

SEALED BID SALE

78.2+/- ACRES

JOHNSON COUNTY KS

Dillie Road N of 151st street,
Gardner, Kansas

DEADLINE MARCH 24, 2020
BY 5 pm

CONTACT AGENT FOR DETAILS



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KW PARTNERS
KELLER WILLIAMS

Highlights

- **75.91 est. tillable acres**
- **89.7% Class II soils**
- **10.2% Class III soils**
- **97% tillable**

For additional information please
contact:

Bill Gaughan

Bill@RuralKC.com

913-837-0760

Property Location: From exit 207 on I-35: go north on Gardner road to 151st street. Then west on 151st street 3.0 miles to Dillie road then north ½ mile on Dillie road to property on the east side of the road.

Legal Description: South ½ of the NE ¼ of STR 5-14-22 in Johnson County Kansas to be further defined by title report

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78.2 +/- Acres of land in Johnson county Kansas

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KW PARTNERS INC
KELLERWILLIAMS®

Property Information

Property Description: This is 78.2 acres m/l of land in Johnson County Kansas. This land is estimated to be 97%+ tillable cropland, with 89.7% being Class II Woodson Silt loam, and 10.2% being Class III Martin Silty Clay Loam, and Oska silty clay loam. The property is located on a paved road. The property comes with all mineral, wind and water rights being conveyed to the buyer. Property is available for the 2020 crop season. Utility availability is from county records and should be verified by the buyer. Seller will install a separate driveway access and remove expired oil and gas lease at seller's expense. Closing on the property will occur within 30 days after the signing of contracts with immediate possession.

Legal Description: 78.2 acres defined as: South ½ of the NE ¼ of STR 5-14-22 in Johnson County Kansas to be further defined by title report

Taxes: 2018 \$1,230.97

Possession: At closing

Zoning: Rural

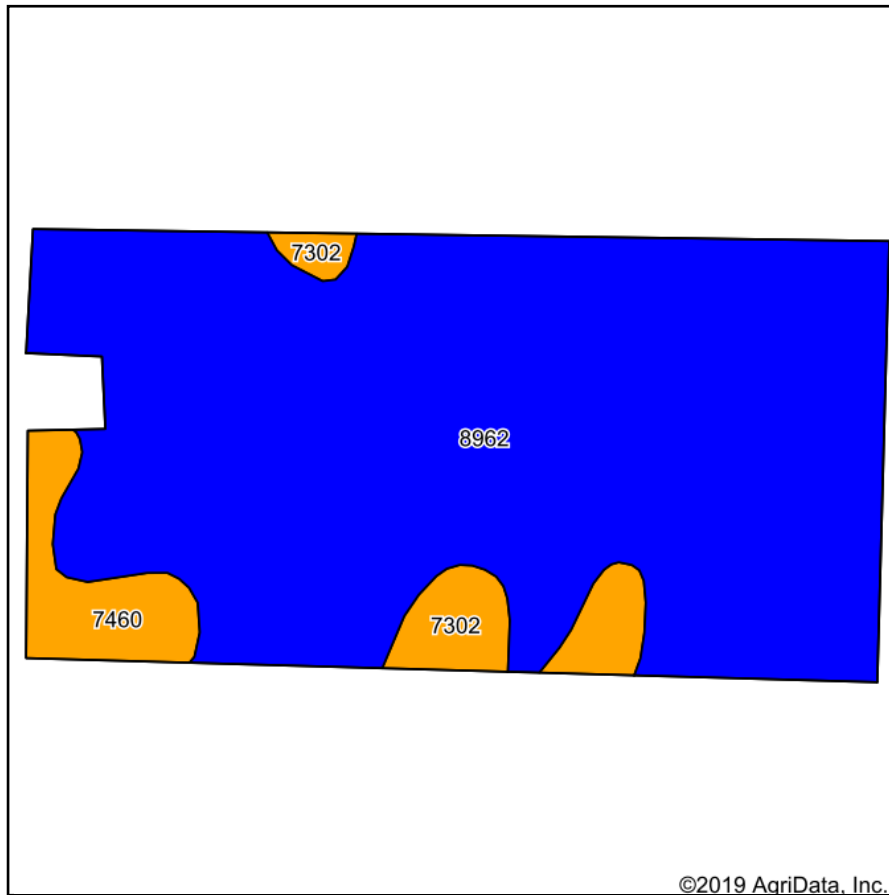
Schools: Gardner Edgerton

Mineral, Water and Wind Rights: Pass unencumbered to the buyer

Utilities: Electric, - Evergy
Water Johnson Rural Water District 7
Natural Gas Atmos Energy

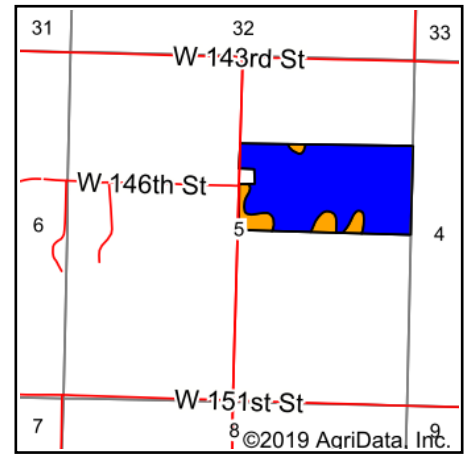


Soils Map



Soils data provided by USDA and NRCS.

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State: **Kansas**
 County: **Johnson**
 Location: **5-14S-22E**
 Township: **McCamish**
 Acres: **80.24**
 Date: **2/4/2020**



Maps Provided By:



Area Symbol: KS091. Soil Area Version: 18

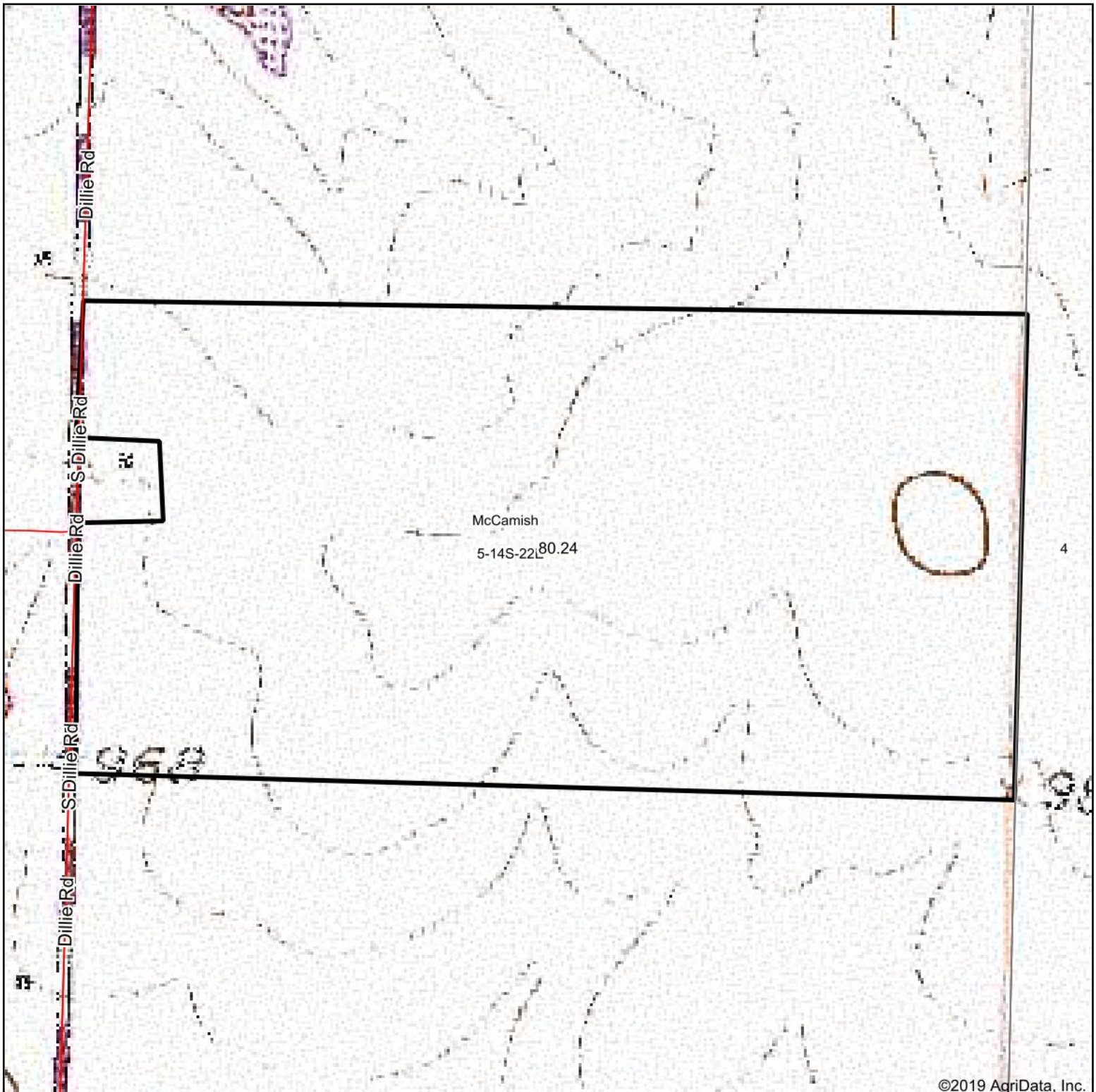
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Restrictive Layer	Non-Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
8962	Woodson silt loam, 1 to 3 percent slopes	71.44	89.0%		1.2ft.	> 6.5ft.	Ils	43	48
7302	Martin silty clay loam, 3 to 7 percent slopes	4.50	5.6%		1.2ft.	> 6.5ft.	Ille	42	46
7460	Oska silty clay loam, 3 to 6 percent slopes	4.30	5.4%		> 6.5ft.	2.8ft. (Lithic bedrock)	Ille	40	36
Weighted Average								*n 42.8	*n 47.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map

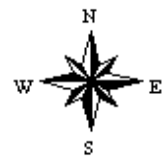


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map center: 38° 51' 50.26, -94° 59' 14.97

0ft 433ft 866ft

5-14S-22E
Johnson County
Kansas



2/4/2020



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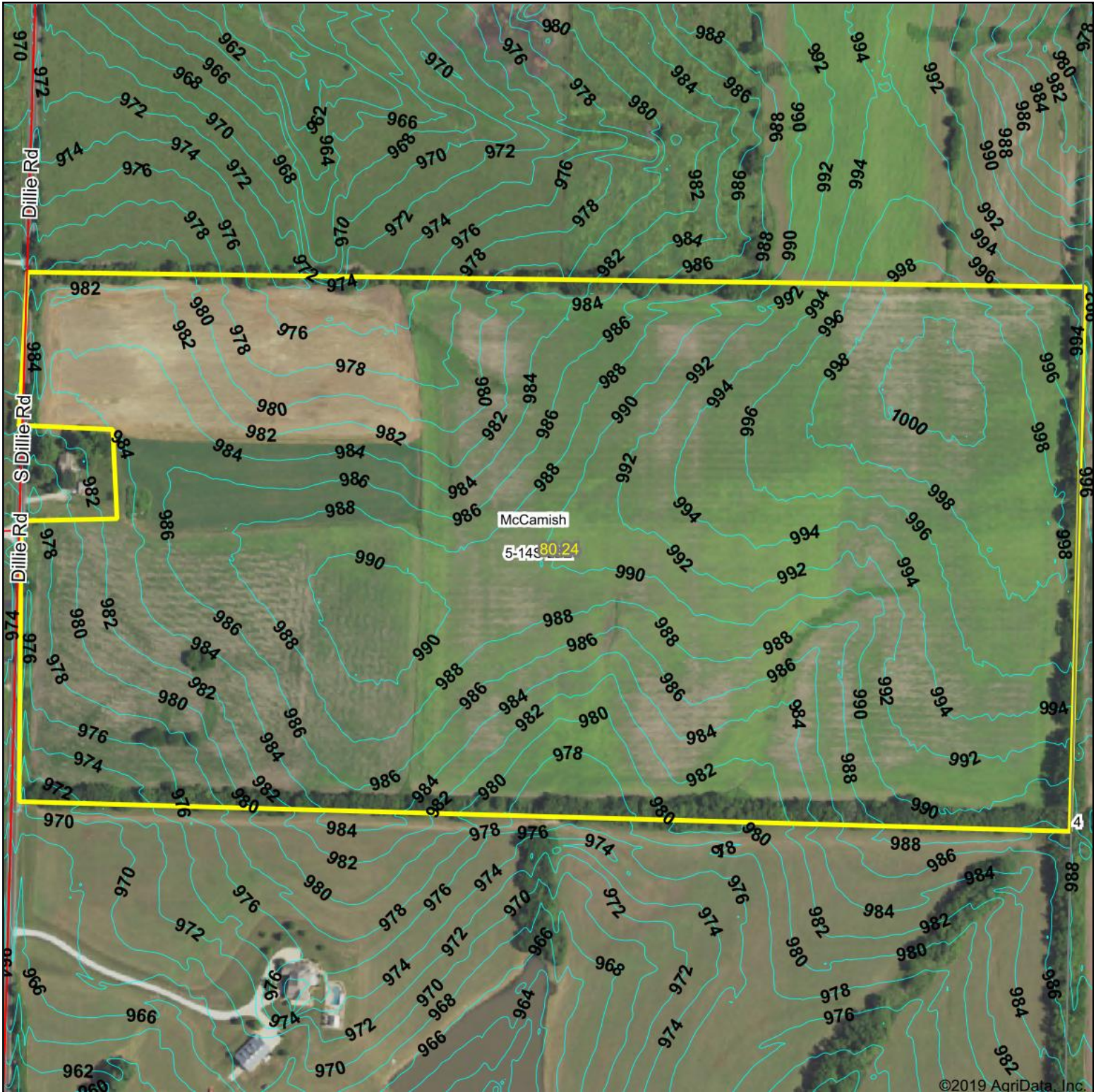
Maps Provided By:



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Topography Contours



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Source: USGS 3 meter dem

Interval: 2.0

Min: 971.2

Max: 1,000.8

Range: 29.6

Average: 987.9

Standard Deviation: 6.69

0ft 433ft 866ft



2/4/2020

5-14S-22E
Johnson County
Kansas

Map Center: 38° 51' 50.26, -94° 59' 14.97

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

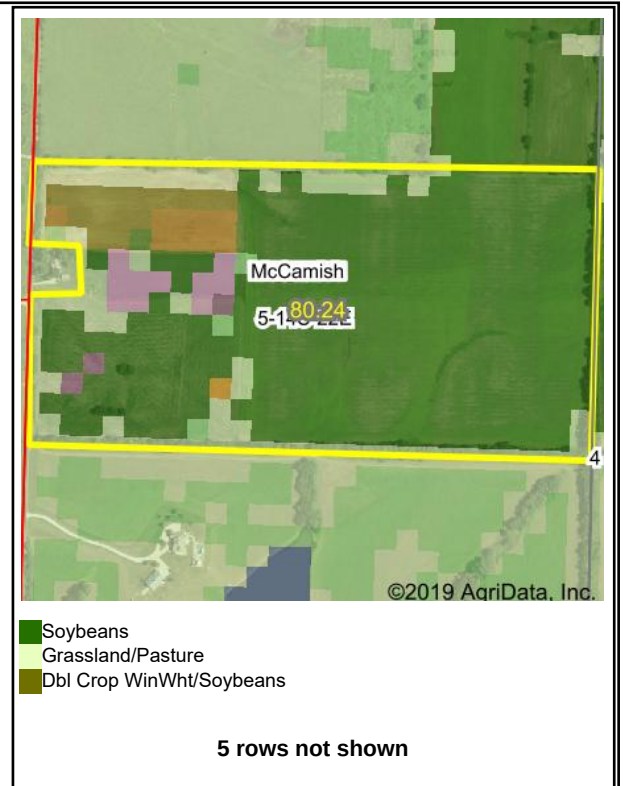
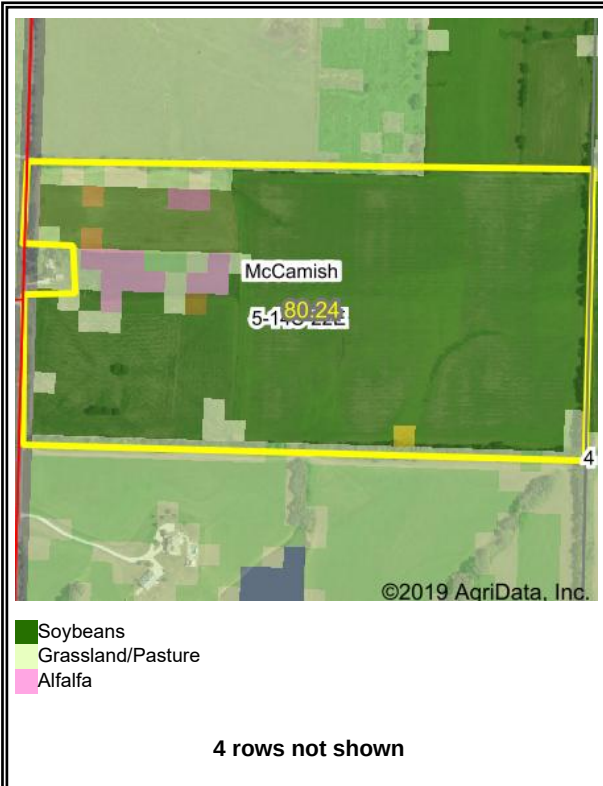
Farm Name:

Field ID:

Acct. #:

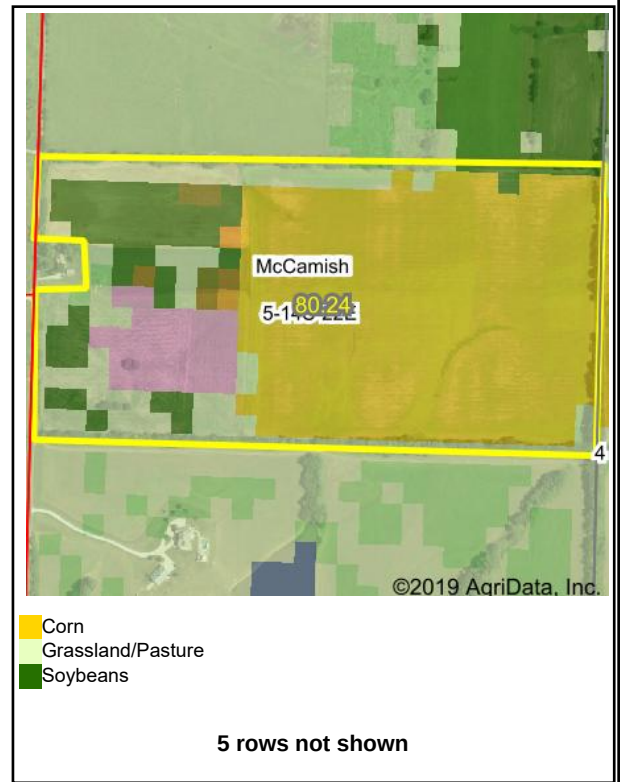
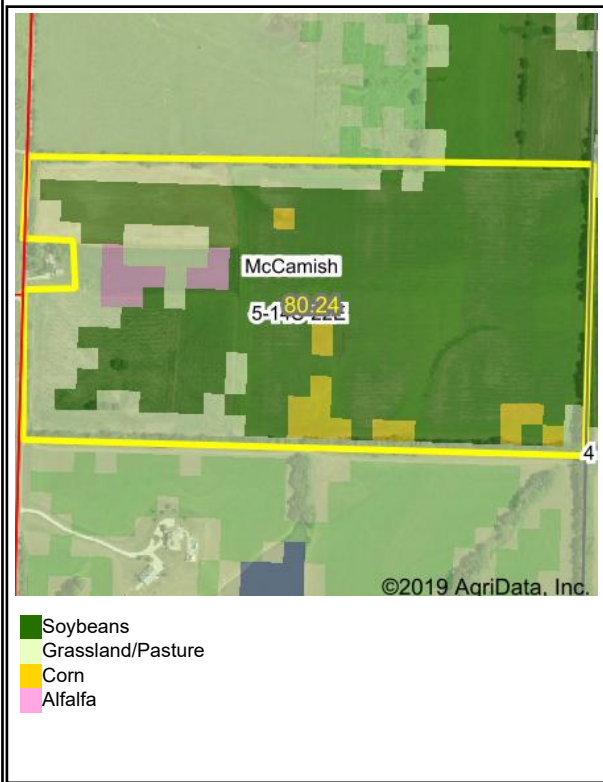
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 38° 51' 50.26, -94° 59' 14.97

State: KS

County: Johnson

Legal: 5-14S-22E

Twtnshp: McCamish

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:





PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
2000 NW South Outer Road
Blue Springs, MO 64015
Phone: 816-207-4561
Fax: 816-207-4581

Contact: **Brent Curry**
Email: **bcurry@security1st.com**

Prepared Exclusively For:
Keller Williams Realty Partners, Inc.
6850 College Blvd
Overland Park, KS 66211
Phone: 913-906-5400
Fax: 913-906-5433

Contact: **William J. Gaughan**
Email: **ruralkc@gmail.com**

Report No: **2349437**

Report Effective Date: **January 23, 2020, at 7:30 a.m.**

Property Address: **, Gardner, KS 66030**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Keller Williams Realty Partners, Inc.**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Joyce Irene Donham

2. The Land referred to in this Report is described as follows:

The South Half (1/2) of the Northeast Quarter (NE 1/4) of Section Five (5), Township Fourteen (14), Range Twenty-two (22), in Johnson County, Kansas, except the following tract: Beginning at a point 695 feet North of the Center of Section 5, Township 14, Range 22, thence East 220 feet, thence North 200 feet, thence West 220 feet, thence South 200 feet to the point of beginning, and except that part in road.

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



Security 1st Title

Any questions regarding this report should be directed to: **Brent Curry**

Phone: **913-393-2511**, Email: **bcurry@security1st.com**

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 properly authorized, executed, delivered, and recorded in the Public Records.
5. **Payment of taxes for the year 2019, in the amount of \$1,230.97, first half paid; second half due and payable on or before May 10, 2020.**
6. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
7. **File a Warranty Deed from Joyce Irene Donham, stating marital status and joined by spouse, if any, to TBD.**
8. **Provide this Company with a properly completed and executed Owner's Affidavit.**
9. **Recording Fees and 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.

Any questions regarding this report should be directed to: **Brent Curry**

Phone: **913-393-2511**, Email: **bcurry@security1st.com**

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 lien of the General Taxes for the year **2020**, and thereafter.
 8. **General taxes and special assessments for the fiscal year 2019 is as follows:**

Tax ID No.: 4F221405-3002

2019 Full Tax Amount: \$1,230.97, half paid

2019 Assessed Value: \$10,497.00



Security 1st Title

Any questions regarding this report should be directed to: **Brent Curry**

Phone: **913-393-2511**, Email: **bcurry@security1st.com**

2019 Mill Levy/Tax Rate: .117269

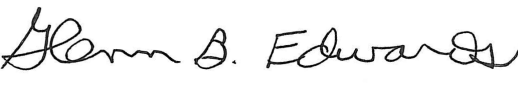
The above county amount includes Special Assessments in the amount of \$0.00.

9. Terms and provisions contained in the document entitled "Oil and Gas Lease" filed as Book 1595, Page 567.
10. Terms and provisions contained in the document entitled "Oil and Gas Lease" filed as Misc. Book 101, Page 37.
11. Terms and provisions contained in the document entitled "Deed of easement to USA" filed as Misc. Book 165, Page 478.
12. Terms and provisions contained in the document entitled "Waterline Right of Way" filed as Misc. Book 218, Page 277.
13. Terms and provisions contained in the document entitled "Easement granted to Kansas City Power & Light Company" filed as Book 816, Page 186.
14. **FOR INFORMATION ONLY - 24 MONTH CHAIN OF TITLE:**

Note: Probate Case No. 03 PR 671 filed February 26, 2004, title vested in Joyce Irene Donham.

Dated: **January 23, 2020**, at **7:30 a.m.**

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER

Bid Form 78.2 +/- Acres in Johnson County, Kansas

Parcel Legal Description: Per county records, 78.2 acres m/l described as the S 1/2 NE 1/4 EX 1.01 ACS 78.99 ACS M/L MC 161 To be further defined by title report.

I hereby offer \$_____ for the above referenced land. Bid is total price NOT per acre. I agree to abide by all the bid terms listed below.

Agreed to Bid Terms

I agree to the following terms of the sale. This is a cash offer. This bid is not contingent on any financing nor do I need to sell another property to complete this sale. If I am the successful bidder, I agree to sign a purchase agreement and provide a 10% non-refundable earnest money check made out to Security First Title within 3 days of being awarded the bid. I will pay the balance due in full within 30 days of signing the contract. I understand the Seller will provide a warranty deed but that all other closing costs will be split 50/50 between the Seller and I. I understand that the taxes will be prorated from January 1, 2020 to date of closing. I understand the seller will install a driveway, and remove expired oil and gas lease at seller's expense. I understand that the taxes are estimated. I understand that it is my responsibility to verify utility availability. I understand that I will take possession of the property at closing or may choose to receive prorated farm rent for 2020 and take possession at the end of the 2020 crop harvest. I understand that the Seller reserves the right to reject any and all bids or modify bidding requirements. I understand Keller Williams Realty Partners is the agent for the seller.

Print Name _____

Signature _____

Address _____

City _____ State _____ Zip _____

Phone Number _____ Cell Number _____

Email _____

Bid Comments: _____

Return bids no later than 5:00 PM on Tuesday, March 24th 2020 to:

Bill Gaughan
4575 W. 261st St.
Louisburg, KS 66053

P (913) 837-4665
F (866) 342-7041
Bill@RuralKC.com