

SEALED BID SALE 101 +/- ACRES JEWELL COUNTY KS

90th Road 1.5 miles south of
36 highway East side of road
Mankato, Kansas

DEADLINE DECEMBER 14, 2021
BY 5 pm

CONTACT AGENT FOR DETAILS



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KW PARTNERS
KELLER WILLIAMS



Highlights

- 94.7 est. tillable acres
- 55.8% Class II soils
- Certified Organic Farm
- Free for 2022 crop season
- Current tenant willing to stay

For additional information contact:

Bill Gaughan

Bill@RuralKC.com

913-837-0760

Property Location: From Mankato Kansas go west 9 miles on 36 highway to 90th road, then south 1.5 miles to property on east side of road. NW corner begins at Zion cemetery.

Legal Description: Lots Five (5) and Twelve (12), in Section Thirty (30), Township Three (3), Range Nine (9) West of the 6th P.M. in Jewell Co. Kansas

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101 +/- Acres of land in Jewell county Kansas

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Bill Gaughan

913-837-0760

Bill@RuralKC.com

Property Information

Property Description: This is 101 acres m/l of land in Jewell County Kansas. This land is estimated to be 94%+ tillable cropland, with 54.9% being Class II Harney Silt loam, 41.6% being Class IV Holdrege and Geary Silty Clay Loam, and 3.5% Holdredge silty clay loam. The property is a certified organic farm. New owner may choose to continue farming organically or not, as they desire. The property comes with all mineral, wind, and water rights being conveyed to the buyer. Property is available for the 2022 crop season. Current tenant is willing to continue to lease the farm if new owner desires, at terms acceptable to both parties. Closing on the property will occur within 30 days after the signing of contracts with immediate possession.

Legal Description: Lots Five (5) and Twelve (12), in Section Thirty (30), Township Three (3), Range Nine (9) West of the 6th P.M. in Jewell Co. Kansas

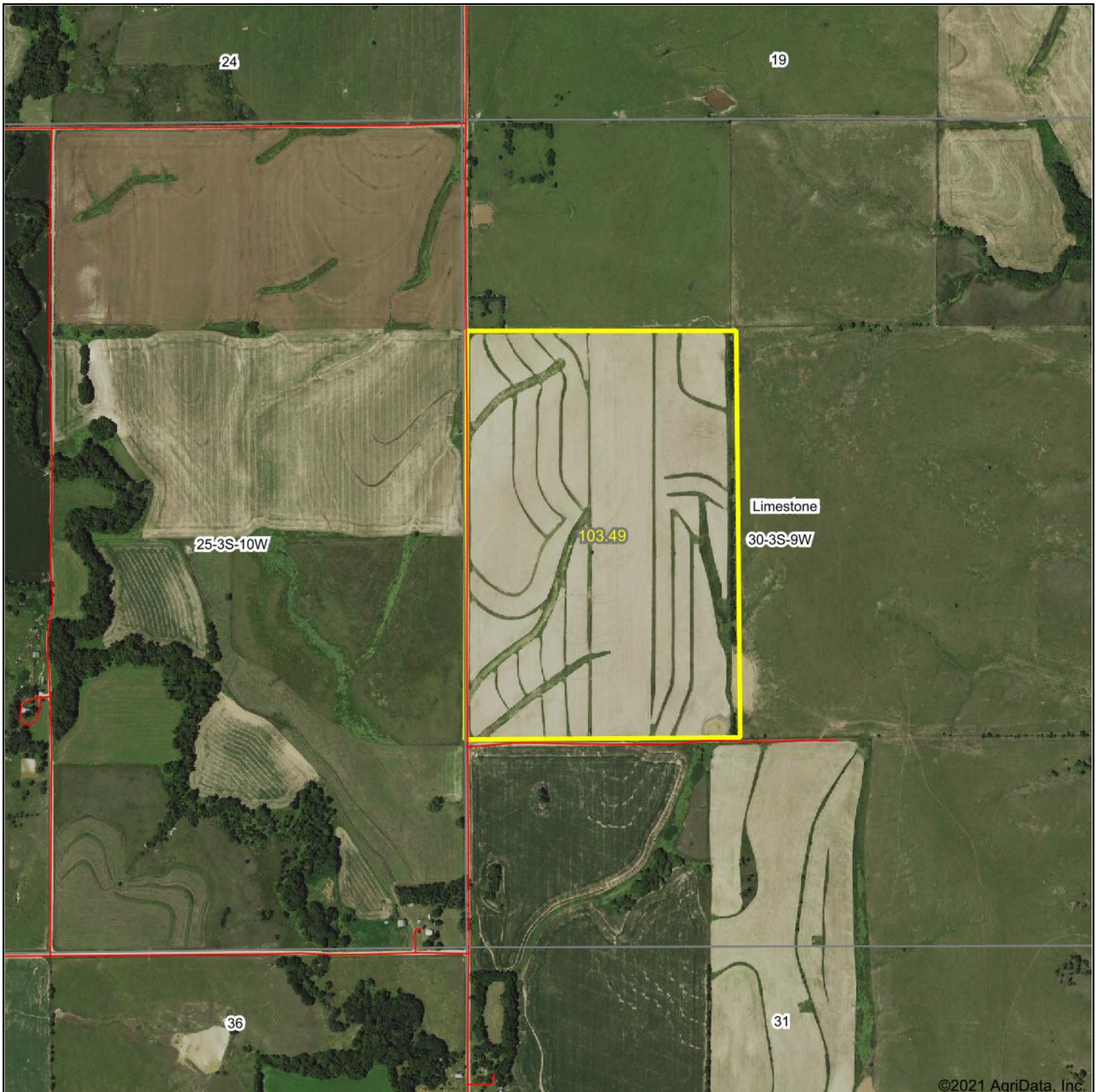
Taxes: 2021 \$2,159.78

Possession: At closing

Zoning: Ag

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

Aerial Map



©2021 AgriData, Inc.

Map Center: 39° 45' 46.44, -98° 23' 25.06

0ft 991ft 1983ft

30-3S-9W
Jewell County
Kansas



10/27/2021



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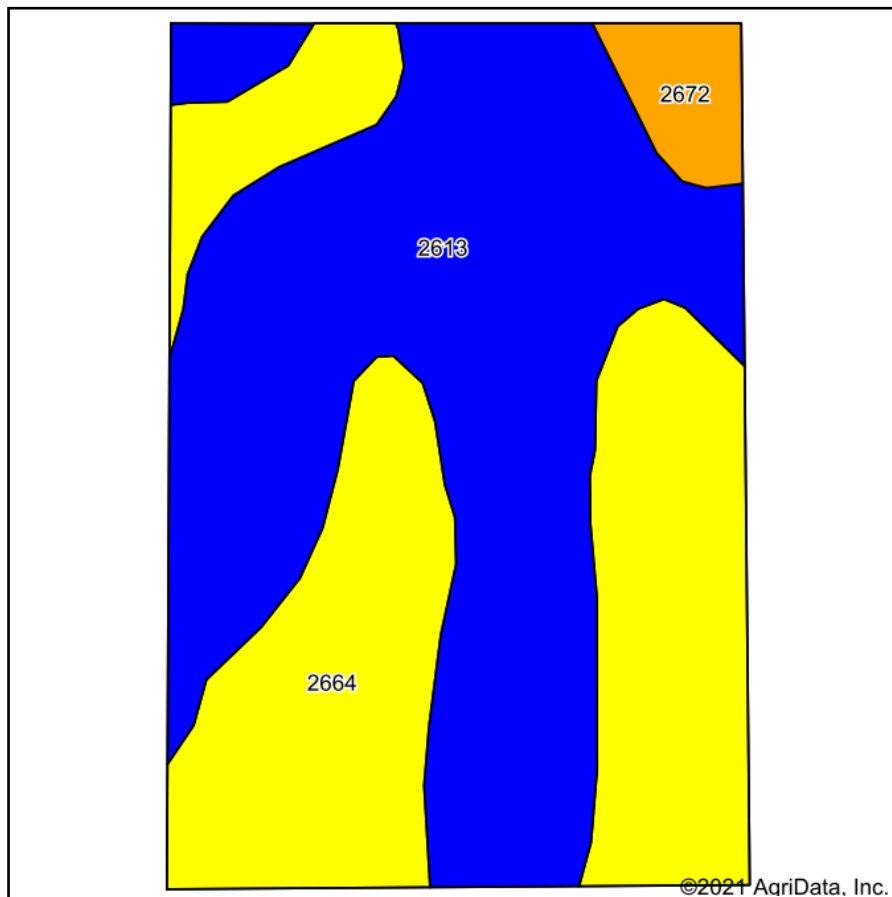
Maps Provided By:



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Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Jewell**
 Location: **30-3S-9W**
 Township: **Limestone**
 Acres: **103.49**
 Date: **10/27/2021**



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Maps Provided By:



Area Symbol: KS089, Soil Area Version: 19

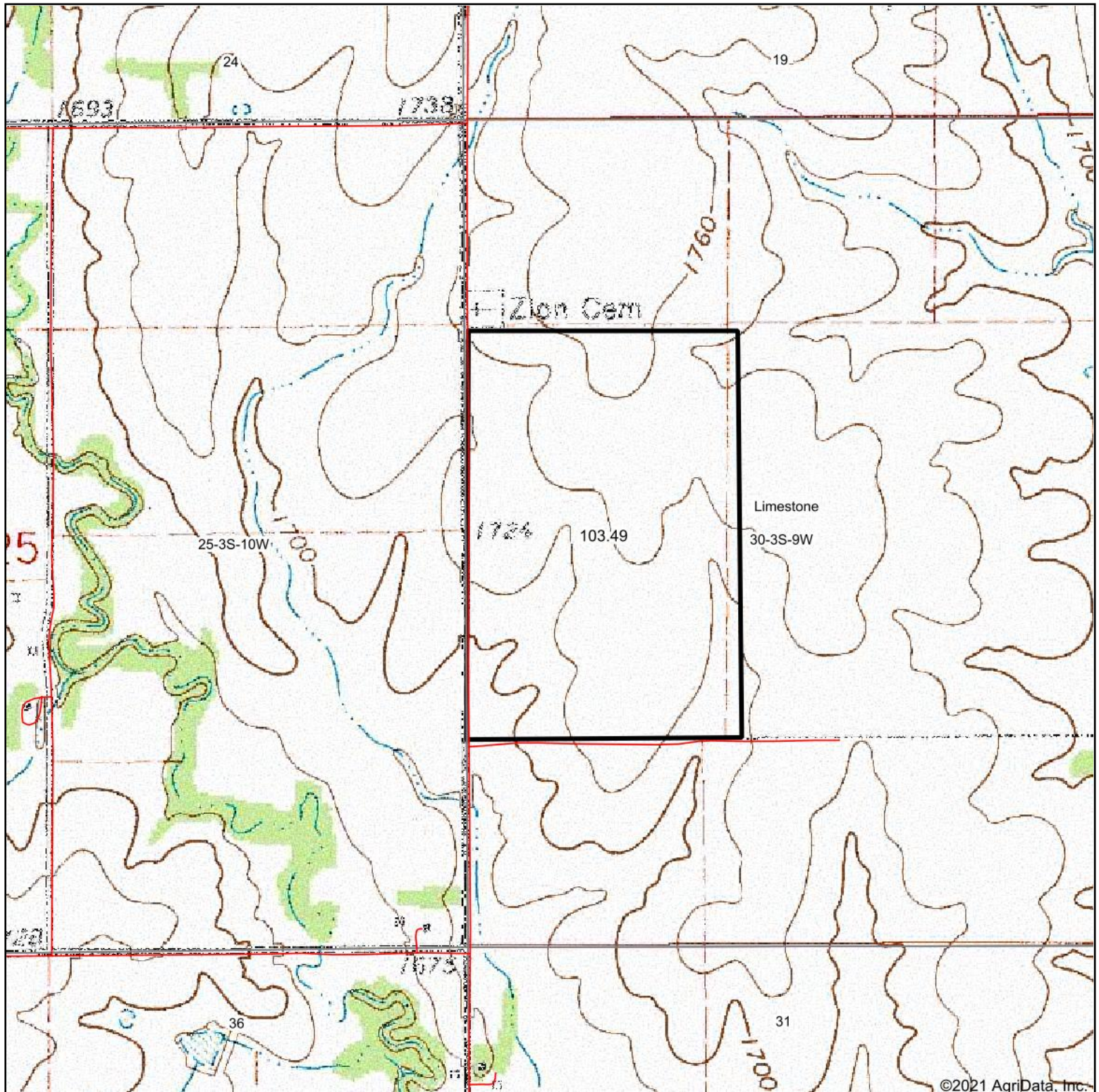
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Irr Class *c	*n NCCPI Corn	*n NCCPI Soybeans
2613	Harney silt loam, 1 to 3 percent slopes	56.84	54.9%		> 6.5ft.	Ile	Ile	52	69
2664	Holdrege and Geary silty clay loams, 6 to 11 percent slopes, eroded	43.01	41.6%		> 6.5ft.	IVe	IVe	49	63
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	3.64	3.5%		> 6.5ft.	IIIe		49	56
Weighted Average						2.87	2.76	*n 50.6	*n 66

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Map



map center: 39° 45' 46.44, -98° 23' 25.06

0ft 991ft 1983ft



KW PARTNERS
KELLERWILLIAMS

Maps Provided By:



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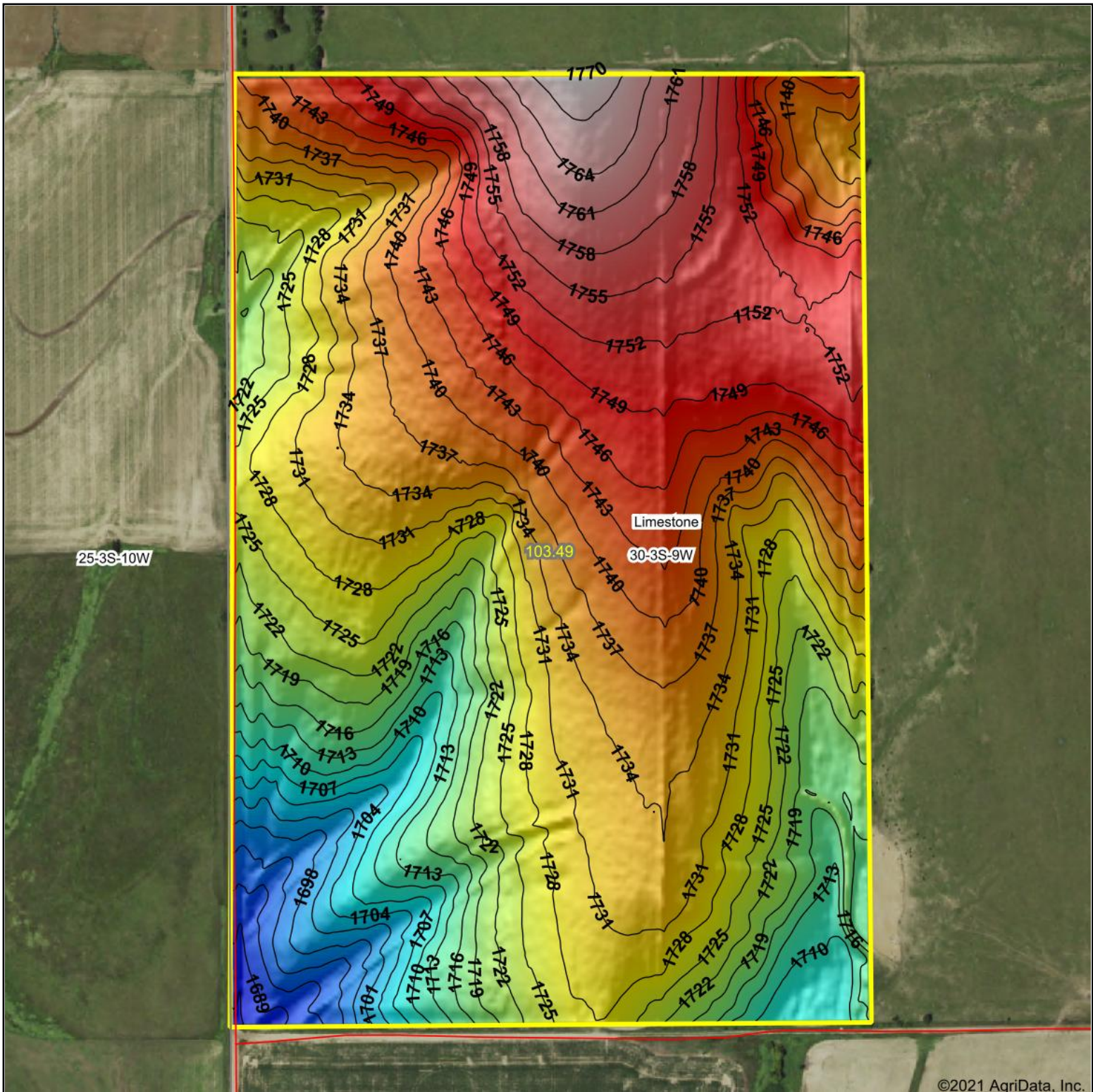
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30-3S-9W
Jewell County
Kansas



10/27/2021

Topography Hillshade



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Low Elevation High



Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,685.3

Max: 1,770.2

Range: 84.9

Average: 1,732.5

Standard Deviation: 16.34 ft

0ft 425ft 850ft



10/27/2021

30-3S-9W
Jewell County
Kansas

map center: 39° 45' 46.44, -98° 23' 25.06



Maps Provided By:



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Abbreviated 156 Farm Record

Operator Name : RICK B BOLLER
Farms Associated with Operator : 20-183-1913, 20-089-6013
CRP Contract Number(s) : None
Recon ID : 20-089-2014-48
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
100.74	100.74	100.74	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	100.74	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, OATS, SORGH, BARLY	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	18.70	0.00	37	
Oats	4.10	0.00	46	
Grain Sorghum	20.30	0.00	62	
Barley	13.30	0.00	43	
TOTAL	56.40	0.00		

NOTES

Tract Number : 9607

Description : Lots 5 & 12 30-3-9
FSA Physical Location : KANSAS/JEWELL
ANSI Physical Location : KANSAS/JEWELL
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUNFLOWER FARMS-A LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
100.74	100.74	100.74	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	100.74	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

DCP Crop Data

Tract 9607 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	18.70	0.00	37
Oats	4.10	0.00	46
Grain Sorghum	20.30	0.00	62
Barley	13.30	0.00	43
TOTAL	56.40	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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Preliminary Title Insurance Report	
Schedule A	Gail L Miller Agency, PO Box 344, 208 N Commercial, Mankato, KS 66956 785-378-3128 (phone) 785-378-3543 (fax) miller@nckcn.com

Transaction Identification Data for reference only:

Issuing Agent: Gail L. Miller
Issuing Office's ALTA® Registry ID: 1044900
Commitment No.:
Property Address:
Revision No.:

Issuing Office: Gail L. Miller Agency
Loan ID No.:
Issuing Office File No.:

SCHEDULE A

1. Date: October 27, 2021, at 7:00 A.M.

2. The Title is, at the Commitment Date, vested in: Sunflower Farms-A, LLC

3. The Land is described as follows:
Lots Five (5) and Twelve (12), in Section Thirty (30), Township Three (3) South, Range Nine (9) West of the 6th
P.M., Jewell County, Kansas

Schedule BI & BII	Gail L Miller Agency, PO Box 344, 208 N Commercial, Mankato, KS 66956 785-378-3128 (phone) 785-378-3543 (fax) miller@nckcn.com

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

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 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. Provide executed copy of Agreement/Articles of Organization of Sunflower Farms-A, LLC, a Kansas limited liability company.
6. Provide copy of Operating Agreement of Sunflower Farms-A, LLC, a Kansas limited liability company.
7. Reserve the right to make any further requirements after review of Agreement/Articles of Organization of Sunflower Farms-A, LLC, a Kansas limited liability company.
8. Provide executed Resolution by all members of Sunflower Farms-A, LLC, a Kansas limited liability company, authorizing the sale of the real estate described in Schedule A and authorizing the execution and delivery of all instruments necessary for the closing of this real estate transaction.
9. Record a Warranty Deed executed by all members of Sunflower Farms-A, LLC, a Kansas limited liability company, vesting fee simple title to _____ (Buyer to be determined by sale of land at auction).
10. Payment of the 2021 real estate taxes due and payable November 1, 2021.
11. Reserve the right to make further requirements after Buyer is determined at auction.

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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, unless such lien is shown by the Public Records at Date of Policy.
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 2022, and thereafter.
8. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions, or restrictions violate Title 42, Section 3604 (c), of the United States Codes or any State Statute or Local Ordinance are hereby deleted.
9. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

Bid Form 102 Acres m/I in Jewell County, Kansas

Parcel Legal Description: Per enclosed title report described as Lots Five (5) and Twelve (12), in Section Thirty (30), Township Three (3), Range Nine (9) West of the 6th P.M. in Jewell Co. Kansas

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 is this purchase contingent on the 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 Darrell E. Miller Trust Acct. 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, 2022, to date of closing. I understand that the taxes may be estimated. I understand that I will take possession of the property at closing,. I understand that 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 , December 14th 2021 to:

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

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