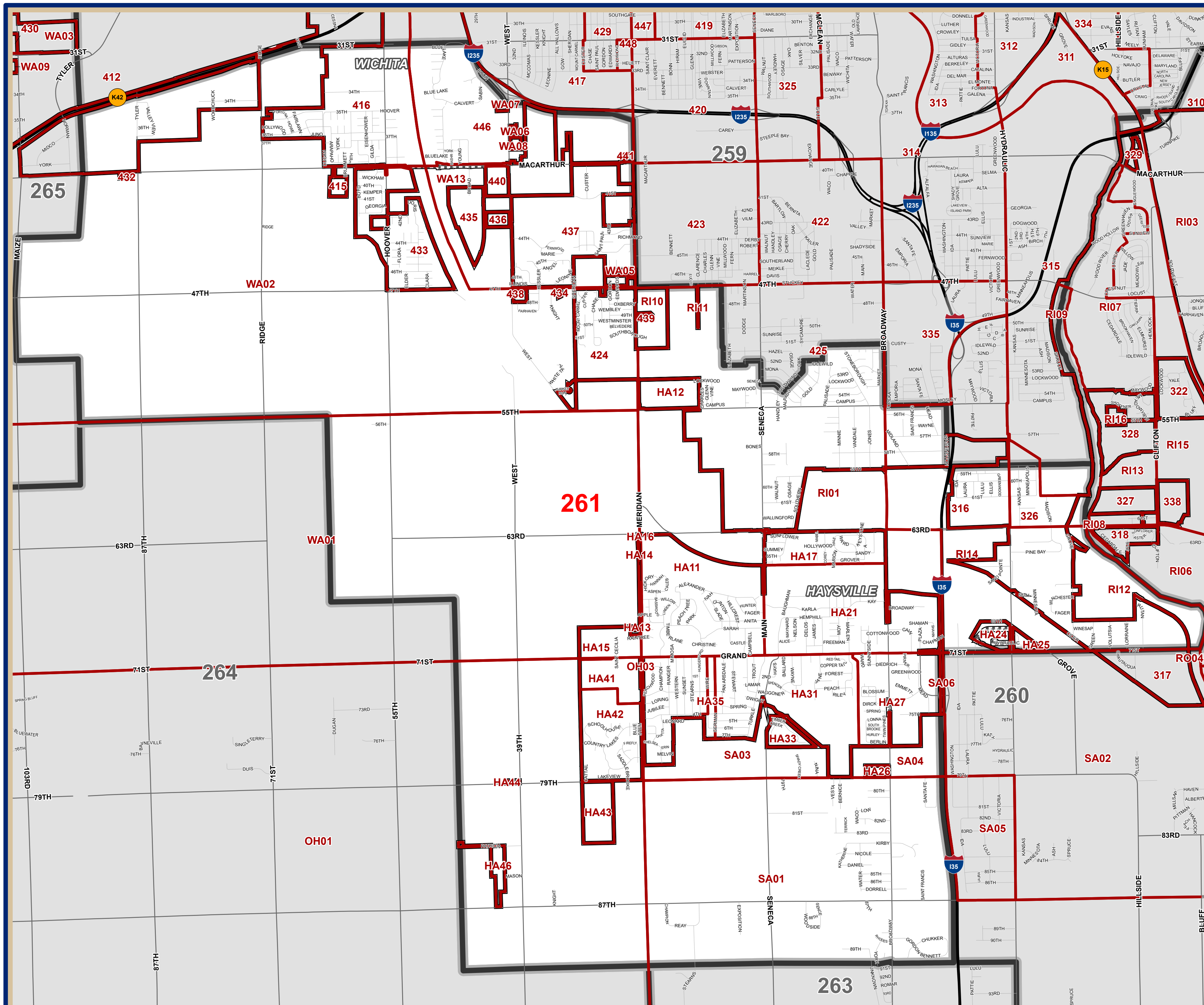
Sedgwick County, Kansas



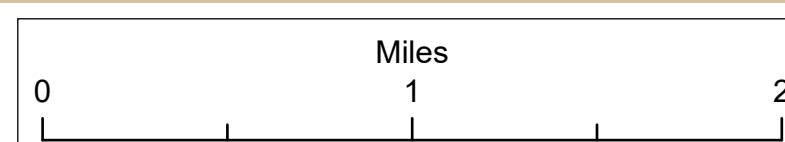
Date: 12/1/2023

It is understood that the Sedgwick County Election Office, and the GIS Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.



Geographic Information Services
Sedgwick County...
working for you



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File: X:\maps\quarterly_maps_arcpro\Elections.aprx

Property Taxes and Appraisals

S 1/2 SW 1/4 EXC TH PT BEG 1601.71 FT E SW COR SW 1/4 TH N 662 FT E 461.2 FT TH ALG CUR TO RIGHT 309.72 FT TH S 458.19 FT TO PT S LI SW 1/4 TH W 638.59 FT TO BEG SEC 9-28-1W

Property Description

Legal Description	S 1/2 SW 1/4 EXC TH PT BEG 1601.71 FT E SW COR SW 1/4 TH N 662 FT E 461.27 FT TH ALG CUR TO RIGHT 309.72 FT TH S 458.19 FT TO PT S LI SW 1/4 TH W 638.59 FT TO BEG SEC 9-28-1W
Owner	BERGKAMP MARK J & KRISTIN K
Mailing Address	8431 W 47TH ST S CLEARWATER KS 67026-9093
Geo Code	WA 000700001
PIN	30015809
AIN	202090330000200
Tax Unit	2704 760 WACO TWP U-261-GCD WA
Land Use	9020 Support structures for farming/ranching
Market Land Square Feet	
2023 Total Acres	68.05
2023 Appraisal	\$15,940
2023 Assessment	\$4,625

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$12,800	\$3,140	\$15,940	-5%
2022	Agricultural	\$14,110	\$2,670	\$16,780	
2021	Agricultural	\$0	\$0	\$0	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2023	Agricultural	\$3,840	\$785	\$4,625	-6%
2022	Agricultural	\$4,233	\$668	\$4,901	-2%
2021	Agricultural	\$4,317	\$693	\$5,010	

2023 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$5.33
Totals:		\$0.00	\$0.00	\$5.33

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	109.747000	\$507.59	\$5.33	\$0.00	\$0.00	\$512.92	\$512.92	\$0.00
2022	110.110000	\$539.64	\$5.33	\$0.00	\$0.00	\$544.97	\$544.97	\$0.00
2021	109.743000	\$549.82	\$0.00	\$0.00	\$0.00	\$549.82	\$549.82	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0468 WACO TOWNSHIP	3.120000
0604 USD 261	14.776000
0604 USD 261 SC	7.996000
0604 USD 261 SG	20.000000
0707 USD 261 BOND	13.984000
0903 GREENWOOD CEMETERY	0.339000
1108 COUNTY FIRE DIST NO BONDS	17.883000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.161000
Total: 109.747000	