

470[±] acres

Offered in 6 Tracts in Elk County, KS

Kansas Flint Hills Hunting & Pasture

Auction

Tract 6 Southeast Corner

INFORMATION BOOK

Tuesday, November 28 • 6pm

Held at the Cox Building - 100 W Washington St, Howard, KS

- Excellent Flint Hills Hunting Land
- IMMEDIATE POSSESSION AVAILABLE FOR 2023 FIREARM SEASON!
- 8 Miles North of Howard, KS
- 1 Hour to Wichita, KS
- Quality Pasture with Good Perimeter Fencing
- 10 Total Ponds – Good Surface Water
- Extensive County Road Frontage
- Numerous Potential Building Sites

SCHRADER
Real Estate and Auction Company, Inc.



ONLINE BIDDING AVAILABLE

405.332.5505 • www.SchraderAuction.com

4% Buyer's Premium

Tract 1

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: Tracts 1 through 6 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date & time. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

BUYERS PREMIUM: A Buyers Premium equal to 4% shall be added to the high bid amount to arrive at the total contract purchase price.

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, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

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, & 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: Immediate possession for fall hunting activities is available, full possession shall be given at closing.

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

MINERALS: The sale of the Property will include the minerals currently owned by Seller (if any). However, no promise, warranty or representation will be made as to the existence or value of any minerals or the nature or extent of Seller's interest therein.

ACREAGE & TRACTS: All acreages, dimensions & square footages are approximate & have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

STOCK PHOTOGRAPHY: Deer stock photography was used for illustrative purposes only & was not taken on the auction property.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

NEW DATE, CORRECTIONS & CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

Auction Manager: Brent Wellings Email: brent@schraderauction.com

Schrader Real Estate and Auction Company, Inc. - Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725

#CO90084010

BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOILS MAP** PAGE 13
- **TOPOGRAPHY MAP** PAGE 15
- **FLOOD ZONE MAP** PAGE 17
- **PROPERTY RECORD CARDS** PAGE 19
- **PHOTOS** PAGE 29



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, NOVEMBER 28, 2023
470± ACRES – PIEDMONT, 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 brent@schraderauction.com
no later than Tuesday, November 21, 2023.
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
470± Acres • Elk County, Kansas
Tuesday, November 28, 2023

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 Tuesday, November 28, 2023 at 6:00 PM. (CST)
- 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; email: auctions@schraderauction.com

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.

This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 21, 2023**. Send your deposit and return this form via fax or email to: **brent@schraderauction.com or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

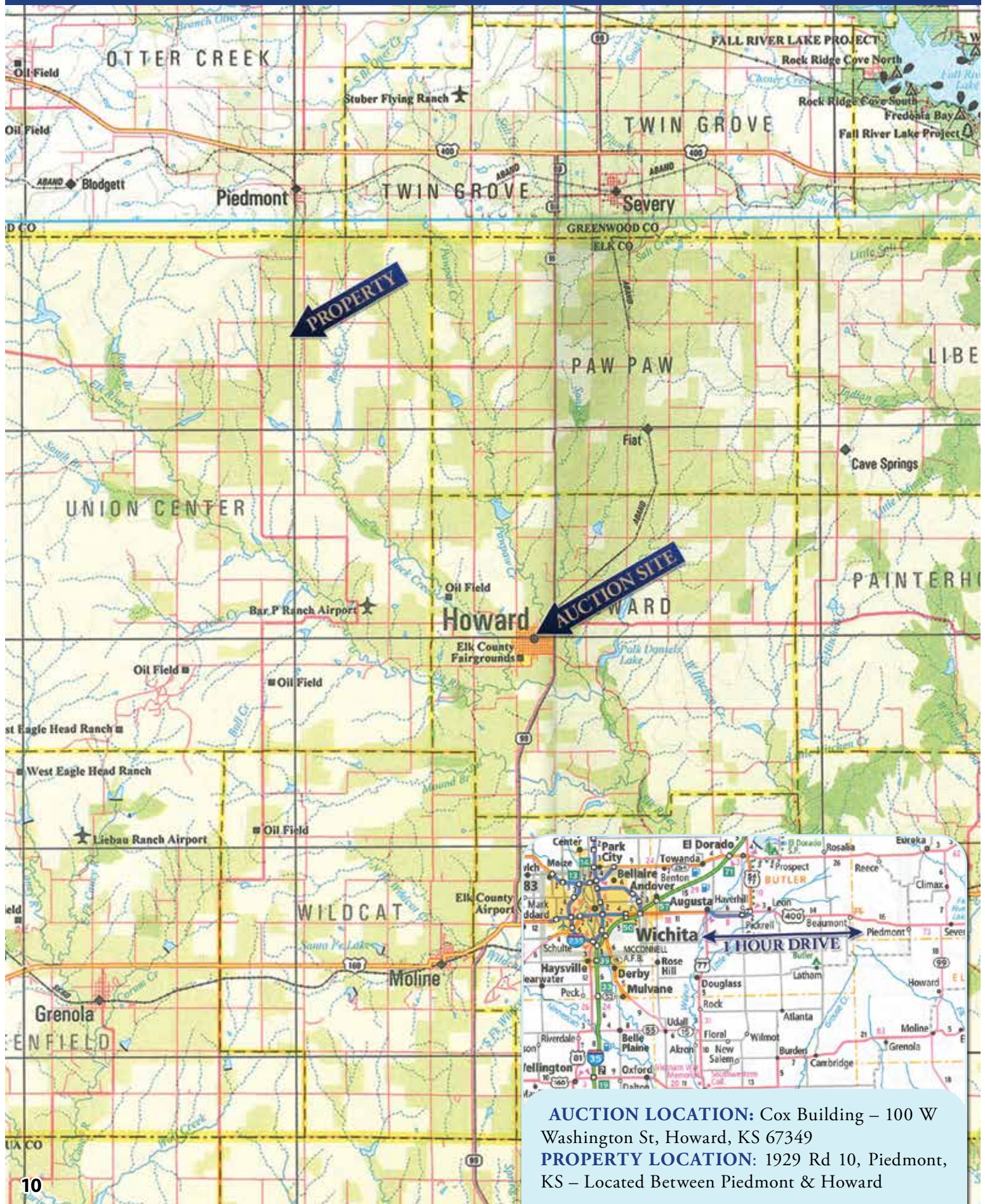
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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 260-244-7606.

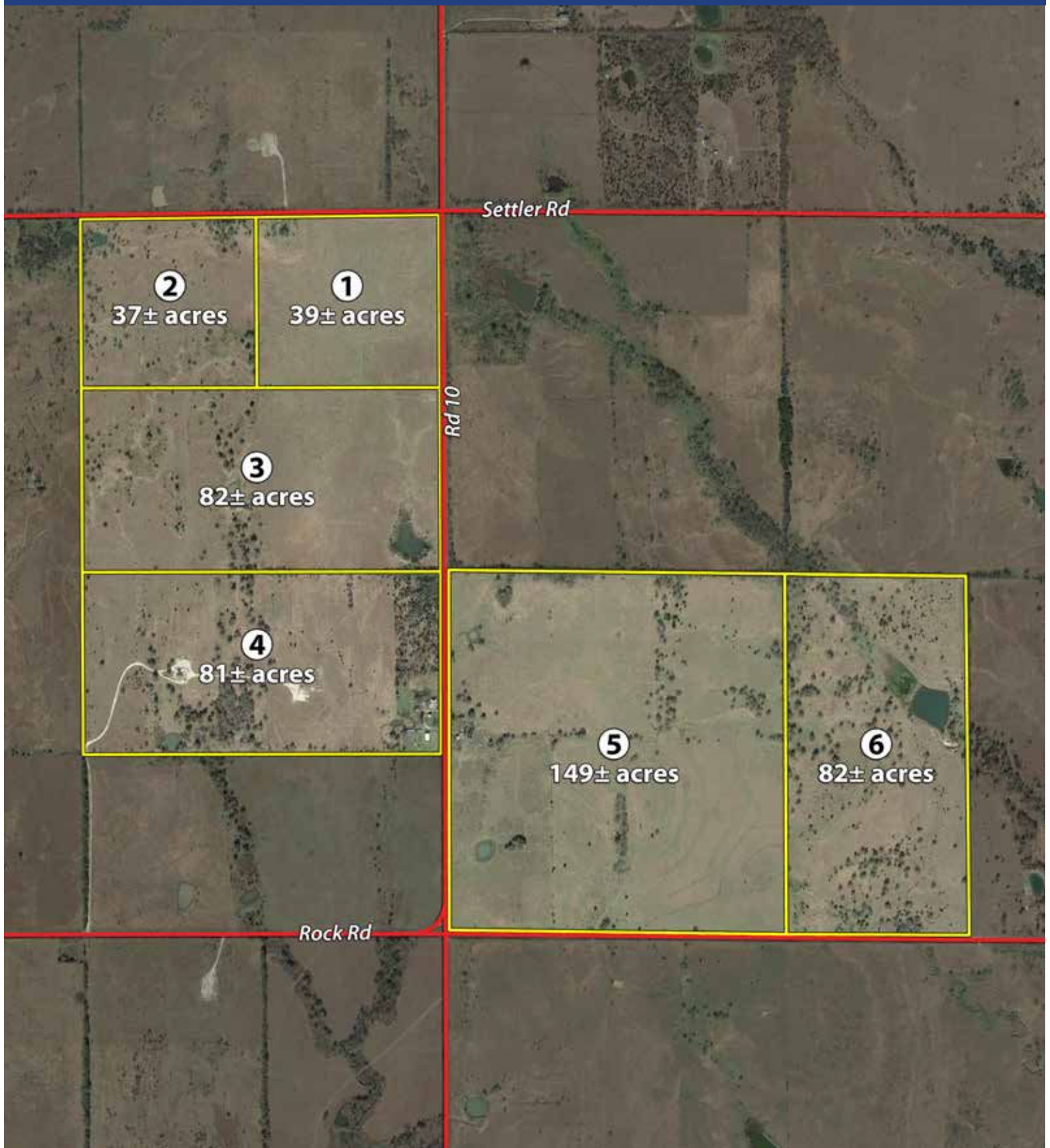
LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



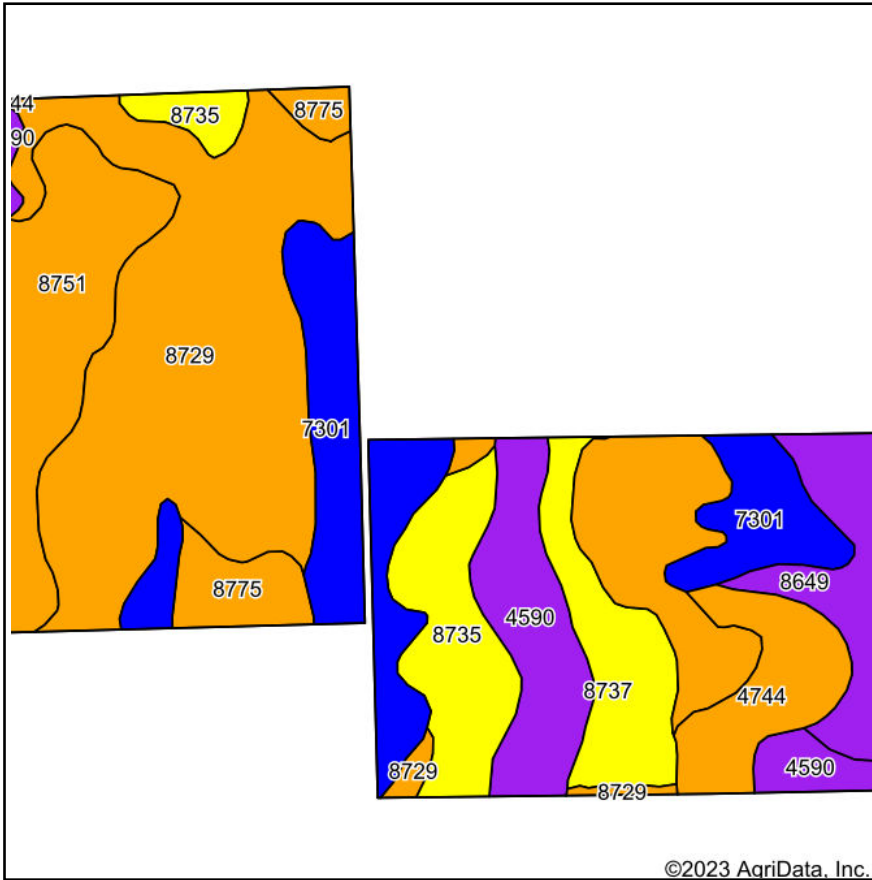
AUCTION LOCATION: Cox Building – 100 W Washington St, Howard, KS 67349
PROPERTY LOCATION: 1929 Rd 10, Piedmont, KS – Located Between Piedmont & Howard

LOCATION & TRACT MAPS

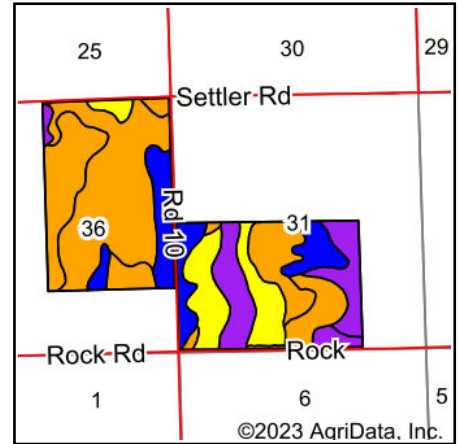


SOILS MAP

SURETY SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Elk**
 Location: **31-28S-10E**
 Township: **Union Center**
 Acres: **469.99**
 Date: **10/12/2023**



Maps Provided By:



Area Symbol: KS049, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Warm season grasses AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8729	Eram silt loam, 1 to 3 percent slopes	169.36	36.0%		IIIe			58	58	44	43	41
7301	Martin silty clay loam, 1 to 3 percent slopes	69.52	14.8%		Ile	Ile		52	44	51	49	28
8751	Eram-Dwight silt loams, 1 to 4 percent slopes	50.67	10.8%		IIIe			38	33	38	32	13
4590	Clime-Sogn complex, 3 to 20 percent slopes	42.83	9.1%		VIe			34	32	32	33	18
8735	Eram silty clay loam, 3 to 7 percent slopes	39.45	8.4%		IVe			58	58	45	41	43
8649	Catoosa-Sogn complex, 0 to 8 percent slopes	28.60	6.1%		Ve	IVe		38	34	37	32	15
8737	Eram silty clay loam, 3 to 7 percent slopes, eroded	28.07	6.0%		IVe		1	42	42	34	27	14
4744	Labette-Dwight complex, 0 to 3 percent slopes	25.26	5.4%		IIIe	IIIe		44	33	44	40	28
8775	Kenoma silt loam, 1 to 3 percent slopes	16.23	3.5%		IIIe			59	56	56	59	54
Weighted Average					3.39	*-	0.1	*n 49.9	*n 47	*n 42.8	*n 40.4	*n 30.7

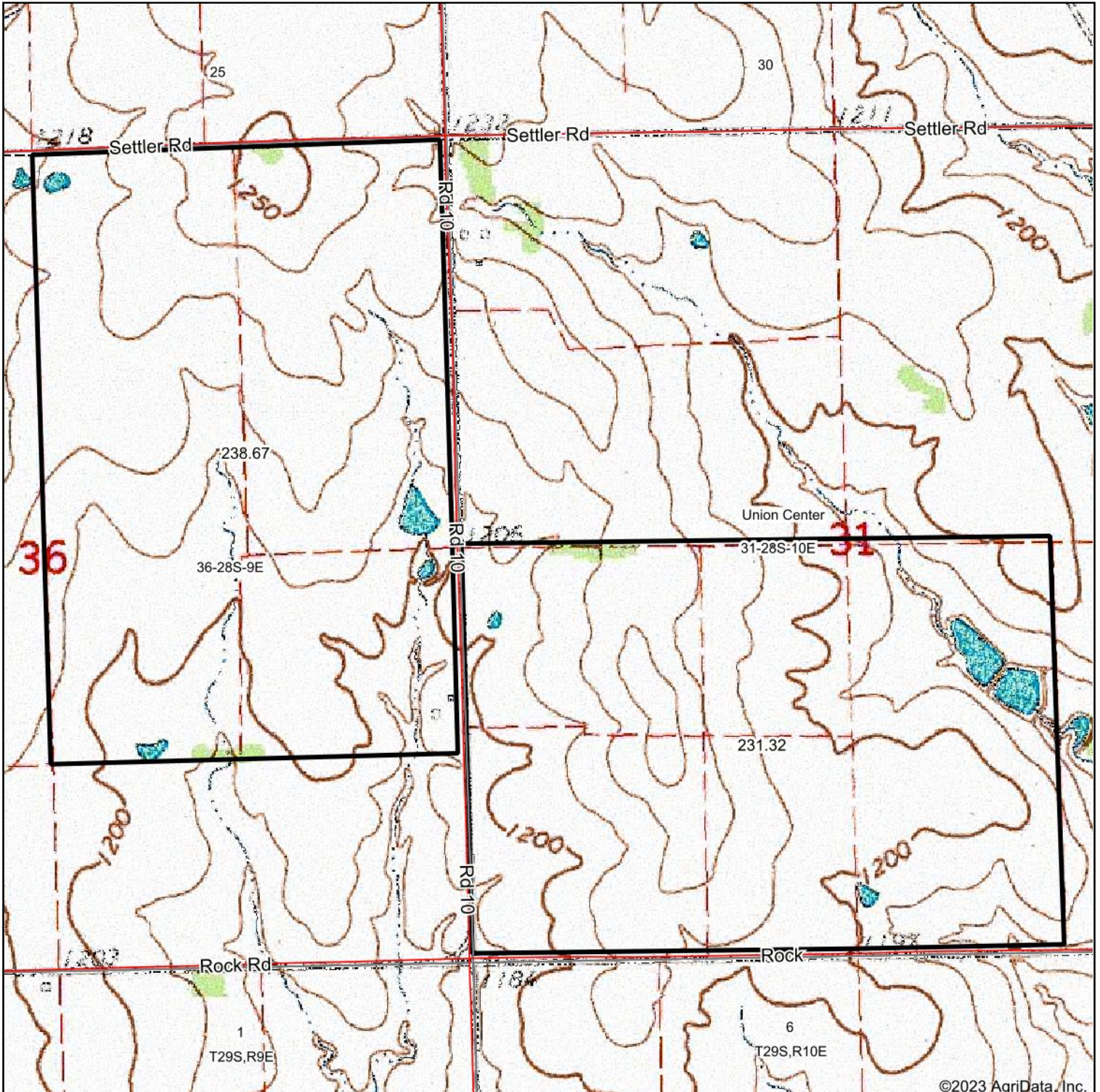
*n: The aggregation method is "Weighted Average using all components"

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

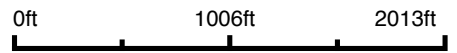
TOPOGRAPHY MAP



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Map Center: 37° 34' 13.36, -96° 21' 36.07



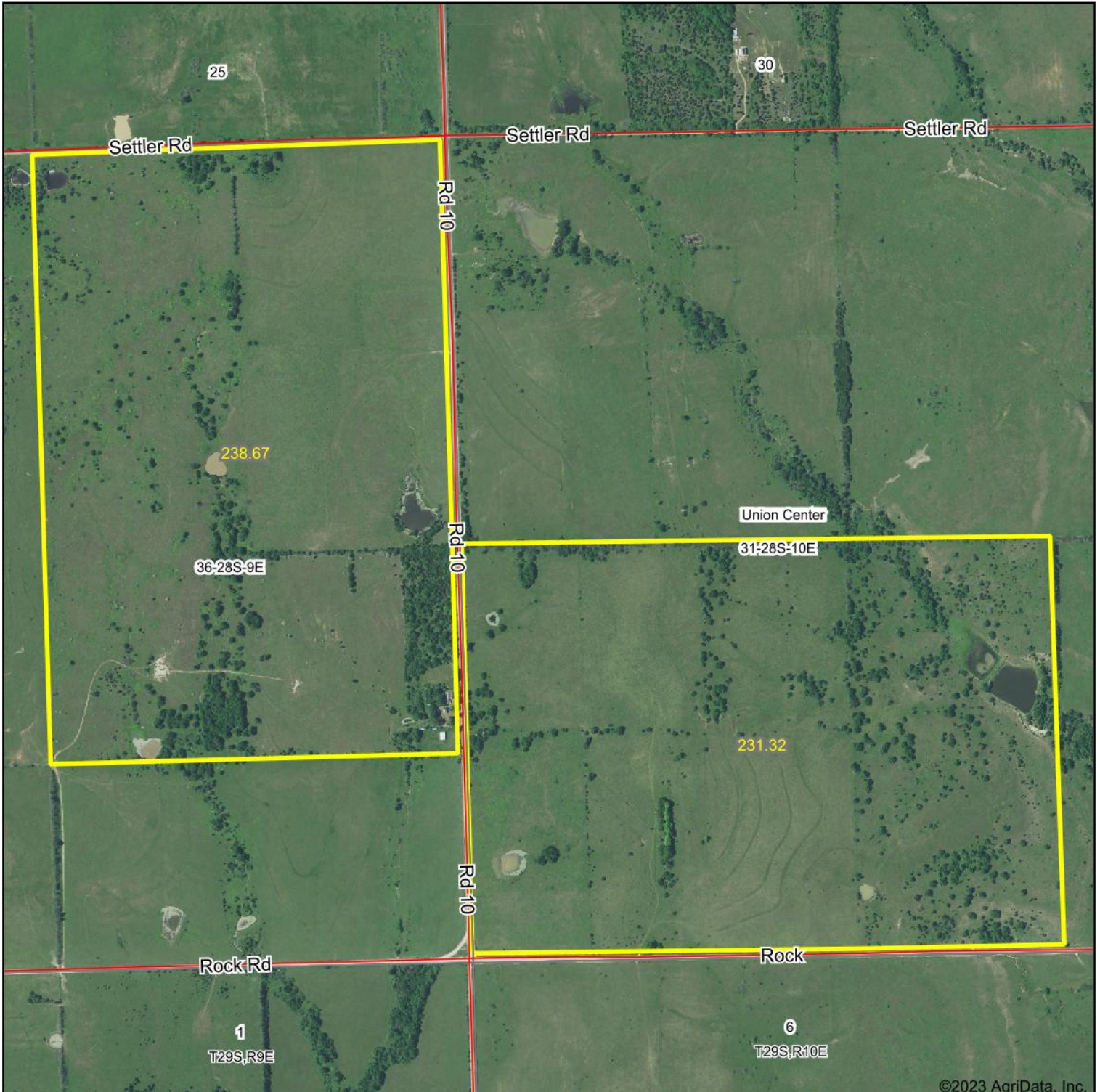
31-28S-10E
Elk County
Kansas



10/12/2023

FLOOD ZONE MAP

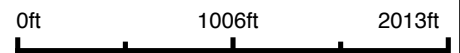
FLOOD ZONE MAP



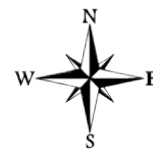
©2023 AgriData, Inc.



Map Center: 37° 34' 13.36, -96° 21' 36.07



31-28S-10E
Elk County
Kansas



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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11/2/2023

PROPERTY RECORD CARDS

PROPERTY RECORD CARDS

Tracts 1-4

Property Details for PID: 0250573600000001000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0250573600000001000
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelid=0250573600000001000
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QuickRef ID :	R327
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Owner Name :	THE LAND PROJECT, LLC
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Location:	1929 ROAD 10, Piedmont, KS 67122
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Abbreviated Boundary Description:	UNION CENTER TOWNSHIP , ACRES 238.6 , NE/4 & N/2 SE/4 LESS R/W SECTION 36 TOWNSHIP 28 RANGE 09E
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Owner Information:

Owner	THE LAND PROJECT, LLC
-------	-----------------------

Mailing Address	1725 OLD POWHATAN EST POWHATTAN, VA 23129
-----------------	---

Property Information:

Type	Farm Homesite
------	---------------

Status	Active
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Taxing Unit	UNION CENTER 030
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Neighborhood Code	412
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No Secondary Address Details found

Market Land Details:

PROPERTY RECORD CARDS

Tracts 1-4

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	1
Square Feet	43,560

No Permit Details found

Deed Book Page Details

Book	Page
102	209
105	190

Additional Deed Book Page Details

Deed Book/Page M63 /274 97 /387 M62 /778 93 /855

Value Details

	Year	2023
Current Final Value (Agricultural)	Land	\$17,620.00
	Building	\$6,000.00
	Total	\$23,620.00

PROPERTY RECORD CARDS

Tracts 1-4

	Year	2023
Current Final Value (Farm Homesite)	Land	\$3,500.00
	Building	\$4,140.00
	Total	\$7,640.00

	Year	2022
Current Final Value (Agricultural)	Land	\$16,870.00
	Building	\$5,170.00
	Total	\$22,040.00

	Year	2022
Current Final Value (Farm Homesite)	Land	\$3,500.00
	Building	\$3,610.00
	Total	\$7,110.00

Dwelling Details

Story Height	One Story	Style	Bungalow	Year Built	1910
Total Sq Ft Living Area	2236	Main Floor Living SqFt :	2236	Upper Floor Living Pct :	
Total Rooms:	6	Bedrooms:	3	Remodel Year:	
Full Baths:	1	Half Baths:	0	Basement:	Crawl - 2
Depreciation Rating:	UN	Physical Condition:	UN	Quality:	AV+

PROPERTY RECORD CARDS

Tracts 1-4

No Manufactured Home Details found

Additional Dwelling Details

Residential Component	Units	Quality	Year Built
Raised Slab Porch with Roof	144		
Raised Slab Porch with Roof	352		
Enclosed Wood Deck, Solid Wall	104		
Frame, Plywood or Hardboard	100%		
Composition Shingle	100%		
Wall Furnace	100%		
Plumbing Fixtures	5		

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Porch, Slab with Roof	1	280	1950	AV	AV
Default Walls	1	432	1918	AV	AV

No Commercial Building Details found

No Commercial Building Section Details found

Ag Land Details

PROPERTY RECORD CARDS

Tracts 1-4

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
Native Grass - NG	3.10	4590		
Native Grass - NG	0.10	4744		
Native Grass - NG	31.20	7301		
Native Grass - NG	130.20	8729		
Native Grass - NG	6.20	8735		
Native Grass - NG	50.60	8751		
Native Grass - NG	16.20	8775		
Total Acres :	237.60			

Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Farm Utility Storage Shed		12X26	1940	FR	FR
Farm Utility Storage Shed		30X40	2002	AV	AV
Farm Utility Storage Shed		12X56	1942	FR	FR
Farm Utility Storage Shed		8X40	1940	FR	PR
Tool Shed		16X20	1935	FR	FR
Tool Shed		10X18	1935	FR	PR
Tool Shed		10X12	1940	FR	PR
Tool Shed		24X26	1935	AV	FR

PROPERTY RECORD CARDS

Tracts 5 & 6

Property Details for PID: 0250493100000002000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0250493100000002000
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelid=0250493100000002000
QuickRef ID :	R296
Owner Name :	THE LAND PROJECT, LLC
Location:	00000 ROAD 10, Piedmont, KS 67122
Abbreviated Boundary Description:	UNION CENTER TOWNSHIP , ACRES 231.3 , SW/4 & W/2 SE/4 LESS R/W SECTION 31 TOWNSHIP 28 RANGE 10E

Owner Information:

Owner	THE LAND PROJECT, LLC
Mailing Address	1725 OLD POWHATAN EST POWHATTAN, VA 23129

Property Information:

Type	Agricultural Use
Status	Active
Taxing Unit	UNION CENTER 030
Neighborhood Code	412

No Secondary Address Details found

Market Land Details:

PROPERTY RECORD CARDS

Tracts 5 & 6

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	0
Square Feet	0

No Permit Details found

Deed Book Page Details

Book	Page
102	209
105	190

Additional Deed Book Page Details

Deed Book/Page M63 /274 97 /387 M62 /778 93 /855

Value Details

	Year	2023
Current Final Value (Agricultural)	Land	\$17,570.00
	Building	\$0.00
	Total	\$17,570.00

PROPERTY RECORD CARDS

Tracts 5 & 6

	Year	2022
Current Final Value (Agricultural)	Land	\$16,790.00
	Building	\$0.00
	Total	\$16,790.00

No Dwelling Details found

No Manufactured Home Details found

No Additional Dwelling Details found

No Other Improvements found

No Commercial Building Details found

No Commercial Building Section Details found

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
Native Grass - NG	39.70	4590		
Native Grass - NG	25.10	4744		
Native Grass - NG	37.30	7301		
Native Grass - NG	28.60	8649		
Native Grass - NG	39.30	8729		

PROPERTY RECORD CARDS

Tracts 5 & 6

Native Grass - NG	33.20	8735
Native Grass - NG	28.10	8737
Total Acres :	231.30	

No Ag Building Details found

PHOTOS

PHOTOS

Tracts 1-4 Northeast View



Tracts 1-4 Northwest View



PHOTOS

Tracts 1-4 Southeast View



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 1



Tract 1



PHOTOS

Tract 2 Southeast Corner



Tract 2



PHOTOS

Tract 2 Pond



Tract 2



PHOTOS

Tract 2



Tract 3



PHOTOS

Tract 3



Tract 3



PHOTOS

Tract 3



Tract 4 Pond View



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 4



Tract 4



PHOTOS

Tract 5 Northwest View



Tracts 5 & 6 Southwest Corner



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 5



PHOTOS

Tract 5



Tract 6 Northeast Corner



PHOTOS

Tract 6 Southeast Corner



Tract 6 Pond



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS

Tract 6



Tract 6



PHOTOS



Tract 1



SCHRADER REAL ESTATE & AUCTION CO., INC.

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260-244-7606 or 800-451-2709

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