

2,990.09 Acres M/L in 17 Tracts



Haskell County & Gray County, Kansas

JANTZFARMSAUCTION.COM

Wednesday, August 4 at the Clarion Inn in Garden City, KS



EXECUTIVE SUMMARY

The Jantz Farms is located near Copeland, Kansas in Gray and Haskell Counties and situated just 38 miles west of Dodge City and 43 miles southeast of Garden City, Kansas. The farms will be offered in 17 tracts ranging from 1.69 acres m/l to 480.40 acres m/l via three consecutive multi-parcel auctions. The tracts can be purchased individually or any combination. Tracts 1 through 9 will be offered in the first multi-parcel auction. Immediately followed by Tracts 10 through 14, then Tracts 15 and 16. Tract 17 will be offered separately at the conclusion of the multi-parcel auctions as a single tract.

Jantz Farms is comprised of 2,990.09 acres m/l of which FSA certifies 2,781.29 acres m/l as tillable with 437.52 acres m/l enrolled in CRP that have annual payments totaling over \$19,901. Primary soils include the highly productive Richfield and Uly silt loam. The Jantz family has built extensive water rights over the years which authorize approximately 2,603 acres m/l to be irrigated through 18 well-maintained pivots.

The Jantz Farms has numerous improvements including a large acreage with a 4 bedroom, 3 bath home; a farm headquarters that includes approximately 150,000-bushels of grain storage with multiple large machine sheds; and a 273,000-bushel grain storage facility situated along US Highway 56. The entire farm is conveniently located near US Highway 56 with quick access to multiple grain marketing options including ethanol plants, cattle feedlots, and dairies.

Auction Details

MULTI-PARCEL AUCTION
HASKELL COUNTY AND
GRAY COUNTY, KANSAS

WEDNESDAY, AUGUST 4
AT 10:00 AM (CST)

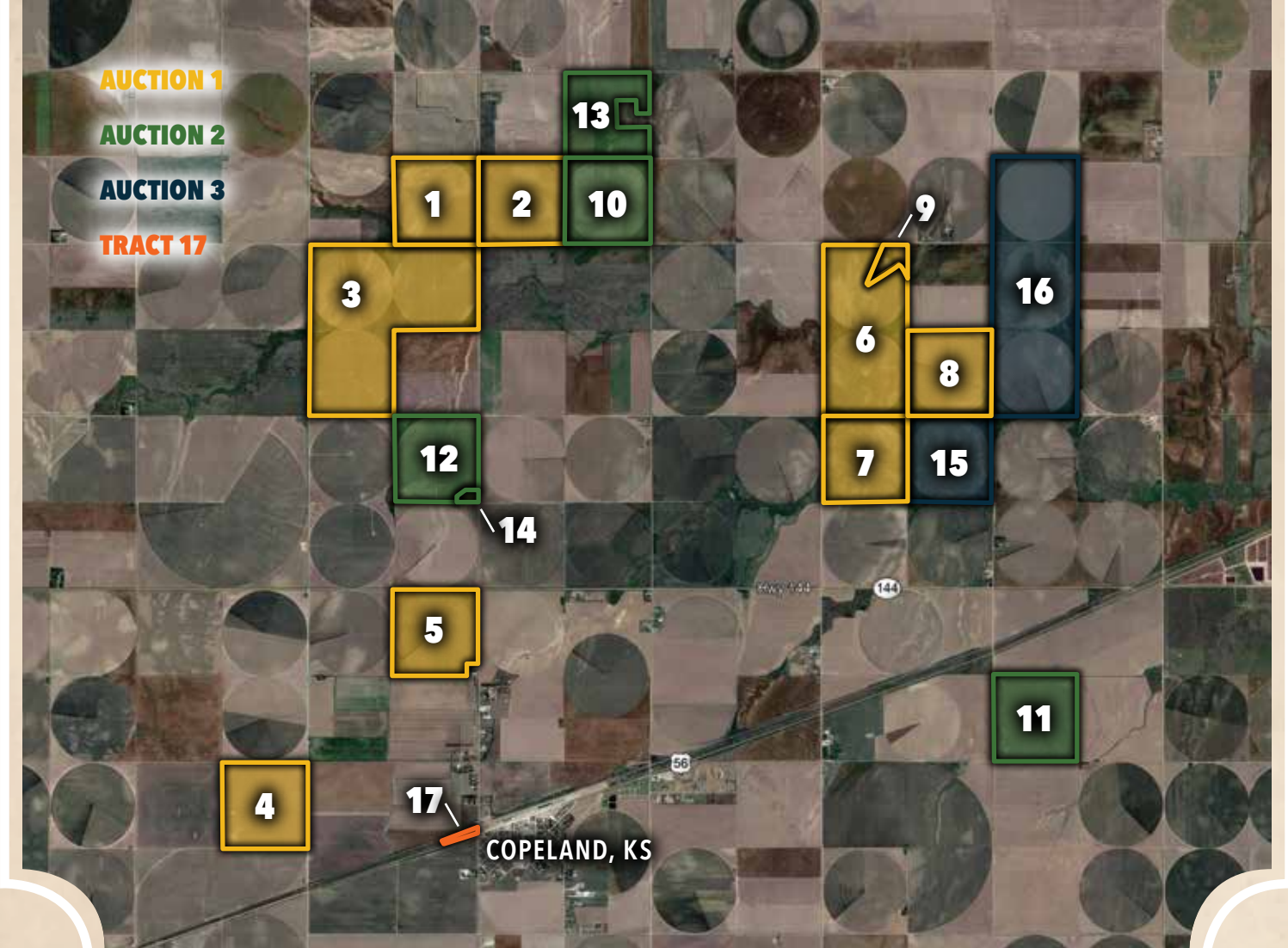
CLARION INN
1911 E KANSAS AVENUE
GARDEN CITY, KS 67846

Open House Dates

WEDNESDAY, JULY 7
1:00-3:00 PM (CST)

WEDNESDAY, JULY 28
1:00-3:00 PM (CST)

THE OPEN HOUSES WILL
BE HELD ON TRACT 17



2,990.09 TOTAL ACRES

LISTING AGENTS and Auctioneer

LISTING AGENT
GREG STONE
620.937.8011
GregStone@wbsnet.org

LISTING AGENT
JIM HAIN
402.981.8831
James.Hain@LundCo.com

LISTING AGENT
STEVE BRUERE
515.222.1347
Steve@PeoplesCompany.com

AUCTIONEER
JARED CHAMBERS
641.414.0234
Jared@PeoplesCompany.com

- Extensive Water Rights
- Numerous Improvements
- Conveniently Located

For more photos, maps, data room
resources, plus an aerial drone video, and
our new 360° tour, please visit our website

JANTZFARMSAUCTION.COM

Peoples Company Listing #15570



DIRECTIONS

FROM GARDEN CITY, KS

Travel south on US Highway 83 approximately 33 miles. Turn left and travel east on US Highway 56 for approximately 15 miles. Tracts 1 through 10 and 12 through 17 will be located north of US Highway 56 and Tract 11 will be located on the south side of US Highway 56. Watch for detailed tract signs.

FROM DODGE CITY, KS

Travel west on US Highway 56 approximately 35 miles. Tracts 1 through 10 and 12 through 17 will be located north of US Highway 56 and Tract 11 will be located on the south side of US Highway 56. Watch for detailed tract signs.

AIRPORT INFORMATION

GARDEN CITY REGIONAL AIRPORT (KGCK)

7,300 Feet of Concrete Runways
Instrument Approaches: ILS, RNAV, GPS, VOR
Control Tower Operational: 7:00 am to 9:00 pm

Garden City Regional Airport is located approximately 7 miles east of Garden City along US Highway 50 and only 20 miles from the Farm.

American Airlines:
2 Flights a Day from Dallas-Fort Worth

FBO, Saker Aviation Services
2117 South Air Service Road
Garden City, Kansas 67846
Phone: 620-275-5055
Car Rental: Enterprise, Hertz

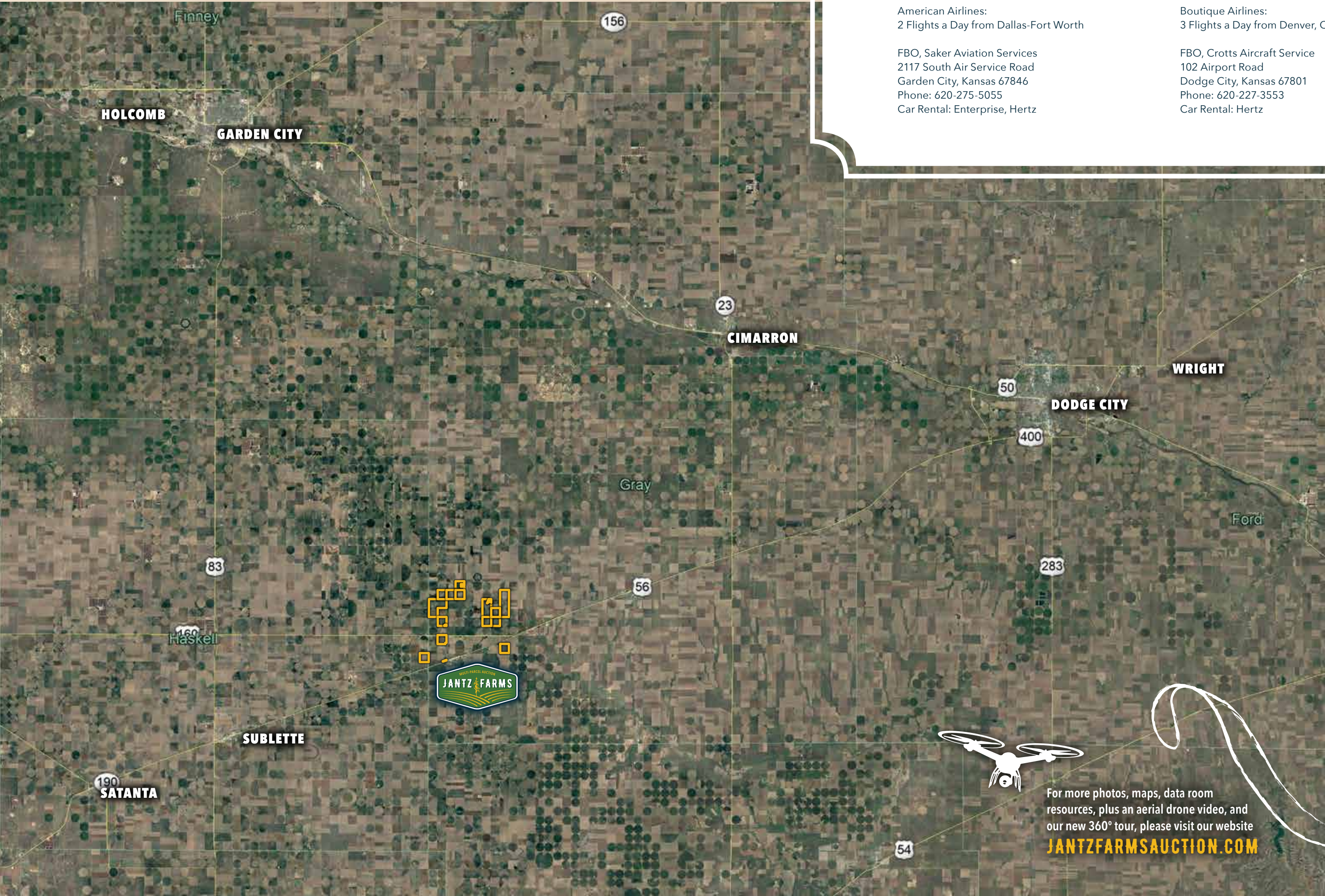
DODGE CITY AIRPORT (DDC)

4,699 Feet of Concrete Runways
Instrument Approaches: GPS
Control Tower Operational: 24/7

Dodge City Airport is located approximately 2 miles east of Dodge City along US Highway 50 and only 50 miles from the Farm.

Boutique Airlines:
3 Flights a Day from Denver, Colorado

FBO, Crotts Aircraft Service
102 Airport Road
Dodge City, Kansas 67801
Phone: 620-227-3553
Car Rental: Hertz



For more photos, maps, data room resources, plus an aerial drone video, and our new 360° tour, please visit our website

JANTZFARMSAUCTION.COM

FARMING OPERATIONS

ASSET OPPORTUNITIES

Jantz Farms provides a unique combination of plentiful water and high-quality soils at a large scale that is configured to provide several opportunities to potential Buyers. The Jantz farming operation creates value for prospectus buyers including:

- 1) above average yield performance
- 2) large scale, turnkey operation opportunities
- 3) opportunities for ongoing net income optimization

YIELDS/PRODUCTIVITY

The Jantz farming operation has been managed to optimize efficiency, production, and revenue. With the extensive water rights and good soils, these farms have primarily been in corn production with yield performance consistently above the county and regional averages.

SCALE/TURNKEY OPERATIONS

Jantz Farms provides a unique opportunity to acquire high quality irrigated farmland and the supporting farm infrastructure at a large operational scale. The grain storage and operational infrastructure provide a turnkey farm for large row crop operations looking for expansion or establishment in a new location. In addition, the size and location of this asset create a rare opportunity for dairies and feeds looking to establish or expand their operation.

NET INCOME OPTIMIZATION

Jantz Farms is also well suited for owner/operators considering high value crop production or organic transition. The nearby large dairies and feedlots provide a dedicated organic fertility source and direct market outlet for forage production incorporated into the organic rotation. This combined with the controlled water and excellent soil quality make the Farms well suited for organic transition. High value crops including potatoes and onions are insurable crops on Jantz Farms. The plentiful water resources provide an opportunity to maximize revenue and net income through the integration of high value crops or organic production.

POSSIBLE TAX ADVANTAGES

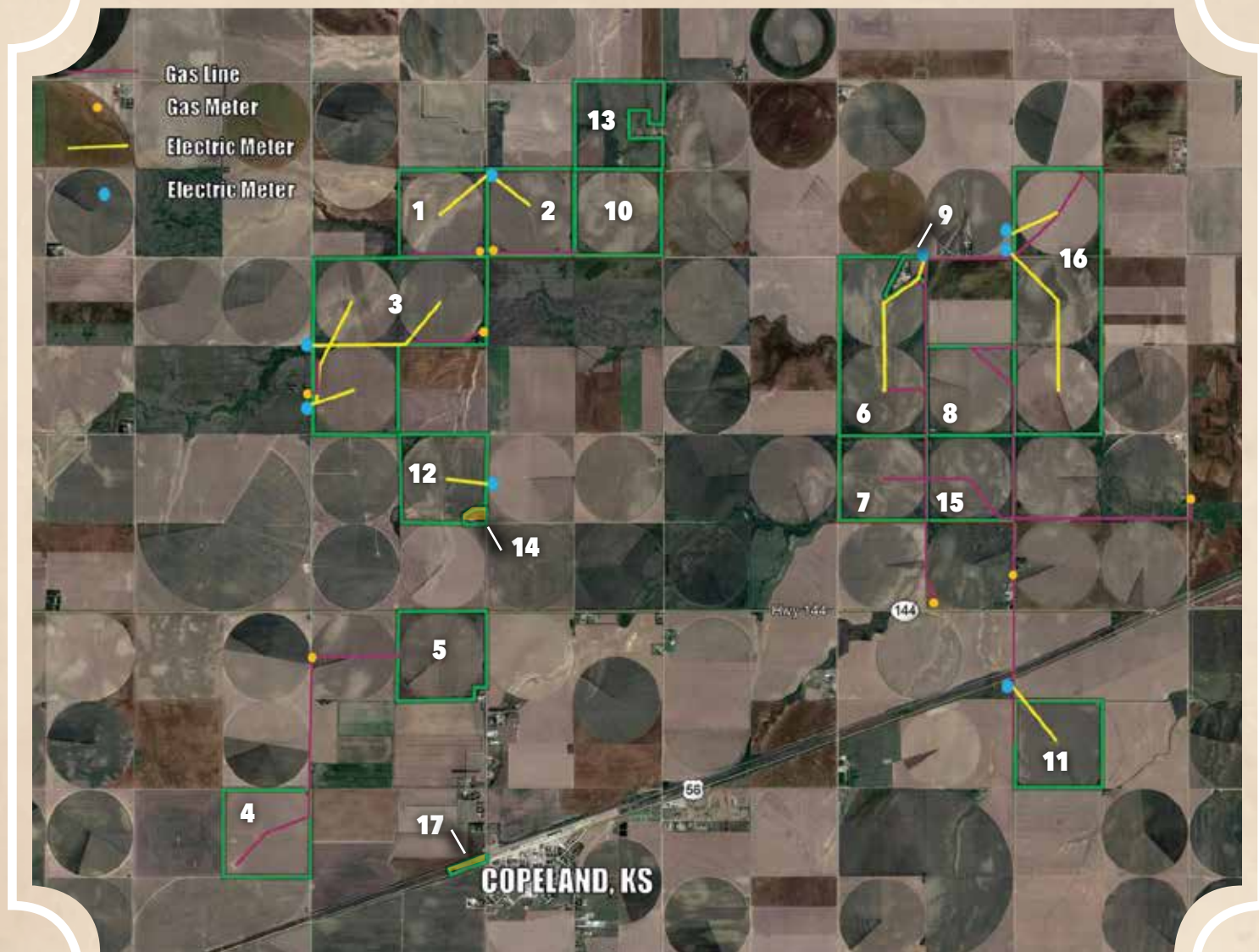
Jantz Farms contains numerous potential depreciation opportunities for Buyer(s). The pivots and underground irrigation infrastructure may qualify for 100% bonus depreciation between now and December 31, 2022. This means the purchaser is allowed to deduct 100% of the cost allocated to the pivots and irrigation infrastructure. Additional depreciation opportunities may be available including but not limited to gas line infrastructure, electric infrastructure, wells, pumps, and gear heads. In addition, depreciation of the Ogallala Aquifer may be available by using a depletion factor.

*This information is for information purposes only, and is not intended to provide and may not be relied upon for tax, legal, or accounting advice. You should consult your own tax, legal, and accounting advisors prior to entering into any transaction.



Recently, Hilmar Cheese Company announced the expansion of a new, state of the art cheese and whey protein processing plant to be constructed in Dodge City, Kansas. Expected to be fully operational in 2024, this facility will utilize over 30 million gallons of milk a year to produce various cheese and whey products. The Jantz Farms provides a unique scale opportunity to new and existing dairies to may be looking at expansion opportunities.

GAS & ELECTRIC



All lines and meter locations are approximates and are subject to change. Please contact Midwest Energy, Black Hills Energy, and Victory Electric for more information.

Natural gas for the farm is supplied by Midwest Energy, Inc. and Black Hills Energy. The gas lines are currently controlled by 7 meters. Winning Buyers will be responsible for installing new lines, if needed. If the tracts sell separately and a new meter is needed, they will be installed by Midwest Energy, Inc. and Black Hills Energy at no charge to the new landowner.

Electricity for the farm is supplied by Victory Electric Cooperative, Inc. The electric lines are currently controlled by 8 meters. Buyer will be responsible for installing any new lines, if needed. If the tracts sell separately and a new meter is needed, they will be installed by Victory Electric Cooperative, Inc.

WATER RIGHTS

This map provides the active points of diversion, all groundwater wells on the Farm, and the associated water right for each. The map also shows the well connections that are currently in place.

**Active Points of Diversion were retrieved from and can be found through the Kansas Department of Water Resources*

ACTIVE POINTS OF DIVERSION MAP



This map describes the current registered place of use for each of the water rights. Overlapping rights and/or place of use across tracts that are purchased by different Buyers at auction will be corrected by the Seller through filing applications to divide water rights and/or filing applications to change the place of use after the auction and prior to closing.

**This map depicts the approximate boundaries of the place of use for each water right. Place of use was retrieved from and can be found through the Kansas Department of Water Resources. Buyers should do their own investigation regarding place of use.*

PLACE OF USE MAP





158.10 ACRES M/L

BRIEF LEGAL: SE 1/4 of 19-28S-30W
ESTIMATED REAL ESTATE TAXES: \$2,947.84

TRACT 1 totals 158.10 taxable acres m/l that consists of approximately 156.05 FSA cropland acres m/l of which 23.99 acres are enrolled in CRP through October 2030 with an annual payment of \$1,401. Primary soil types include the productive Uly silt loam and Dale silt loam. Tract 1 is improved with one pivot which provides irrigation for approximately 123 acres. Located on the northwest corner of County Road CC and Tice Street, this tract is situated in Section 19 of Copeland Township.

FSA CROPLAND ACRES: 156.05
132.06 Corn Base Acres with a PLC Yield of 202.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

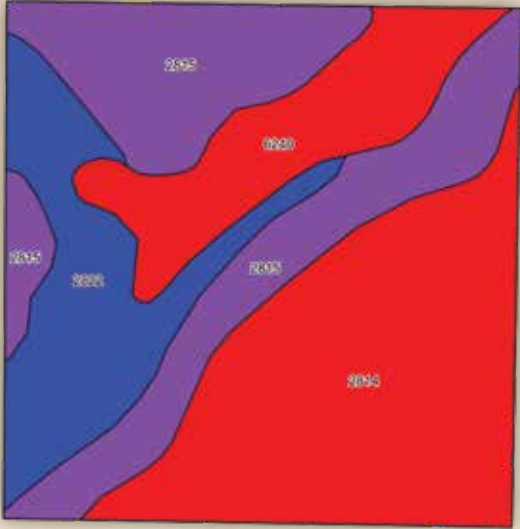
***Cropland acres are based on county FSA information and may vary from the current farming operation.*



**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
2814	Uly silt loam	58.43	36.6%	I	78	
2815	Uly silt loam	49.77	31.1%	Ile	78	
2822	Uly-Coly silt loams	28.43	17.8%	IVe	68	
6240	Dale silt loam	23.22	14.5%	Iw	70	
Wtd Average					75.1	



TRACT 1 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
1	Zimmatic	Gen 2	1292 ft	D3000s Spray Pads	5 ft

TRACT 1 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
1	GM	7.4L/454	120	Naturally

TRACT 1 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
1	26444	160	240	4/8/1976

**Please see online Data Room for well tests, water right information, and all full third-party inspections.
**This tract is a place of use for Water Right File No.'s 26444 and 12148 D2. If Tract 1 and 2 sell separately at the sale, overlapping places of use will be addressed prior to closing.*



159.80 ACRES M/L

BRIEF LEGAL: SW 1/4 of 20-28S-30W
ESTIMATED REAL ESTATE TAXES: \$3,889.08

TRACT 2 totals 159.80 taxable acres m/l that consists of approximately 128.05 FSA cropland acres m/l of which 27.09 acres are enrolled in CRP through October 2030 with an annual payment of \$1,676. Primary soil types include the productive Uly silt loam. Tract 2 is improved with one pivot which provides irrigation for approximately 123 acres. Located on the northeast corner of County Road CC and Tice Street, this tract is situated in Section 20 of Copeland Township.

FSA CROPLAND ACRES: 128.05
190.8 Corn Base Acres with a PLC Yield of 202.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

***Cropland acres are based on county FSA information and may vary from the current farming operation.*



**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
2814	Uly silt loam	144.58	90.8%	I	78	
2815	Uly silt loam	14.62	9.2%	Ile	78	
Wtd Average					78	



TRACT 2 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
2	T & L	--	1292 ft	D3000s Spray Pads	5 ft

TRACT 2 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
2	GM	8.1L/496	160	Naturally

TRACT 2 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
2	12148 D2	160	320	8/10/1966

**Please see online Data Room for well tests, water right information, and all full third-party inspections.
**This tract is a place of use for Water Right File No.'s 26444 and 12148 D2. If Tract 1 and 2 sell separately at the sale, overlapping places of use will be addressed prior to closing.*



471.10 ACRES M/L

BRIEF LEGAL: W 1/2 & NE 1/4 of 3-28S-30W
ESTIMATED REAL ESTATE TAXES: \$10,427.62

TRACT 3 totals 471.10 taxable acres m/l that consists of approximately 468.94 FSA cropland acres m/l of which 62.71 acres are enrolled in two CRP contracts through October 2035 with an annual payment of \$2,384. Primary soil types include the productive Richfield silt loam and Uly silt loam. Tract 3 is improved with three pivots which provide irrigation for approximately 360 acres. Located on the northwest corner of County Road CC and County Road 3, this tract is situated in Section 30 of Copeland Township.

FSA CROPLAND ACRES: 468.94
360.40 Corn Base Acres with a PLC Yield of 215.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

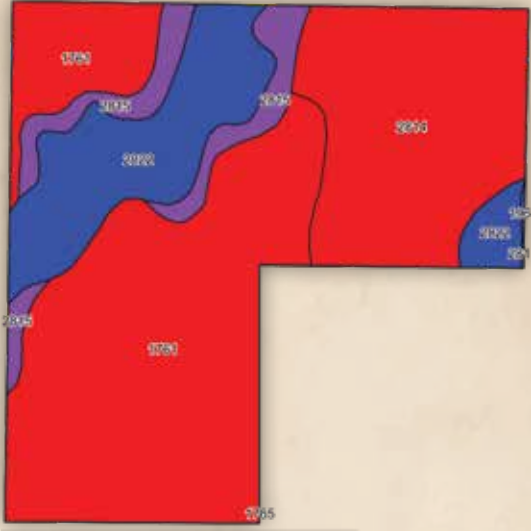
***Cropland acres are based on county FSA information and may vary from the current farming operation.*



*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1761	Richfield silt loam	235.19	49.6%	I	65	Red
2814	Uly silt loam	122.19	25.7%	I	78	Red
2822	Uly-Coly silt loams	81.73	17.2%	IVe	68	Blue
2815	Uly silt loam	35.00	7.4%	Ile	78	Purple
1960	Buffalo Park silt loam	0.42	0.1%	IVe	53	Blue
Wtd Average					69.8	



TRACT 3 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
3 NE	Valley	8000	1298 ft	D3000s Spray Pads	5 ft
3 NW	Zimmatic	Gen 2	1292 ft	D3000s Spray Pads	5 ft
3 SW	Valley	8000	1296 ft	D3000s Spray Pads	5 ft

TRACT 3 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
3 NE	Cummins	G855NA	200	Naturally
3 SW	Cummins	G8855TA	360	Turbo

TRACT 3 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
3	6700	451	270	11/16/1957
3	15845	451	530	12/31/1971

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*



159.00 ACRES M/L

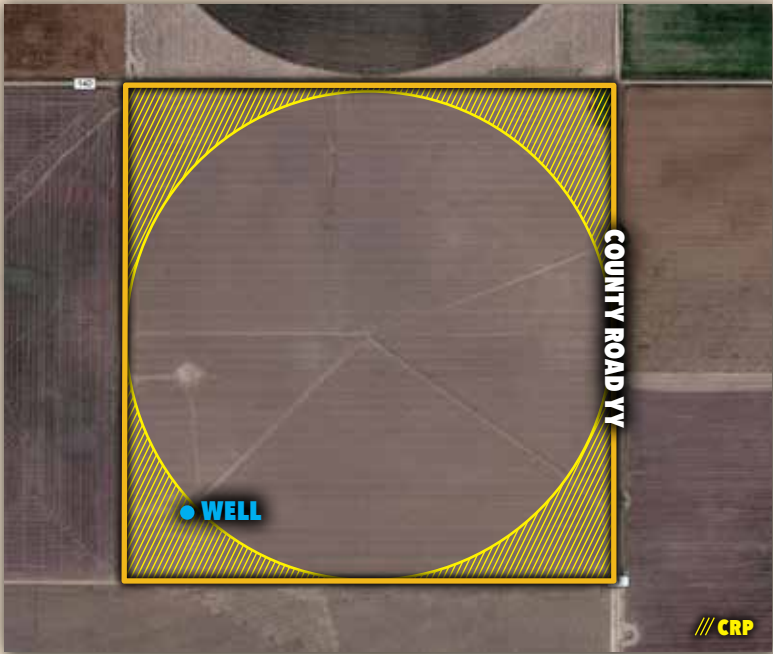
BRIEF LEGAL: NE 1/4 of 12-29S-31W
ESTIMATED REAL ESTATE TAXES: \$817.84

TRACT 4 totals 159 taxable acres m/l that consists of approximately 159.09 FSA cropland acres m/l of which 35.60 acres are enrolled in CRP through 2035 with an annual payment of \$1,032. Primary soil types include the productive Richfield silt loam. Tract 4 is improved with one pivot which provides irrigation for approximately 123 acres. Located on the southwest corner of County Road FF and County Road 1, this tract is situated in Section 12 of Lockport Township.

FSA CROPLAND ACRES: 159.09
84.1 Corn Base Acres with a PLC Yield of 153.
39.39 Grain Sorghum Base Acres with a PLC Yield of 110.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

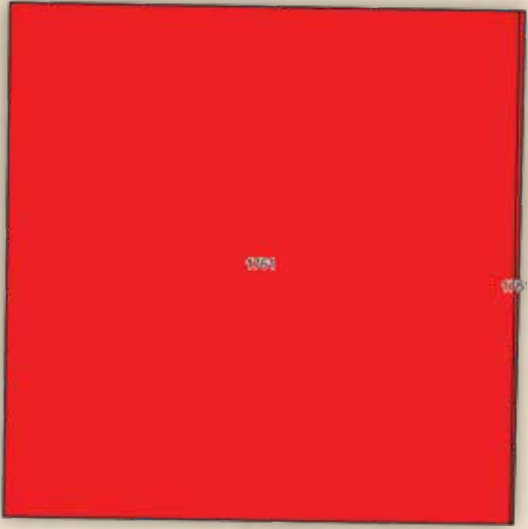
***Cropland acres are based on county FSA information and may vary from the current farming operation.*



*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1761	Richfield silt loam	159.35	99.1%	I	65	Red
1761	Richfield silt loam	1.41	0.9%	I	65	Red
Wtd Average					65	



TRACT 4 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
4	Valley	8000	1298 ft	D3000s Spray Pads	5 ft

TRACT 4 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
4	GM	7.4L/454	120	Naturally

TRACT 4 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
4	17024	160	320	2/25/1970

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*



157.30 ACRES M/L

BRIEF LEGAL: NE 1/4 of 6-29S-30W less acreage
ESTIMATED REAL ESTATE TAXES: \$3,772.82

TRACT 5 totals 157.30 taxable acres m/l that consists of approximately 154.29 FSA cropland acres m/l of which 27.96 acres are enrolled in CRP through October 2030 with an annual payment of \$1,713. Primary soil types include the productive Spearville silty clay loam and Richfield silt loam. Tract 5 is improved with one pivot which provides irrigation for approximately 123 acres. Located on the southwest corner of Highway 144 and County Road 3, this tract is situated in Section 6 of Copeland Township.

FSA CROPLAND ACRES: 154.29
82.50 Corn Base Acres with a PLC Yield of 202.
13.83 Wheat Base Acres with a PLC Yield of 46.
30 Grain Sorghum Base Acres with a PLC Yield of 94.

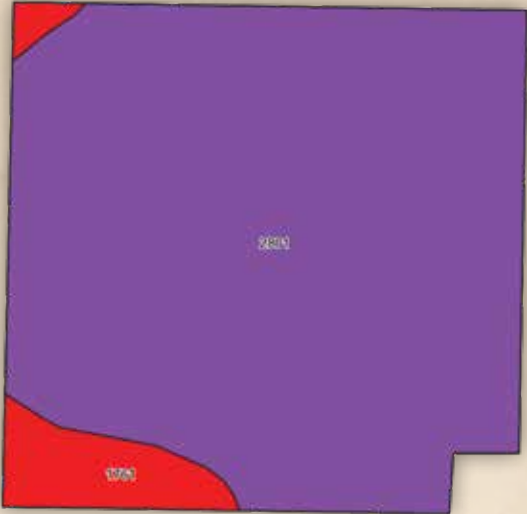
**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*
***Cropland acres are based on county FSA information and may vary from the current farming operation.*



*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
2801	Spearville silty clay loam	150.55	92.9%	IIs	65	
1761	Richfield silt loam	11.46	7.1%	I	65	
Wtd Average					65	



TRACT 5 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
5	T & L		1292 ft	D3000s Spray Pads	5 ft

TRACT 5 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
5	GM	7.4L/454	120	Naturally

TRACT 5 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
5	12635	160	320	1/30/1967

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*



296.69 ACRES M/L

BRIEF LEGAL: W 1/2 of 27-28S-30W less acreage
ESTIMATED REAL ESTATE TAXES: \$7,526.32
The taxes for this tract are currently combined with Tract 9.

TRACT 6 totals 296.69 taxable acres m/l that consists of approximately 288.09 FSA cropland acres m/l of which 58.28 acres are enrolled in CRP through October 2026, 2027, and 2030 respectively with an annual payment of \$2,746. Primary soil types include Buffalo Park silt loam and the productive Richfield silt loam and Uly-Coly silt loam. Tract 6 is improved with two pivots which provide irrigation for approximately 240 acres. Located along the west side of County Road 4, this tract is situated in Section 27 of Copeland Township.

**CRP information is currently combined with Tracts 8 and 9. If Tracts 6, 8, and 9 sell separately, the CRP contracts will be reconstituted by the Gray County FSA office.*

FSA CROPLAND ACRES: 288.09
250.15 Corn Base Acres with a PLC Yield of 202.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*
***Cropland acres are based on county FSA information and may vary from the current farming operation.*



*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1960	Buffalo Park silt loam	82.01	27.0%	IVe	53	
1761	Richfield silt loam	54.18	17.9%	I	65	
2822	Uly-Coly silt loams	43.72	14.4%	IVe	68	
1124	Bridgeport silt loam	39.68	13.1%		45	
2750	Penden clay loam	30.23	10.0%	Vle	59	
2815	Uly silt loam	26.04	8.6%	Ile	78	
2801	Spearville silty clay loam	19.13	6.3%	IIs	65	
1765	Richfield silty clay loam	6.69	2.2%	IIIe	49	
1762	Richfield silt loam	1.71	0.6%	Ile	56	
Wtd Average					59.7	

TRACT 6 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
6 N	Valley	6000	1287 ft	IWOBs	9 ft
6 S	Valley	8000	1287 ft	D3000s Spray Pads	5 ft

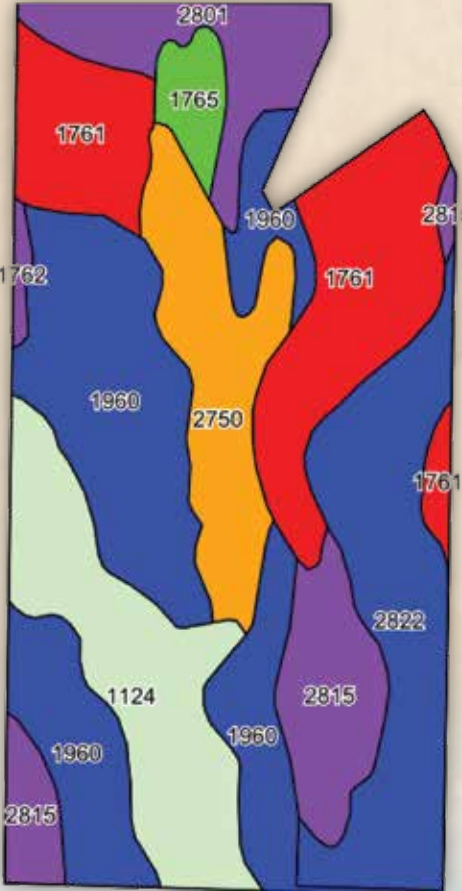
TRACT 6 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
6	Cummins	G855NA	200	Naturally

TRACT 6 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
6	10409	299	590	10/20/1964

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*





155.30 ACRES M/L

BRIEF LEGAL: NW 1/4 of 34-28S-30W
ESTIMATED REAL ESTATE TAXES: \$2,734.46

TRACT 7 totals 155.30 taxable acres m/l that consists of approximately 131.71 FSA cropland acres m/l. Primary soil types include Buffalo Park silt loam and Bridgeport silt loam. Tract 7 is improved with one pivot which provides irrigation for approximately 123 acres. Located on the southeast corner of County Road CC and County Road 4, this tract is situated in Section 34 of Copeland Township.

FSA CROPLAND ACRES: 131.71
131.71 Corn Base Acres with a PLC Yield of 202.

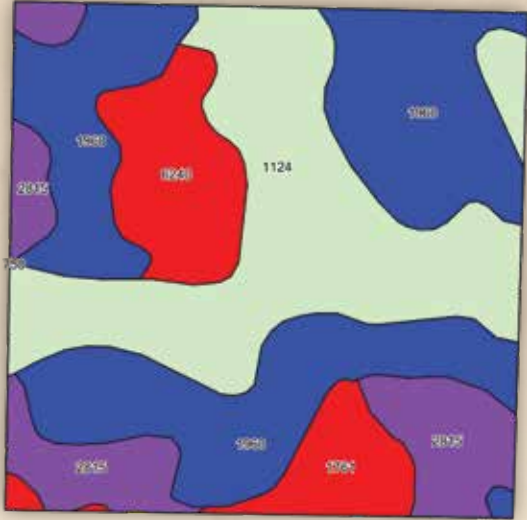
**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

***Cropland acres are based on county FSA information and may vary from the current farming operation.*



FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1960	Buffalo Park silt loam	64.08	40.1%	IVe	53	
1124	Bridgeport silt loam	49.95	31.2%		45	
2815	Uly silt loam	21.75	13.6%	Ile	78	
6240	Dale silt loam	14.89	9.3%	Iw	70	
1761	Richfield silt loam	9.29	5.8%	I	65	
Wtd Average					56.2	



TRACT 7 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
7	Valley	6000	1306 ft	D3000s Spray Pads	5 ft

TRACT 7 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
7	GM	7.4L/454	120	Naturally

TRACT 7 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
7	28003	136	260	12/13/1976

**Please see online Data Room for well tests, water right information, and all full third-party inspections.
**Tracts 7 and 15 are both authorized by Water Right File No. 28003. If these tracts sell separately, a division of the Water Right File No. 28003 will be addressed prior to closing.*



159.00 ACRES M/L

BRIEF LEGAL: SE 1/4 of 27-28S-30W
ESTIMATED REAL ESTATE TAXES: \$3,734.52

TRACT 8 totals 159 taxable acres m/l that consists of approximately 154.46 FSA cropland acres m/l of which 58.28 acres are enrolled in CRP through October 2026, 2027, and 2030 respectively with an annual payment of \$2,746. Primary soil types include the productive Richfield silt loam and Uly-Coly silt loam. Tract 8 is improved with one pivot which provides irrigation for approximately 123 acres. Located along the west side of County Road 5, this tract is situated in Section 27 of Copeland Township.

**CRP information is currently combined with Tracts 6 and 9. If Tracts 6, 8, and 9 sell separately, the CRP contracts will be reconstituted by the Gray County FSA office.*

FSA CROPLAND ACRES: 154.46
134.12 Corn Base Acres with a PLC Yield of 202.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

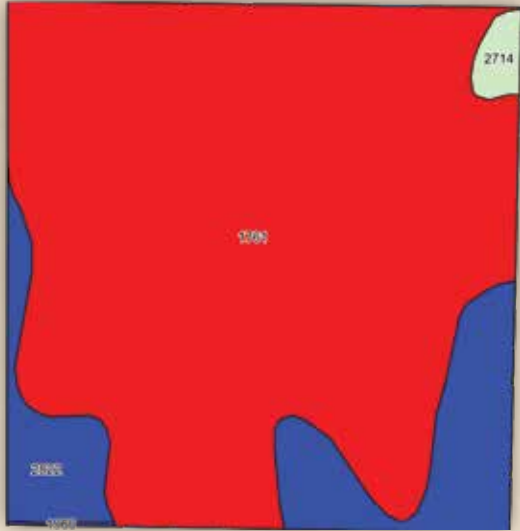
***Cropland acres are based on county FSA information and may vary from the current farming operation.*



**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1761	Richfield silt loam	132.38	83.2%	I	65	
2822	Uly-Coly silt loams	24.45	15.4%	IVe	68	
2714	Ness clay	2.11	1.3%		11	
1960	Buffalo Park silt loam	0.23	0.1%	IVe	53	
Wtd Average					64.7	



TRACT 8 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
8	Valley	8000	1298 ft	D3000s Spray Pads	5 ft

TRACT 8 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
8	GM	7.4L/454	80	Naturally

TRACT 8 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
8	15263	160	320	5/21/1968

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*



18.46 ACRES M/L

TRACT 9 totals 18.46 acres m/l and contains the headquarters of the Jantz family farming operation. The grain facility consists of two 45,000 bushel Butler Grain Bins with cone bottoms, two 24,000 bushel Superior Grain Bins with full floors and one 10,000 bushel Superior Grain Bin with a full floor. In addition to the grain storage, the facility also includes a 4,000 bushel/hr Schlagel Grain leg, a 1,300 bushel/hour overhead loadout, and a 45'x10' scale. The headquarters also includes a 54' x 96' Morton machine shed with a 36'x54' heated shop built in 1981. Additional farm storage includes two 24'x36' utility buildings and multiple small farm buildings. Located along the south side of County Road CC, this tract is situated in Section 27 of Copeland Township.

**CRP information is currently combined with Tracts 6 and 8. If Tracts 6, 8, and 9 sell separately, the CRP contracts will be reconstituted by the Gray County FSA office.*



BRIEF LEGAL: Parcel A in NW 1/4 of 27-28S-30W
ESTIMATED REAL ESTATE TAXES: \$7,526.32
The taxes for this tract are currently combined with Tract 6.



**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*

HEADQUARTERS



158.50 ACRES M/L

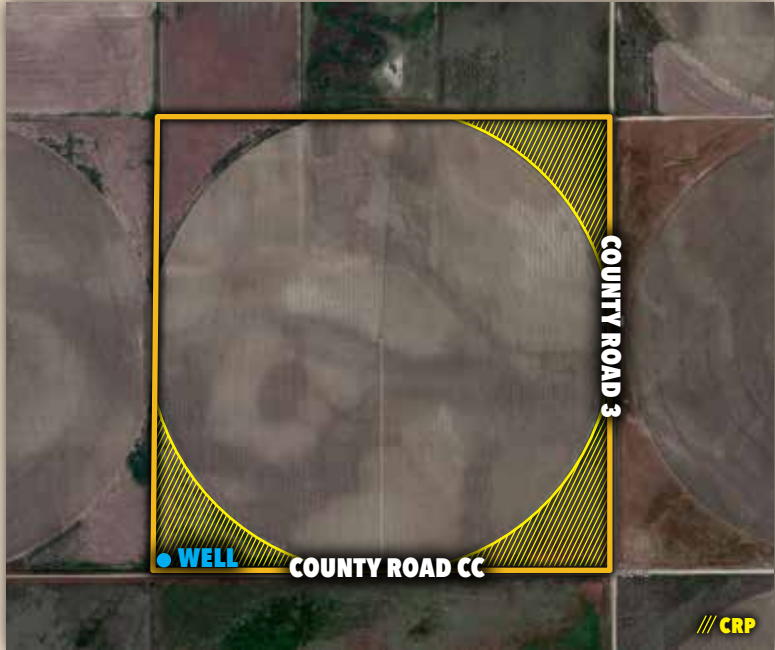
TRACT 10 totals 158.50 taxable acres m/l that consists of approximately 154.91 FSA cropland acres m/l of which 94.41 acres m/l are enrolled in three CRP contracts through October 2026, 2030, and 2035 respectively with a total estimated annual payment of \$3,800. Primary soil types include the productive Richfield silt loam and Bridgeport silt loam. Tract 10 is improved with one pivot which provides irrigation for approximately 123 acres. Located on the northwest corner of County Road CC and County Road 3, this tract is situated in Section 20 of Copeland Township.

**CRP information is currently combined with Tract 13. If Tract 10 and 13 sell separately, the CRP contracts will be reconstituted by the Gray County FSA office.*

FSA CROPLAND ACRES: 158.91
158.91 Corn Base Acres with a PLC Yield of 217.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

***Cropland acres are based on county FSA information and may vary from the current farming operation.*



BRIEF LEGAL: SE 1/4 of 20-28S-30W
ESTIMATED REAL ESTATE TAXES: \$3,184.70

**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
2815	Uly silt loam	63.61	39.3%	Ile	78	
1124	Bridgeport silt loam	29.19	18.0%		45	
2814	Uly silt loam	28.00	17.3%	I	78	
6240	Dale silt loam	22.41	13.8%	Iw	70	
1960	Buffalo Park silt loam	18.73	11.6%	IVe	53	
			Wtd Average		68.1	

TRACT 10 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
10	Valley	8000	1298 ft	D3000s Spray Pads	5 ft

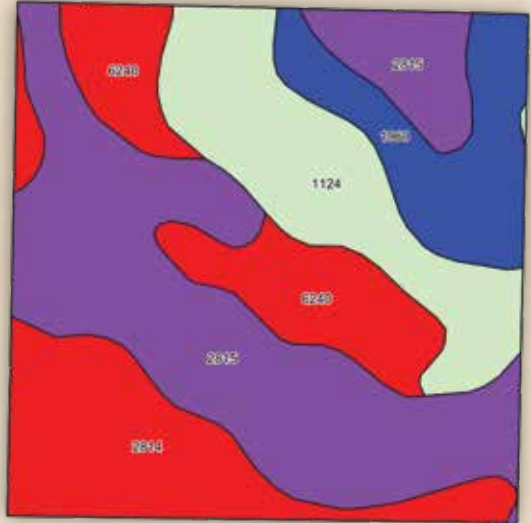
TRACT 10 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
10	GM	7.4L/454	120	Naturally

TRACT 10 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
10	21271	245	252	8/31/1973

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*





162.40 ACRES M/L

BRIEF LEGAL: SW 1/4 of 2-29S-30W
ESTIMATED REAL ESTATE TAXES: \$3,738.46

TRACT 11 totals 162.40 taxable acres m/l that consists of approximately 160.01 FSA cropland acres m/l of which 36.01 acres are enrolled in two CRP contracts both expiring in October 2030 with a total annual payment of \$1,297. Primary soil types include the productive Richfield silt loam. Tract 11 is improved with one pivot which provides irrigation for approximately 123 acres. Located along the east side of County Road 5, this tract is situated in Section 2 of Copeland Township.

FSA CROPLAND ACRES: 160.01
121.17 Corn Base Acres with a PLC Yield of 189.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

***Cropland acres are based on county FSA information and may vary from the current farming operation.*



*Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1761	Richfield silt loam	161.40	100.0%	I	65	
Wtd Average				65		



TRACT 11 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
11	Valley	8000	1298 ft	D3000s Spray Pads	5 ft

TRACT 11 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
11	GM	7.4L/454	120	Naturally

TRACT 11 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
11	21624	160	320	12/5/1973

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*



148.93 ACRES M/L

BRIEF LEGAL: NE 1/4 of 31-28S-30W
ESTIMATED REAL ESTATE TAXES: \$2,571.00

TRACT 12 totals 148.93 taxable acres m/l that consists of approximately 139.91 FSA cropland acres m/l. Primary soil types include the productive Spearville silty clay loam and Richfield silt loam. Tract 12 is improved with one pivot which provides irrigation for approximately 123 acres. Located on the southeast corner of County Road CC and County Road 4, this tract is situated in Section 34 of Copeland Township.

FSA CROPLAND ACRES: 139.91
59.60 Corn Base Acres with a PLC Yield of 146.
47.20 Wheat Base Acres with a PLC Yield of 56.
13.70 Grain Sorghum Base Acres with a PLC Yield of 121.

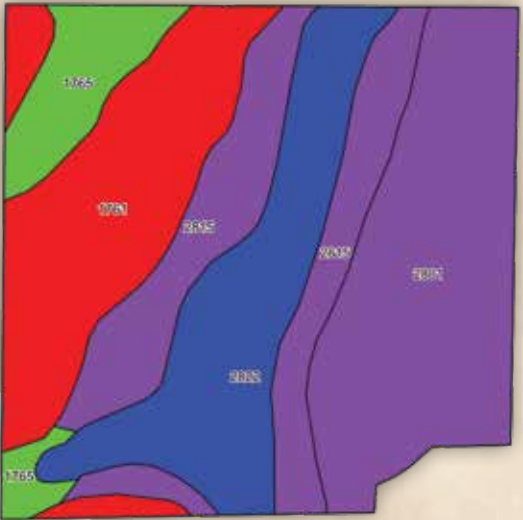
**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

***Cropland acres are based on county FSA information and may vary from the current farming operation.*



FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
2801	Spearville silty clay loam	42.77	28.3%	IIIs	65	
1761	Richfield silt loam	34.68	23.0%	I	65	
2815	Uly silt loam	30.91	20.5%	IIe	78	
2822	Uly-Coly silt loams	30.48	20.2%	IVe	68	
1765	Richfield silty clay loam	12.05	8.0%	IIIe	49	
Wtd Average					67	



TRACT 12 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
12	Zimmatic	410	1290 ft	D3000s Spray Pads	7.5 ft

**Please see online Data Room for well tests, water right information, and all full third-party inspections.
**There is no well located on this tract. This tract is being sold as dryland and it will be the sole responsibility of the new buyer to see if they can reach an agreement with the adjoining neighbors to irrigate the tract.*



138.90 ACRES M/L

BRIEF LEGAL: NE 1/4 of 20-28S-30W less acreage
ESTIMATED REAL ESTATE TAXES: \$808.40

TRACT 13 totals 138.90 taxable acres m/l that consists of approximately 94.41 FSA cropland acres m/l of which 94.41 acres m/l are enrolled in three CRP contracts through October 2026, 2030, and 2035 respectively with a total estimated annual payment of \$3,800. Primary soil types include Uly silt loam, Dale silt loam, and Richfield silt loam. The balance of Tract 13 consists of native grasses. Located along the west side of County Road 2, this tract is situated in Section 31 of Copeland Township.

**CRP Information is currently combined with Tract 10. If Tract 10 and 13 sell separately, the CRP contracts will be reconstituted by the Gray County FSA office.*

FSA CROPLAND ACRES: 94.41

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

***Cropland acres are based on county FSA information and may vary from the current farming operation.*



**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	NON-IRR CLASS	NCCPI OVERALL	LEGEND
2815	Uly silt loam	41.92	29.0%	Ile	178	
6240	Dale silt loam	39.62	27.4%	Ilc	70	
1761	Richfield silt loam	24.02	16.6%	IIlc	65	
1124	Bridgeport silt loam	20.04	13.9%	Vw	45	
1960	Buffalo Park silt loam	18.84	13.0%	IVe	53	
Wtd Average					65.8	



7.59 ACRES M/L

BRIEF LEGAL: Parcel B in the NE 1/4 of 31-28S-30W
ESTIMATED REAL ESTATE TAXES: \$3,069.08

TRACT 14 totals 7.59 acres m/l and contains a large acreage conveniently located just 2 miles from Copeland, Kansas and US Highway 56. The house, built in 1965, consists of 4 bedrooms and 3 bathrooms and includes a 30'x50' detached garage. Extensive remodeling has recently been done including a new steel roof in 2020. This acreage also includes 48'x81' Morton storage building built in 1972. Located on the west side of County Road 2, this tract is situated in Section 34 of Copeland Township.



157.20 ACRES M/L

BRIEF LEGAL: NE 1/4 of 34-28S-30W
ESTIMATED REAL ESTATE TAXES: \$2,534.58

TRACT 15 totals 157.20 taxable acres m/l that consists of approximately 128.07 FSA cropland acres m/l. Primary soil types include Bridgeport silt loam and Buffalo Park silt loam. Tract 15 is improved with one pivot which provides irrigation for approximately 123 acres. Located along the west side of County Road 5, this tract is situated in Section 34 of Copeland Township.

FSA CROPLAND ACRES: 128.07

128.07 Corn Base Acres with a PLC Yield of 189.

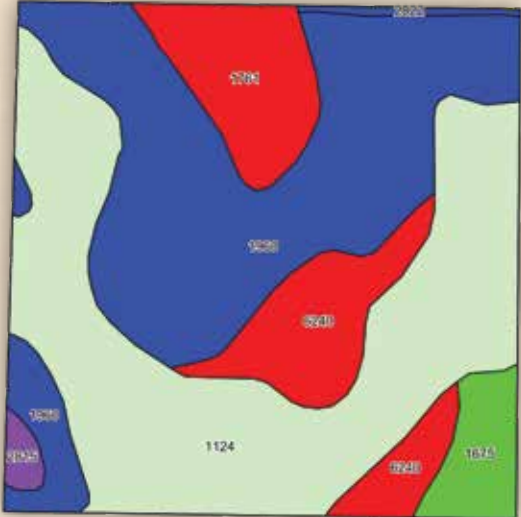
**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*

***Cropland acres are based on county FSA information and may vary from the current farming operation.*



FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1124	Bridgeport silt loam	61.16	39.1%		45	
1960	Buffalo Park silt loam	57.76	36.9%	IVe	53	
6240	Dale silt loam	16.06	10.3%	Iw	70	
1761	Richfield silt loam	12.57	8.0%	I	65	
1675	Manter fine sandy loam	6.41	4.1%	IIIe	40	
2815	Uly silt loam	1.45	0.9%	Ile	78	
2822	Uly-Coly silt loams	1.02	0.7%	IVe	68	
Wtd Average					52.4	



TRACT 15 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
15	Valley	4071	1306 ft	D3000s Spray Pads	5 ft

TRACT 15 POWER UNITS

Tract #	Make	Model	Horse Power	Aspiration
15	GM	7.4L/454	120	Naturally

TRACT 15 WATER RIGHTS

Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
15	28003	136	260	12/13/1976

**Please see online Data Room for well tests, water right information, and all full third-party inspections.
**Tracts 7 and 15 are both authorized by Water Right File No. 28003. If these tracts sell separately, a division of the Water Right File No. 28003 will be addressed prior to closing.*



480.40 ACRES M/L

TRACT 16 totals 480.40 taxable acres m/l that consists of approximately 459.30 FSA cropland acres m/l of which approximately 71.47 acres are enrolled in four CRP contracts through October 2026, 2028, and 2030 respectively with a total annual payment of \$3,852. Primary soil types include the productive Richfield silt loam and Spearville silty clay loam. Tract 16 is improved with three pivots which provide irrigation for approximately 369 acres. Located along the east side of County Road 5, this tract is situated in Sections 23 and 26 of Copeland Township.

FSA CROPLAND ACRES: 459.3
386.83 Corn Base Acres with a PLC Yield of 189.

**Farm program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Gray County FSA office.*
***Cropland acres are based on county FSA information and may vary from the current farming operation.*

FSA TILLABLE SOILS

CODE	SOIL DESCRIPTION	ACRES	PERCENT	IRR CLASS	NCCPI OVERALL	LEGEND
1761	Richfield silt loam	150.94	31.5%	I	65	
2801	Spearville silty clay loam	143.73	30.0%	IIs	65	
2750	Penden clay loam	70.01	14.6%	VIe	59	
2822	UlyColy silt loams	52.75	11.0%	IVe	68	
2815	Uly silt loam	17.81	3.7%	Ile	78	
1960	Buffalo Park silt loam	15.03	3.1%	IVe	53	
6240	Dale silt loam	11.86	2.5%	Iw	70	
1762	Richfield silt loam	7.56	1.6%	Ile	56	
2714	Ness clay	4.68	1.0%		11	
1124	Bridgeport silt loam	2.83	0.6%		45	
2814	Uly silt loam	1.28	0.3%	I	78	
Wtd Average					63.9	

TRACT 16 IRRIGATION PIVOTS

Tract #	Brand	Model	Total Length	Nozzles & Pads	Spacing of Sprinklers
16 N	Zimmatic	Gen 2	1281 ft	D3000s Spray Pads	7.5 ft
16 C	Valley	4971	1290 ft	D3000s Spray Pads	7.5 ft
16 S	Valley	8000	1290 ft	D3000s Spray Pads	7.5 ft

TRACT 16 POWER UNITS

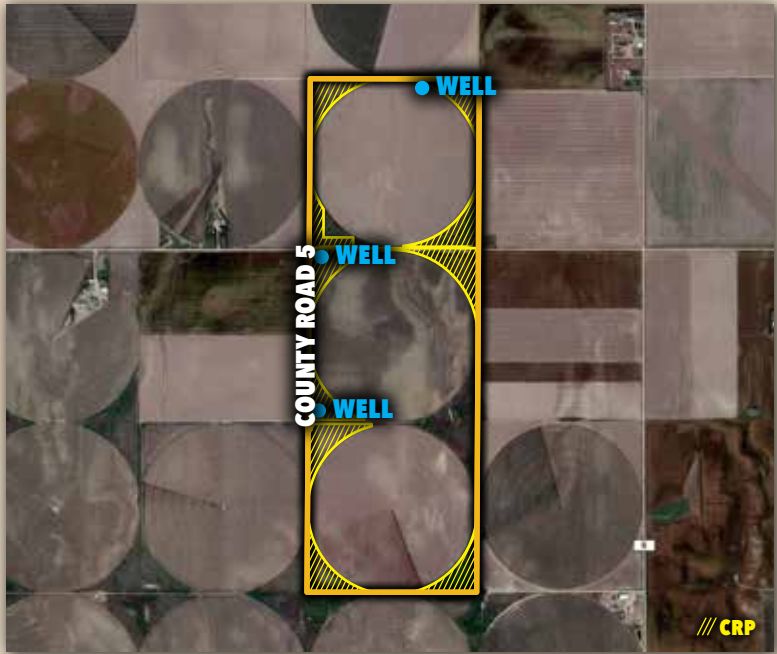
Tract #	Make	Model	Horse Power	Aspiration
16 C	GM	7.4L/350	80	Naturally
16 S	GM	5.7L/350	80	Naturally

TRACT 16 WATER RIGHTS

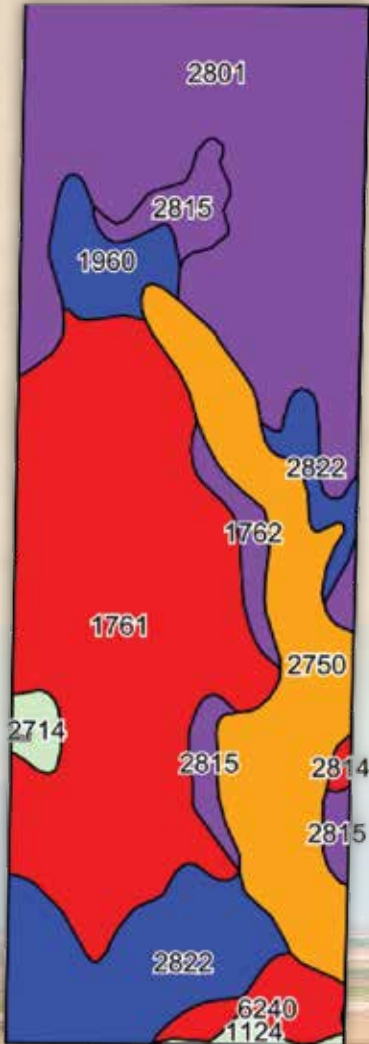
Tract #	Water Right #	Authorized Irr. Acres	Acre Feet	Priority Date
16	21393	480	306	10/2/1973
16	30118	480	274	7/13/1977
16	30508	480	260	10/27/1977

**Please see online Data Room for well tests, water right information, and all full third-party inspections.*

BRIEF LEGAL: SW 1/4 of 23-28S-30W
& W 1/2 of 26-28S-30W
ESTIMATED REAL ESTATE TAXES: \$8,340.20



**Buyer will assume any and all contracts related to participation in the Conservation Reserve Program (CRP). All CRP income will be prorated to the date of closing.*



1.69 ACRES M/L

BRIEF LEGAL: Tract in N 1/2 of NE 1/4 of 7-29S-30W
ESTIMATED REAL ESTATE TAXES: \$3,811.20

TRACT 17 totals 1.69 acres m/l and contains a grain storage facility conveniently located along the US Highway 56 on the edge of Copeland, Kansas. The grain bin site currently has one 138,000 bushel Behlen grain bin and one 55,000 bushel Martin Tanks grain bin. In addition, the site also includes four 20,000 bushel concrete tanks utilized for additional grain storage. Improvements to the facility include 4,000 bushel/hour Sukup Grain Leg, a 1,300 bushel/hour overhead load out, and a 45'x10' grain scale and scalehouse. This tract is located in Section 7 of Copeland Township.



AUCTION TERMS & CONDITIONS

1. BIDDER REGISTRATION. In order to bid at the auction you must enter into a “Qualified Bidder Agreement” and receive a bidder number from Peoples Company and/or The Lund Company Cushman/Wakefield (the “Auction Company”), at which point you will be a “Qualified Bidder”.

2. ACCESS TO DATA ROOM. The Auction Company has set up an electronic data room (the “Data Room”) where prospective bidders may examine documents pertaining to the sale. The documents will include pro forma title insurance commitments and the form of the contract that each successful bidder will be required to sign immediately upon acceptance of the winning bid. If it is your desire to obtain access to the online Data Room please contact the Auction Company.

3. AUCTION METHOD.

(a) The real estate will be offered in 17 individual tracts or combinations thereof (the “Property”).

(b) Bidding will remain open on all tracts or combinations thereof until the close of the auction as determined by the Auctioneer or as directed by the Seller and announced by the Auctioneer. A Qualified Bidder may bid on any tract or combination of tracts and the Seller may sell any tract or combination of tracts. If either the Seller or the Auction Company determine, in the exercise of their sole discretion, that a Qualified Bidder’s participation or further participation in the auction is not in the best interest of Seller, such Qualified Bidder shall be immediately deemed a “Disqualified Bidder”, and the Disqualified Bidder’s participation in the auction may be stopped and any bids made by the Disqualified Bidder shall be disregarded.

(c) Handling of the Auction and increments of bidding shall be at the discretion of the Auctioneer. The Auction Company reserves the right to enter bids on behalf of Qualified Bidders, whether participating in person, electronically, via phone or by proxy. All decisions of the Auctioneer at the auction are final.

4. PURCHASER’S PREMIUM. Purchaser will be responsible for payment of a premium of Three Percent (3%) of the purchase price, such amount to be payable at Closing.

5. APPROXIMATE ACRES OF TRACTS & IRRIGATION EQUIPMENT INFORMATION. Refer to the Data Room, which may be updated from time to time, for approximate acreages, personal property information, rights being included in the sale and any disclaimers involving the Property. Any and all references to acreages in these Terms & Conditions or throughout any marketing materials is a reference to assessed acreage per the Gray and Haskell County, Kansas Appraiser’s Office.

6. AGENCY. The Auction Company and its representatives are agent of Seller.

7. FARM PROGRAM INFORMATION. Farm Program Information is provided by the Gray County, Kansas Farm Service Agency. The figures provided in the marketing materials are the present best estimates of the Seller and the Auction Company. However, Farm Program Information, base acres, total crop acres, conservation plans, etc. are subject to change when the Property is reconstituted by the Gray County FSA and NRCS offices. For updated information, you should access the Data Room.

8. DOWN PAYMENT. A ten percent (10%) down payment is required on the day of the auction for each tract purchased. In the event a Purchaser is granted early possession of a respective tract, an additional ten percent (10%) down payment is required for a total down payment of twenty percent (20%). All funds will be held by First American Title Insurance Company in Garden City, Kansas.

9. CONTRACT & TITLE COMMITMENT.

(a) Immediately upon the conclusion of the auction, the winning bidder(s) must enter into a Contract for the Sale of Real Estate (“Contract”) and deposit the required down payment. The Contract will be substantially in the form posted in the Data Room, which the terms and conditions of such, are non-negotiable. Any failure or refusal to immediately sign the Contract upon the conclusion of the auction will be considered a violation of the Qualified Bidder Agreement, including, without limitations, any monetary damages found therein.

(b) The terms and conditions of the executed Contract shall govern the sale of the Property and shall supersede all other communications, negotiations, discussions, representations, brochures or information provided regarding the Property, regardless of when such communication or material was made, including, without limitation, this marketing brochure and these Terms and Conditions.

(c) The Seller shall furnish a recent pro forma commitment to issue an ALTA Owner’s Policy (2006) in an amount equal to the purchase price.

(d) Any additional title insurance coverage or endorsements requested by Purchaser or its lender shall be provided and paid for by Purchaser.

(e) Seller shall deliver to Purchaser at the time of closing, a good and sufficient general warranty deed or Trustees’ deed, as may be appropriate, conveying marketable title to the purchased Property to Purchaser and, as applicable, an assignment and/or bill of sale for any related property to Purchaser.

(f) The cost of the title insurance policy, title company fees and any closing costs, not associated with any financing of the Purchaser, shall be split equally between Seller and Purchaser. Purchaser shall be solely responsible for any costs associated with any financing Purchaser may obtain.

10. FINANCING. Purchaser’s obligation to purchase the Property is unconditional and is not contingent upon Purchaser obtaining financing. Any and all financial arrangements are to have been made prior to bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

11. CLOSING. This Contract shall be closed at such place as is mutually agreeable to Seller and Purchaser. The closing date shall be on or about September 8, 2021, unless additional time is needed to provide marketable title. The balance of the purchase price shall be paid at closing in a form satisfactory to the closing agent in its sole discretion.

12. TAXES AND ASSESSMENTS. Seller shall pay all taxes and assessments on the Property for the year 2020 and all prior years. Purchaser shall be responsible for all subsequent taxes and assessments, including all taxes and assessments for the year 2021.

13. WATER RIGHTS. Overlapping water rights and/or place of use across tracts that are purchased by separate Purchasers at auction will be addressed by Seller through filing applications to divide water rights and/or filing applications to change the place of use after the auction results are finalized. Proposed applications are available in the online Data Room to review prior to the auction and Purchaser is bidding subject to any such applications. The Chief Engineer’s acceptance of the application is not a condition to the closing of the Contract.

14. MINERAL RIGHTS. All mineral rights will be included in the sale of the Property.

15. POSSESSION. Possession of the Property shall be granted to Purchaser upon closing, unless otherwise stated herein. The Seller, in Seller’s sole discretion, may grant early possession of the Property to Purchaser, subject to the aforementioned down payment and execution of a standard lease agreement, which shall be substantially in the form available in the online Data Room.

16. CONDITION OF PROPERTY. Purchaser is accepting and Seller is conveying the Property in the same condition as it is now, without warranty by Seller or Seller’s broker or agent, as to the physical condition, property lines, noxious weeds, crop yields, operations or any other matter affecting the Property. Purchaser shall not rely upon any statement or representation made as to the Property, unless the same is expressly set forth herein, is found in the online Data Room or is specifically implied by Kansas law.

17. SURVEYS. Surveys will be provided for Tracts 9 and 14 only. No additional survey or staking will be paid for or provided by Seller. Acreages of the remaining tracts are subject to change, but the purchase price will be based upon acres used in the marketing brochure or as otherwise announced by the Auctioneer. Purchaser will be responsible for the commission and cost associated with any surveys done on any purchased tracts.

18. INSPECTIONS. Each potential bidder is responsible for conducting, at their own risk, any independent inspections, investigations, inquiries and due diligence on the Property. To arrange for any such inspections, potential bidders should contact the Auction Company. A bidder shall be liable for any damage sustained to the Property as a result of any such inspections. Invasive testing is prohibited without Seller’s prior written consent.

19. DISCLAIMER.

(a) All tract boundaries shown in this marketing brochure and any marketing materials are just sketches and are presumed to be accurate according to the best available information and knowledge of the Auction Company.

(b) Overall tract acres, tillable acres, CRP acres, pasture acres, etc. may vary from figures stated in the marketing materials and will be subject to change when the tracts are reconstituted by the Gray County FSA and NRCS offices.

(c) All references to “M/L” in this marketing brochure and any marketing materials refers to “more or less”.

(d) All references to “NCCPI” in this marketing brochure and any marketing materials refers to the “National Commodity Crop Index”.

(e) All references to “FSA” in this marketing brochure and any marketing materials refers to the “Farm Service Agency”.

(f) All references to “NRCS” in this marketing brochure and any marketing materials refers to the “Natural Resources Conservation Service”.

(g) All utility information should be independently verified by Purchasers.

(h) Purchaser and Purchaser’s tax and legal advisors should perform their own investigation of the Property prior to bidding at the auction.

(i) The brief legal descriptions in the marketing materials should not be used in legal documents. Full legal descriptions will be taken from the title insurance commitments and, if applicable, any surveys.

(j) Pivot descriptions, engine observations, and well tests, were provided by a third-party service. Configurations and conditions should be independently verified by Purchaser. The third-party full reports will be made available in the online Data Room.

20. OTHER.

(a) The sales are subject to all easements, covenants, leases, prior mineral reservations and sales and restrictions of record in place. All Personal Property, including but not limited to grain bins, scales, buildings, pivots, pumps, and wells will be sold on an “As is-Where is With All Faults” basis with no warranties or guarantees, expressed or implied, made by the Auctioneer, the Auction Company or Seller.

(b) No warranty, either express or implied, or arising by operation of law concerning the Property is made by the Seller or the Auctioneers and is hereby expressly disclaimed.

(c) If a site clean-up is required on any of the tracts it shall be at the expense of the Purchaser of each tract.

(d) Any announcements made on the day of the auction by the Auctioneer or Auction Company will take precedence over these Terms and Conditions and all previous marketing materials or oral statements.

(e) Bidding increments are at the sole discretion of the Auctioneer.

(f) No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer.

(g) All decisions of the Auctioneer are final.

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Wednesday, August 4 at the Clarion Inn in Garden City, KS

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