

Aerial Map



COLDWELL BANKER
APW REALTORS®

Map Center: 39° 0' 14.89, -97° 51' 50.25

0ft 794ft 1589ft

15-12S-5W
Ottawa County
Kansas



Maps Provided By:



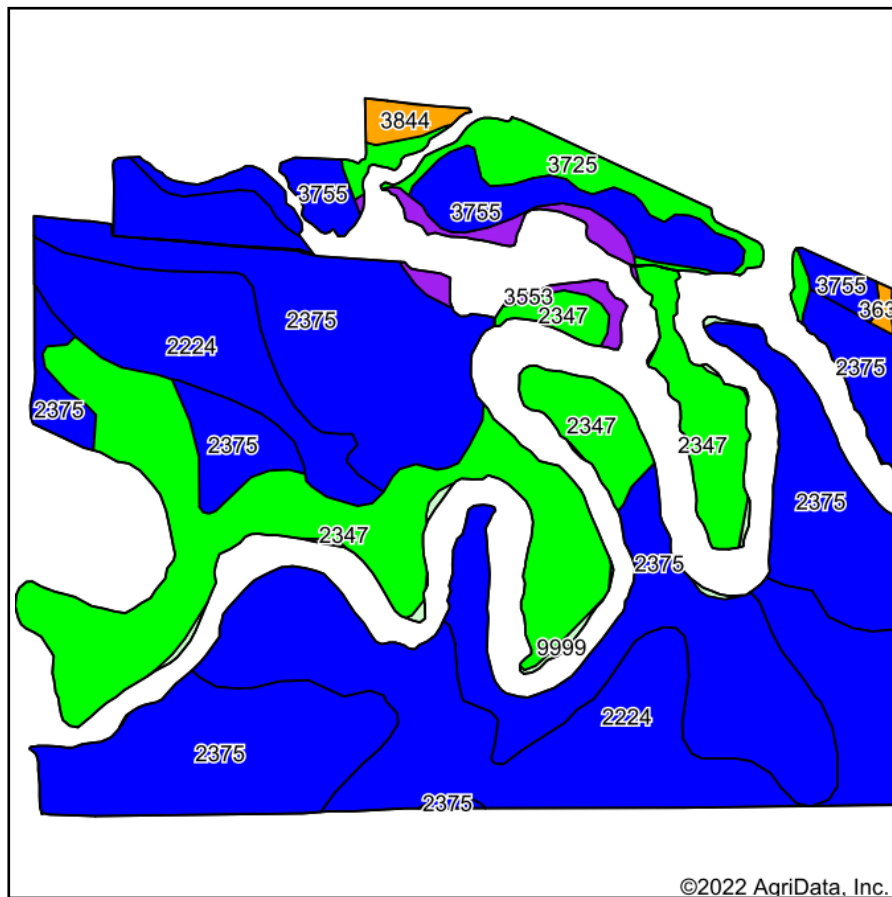
surety®
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021

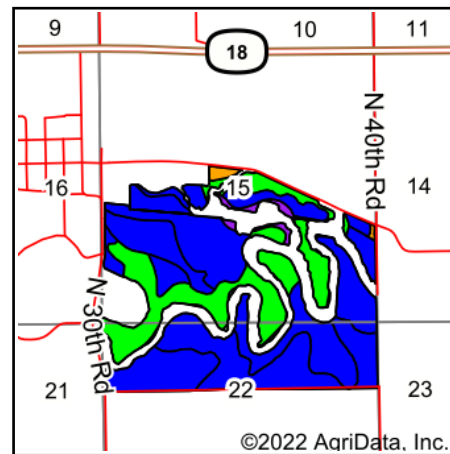
www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Ottawa**
 Location: **15-12S-5W**
 Township: **Morton**
 Acres: **356.82**
 Date: **4/6/2022**



COLDWELL BANKER
APW REALTORS®

Maps Provided By:



Area Symbol: KS143, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
2375	Roxbury silt loam, rarely flooded	149.84	42.0%		Ile	I	81
2224	New Cambria silty clay loam, occasionally flooded	89.52	25.1%		IIw	IIw	60
2347	McCook silt loam, rarely flooded	74.35	20.8%		Iw	Iw	55
3755	Hord silt loam, rarely flooded	20.17	5.7%		IIc	I	78
3725	Detroit silty clay loam, rarely flooded	11.88	3.3%		Iw	Iw	65
3553	Hobbs silt loam, frequently flooded	5.84	1.6%		Vw		60
3844	Geary silt loam, 3 to 7 percent slopes	2.60	0.7%		IIIe	IIIe	72
9999	Water	2.02	0.6%				
3633	Sutphen silty clay, occasionally flooded	0.60	0.2%		IIIw	IIIw	48
Weighted Average					1.81	1.25	*n 68.7

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

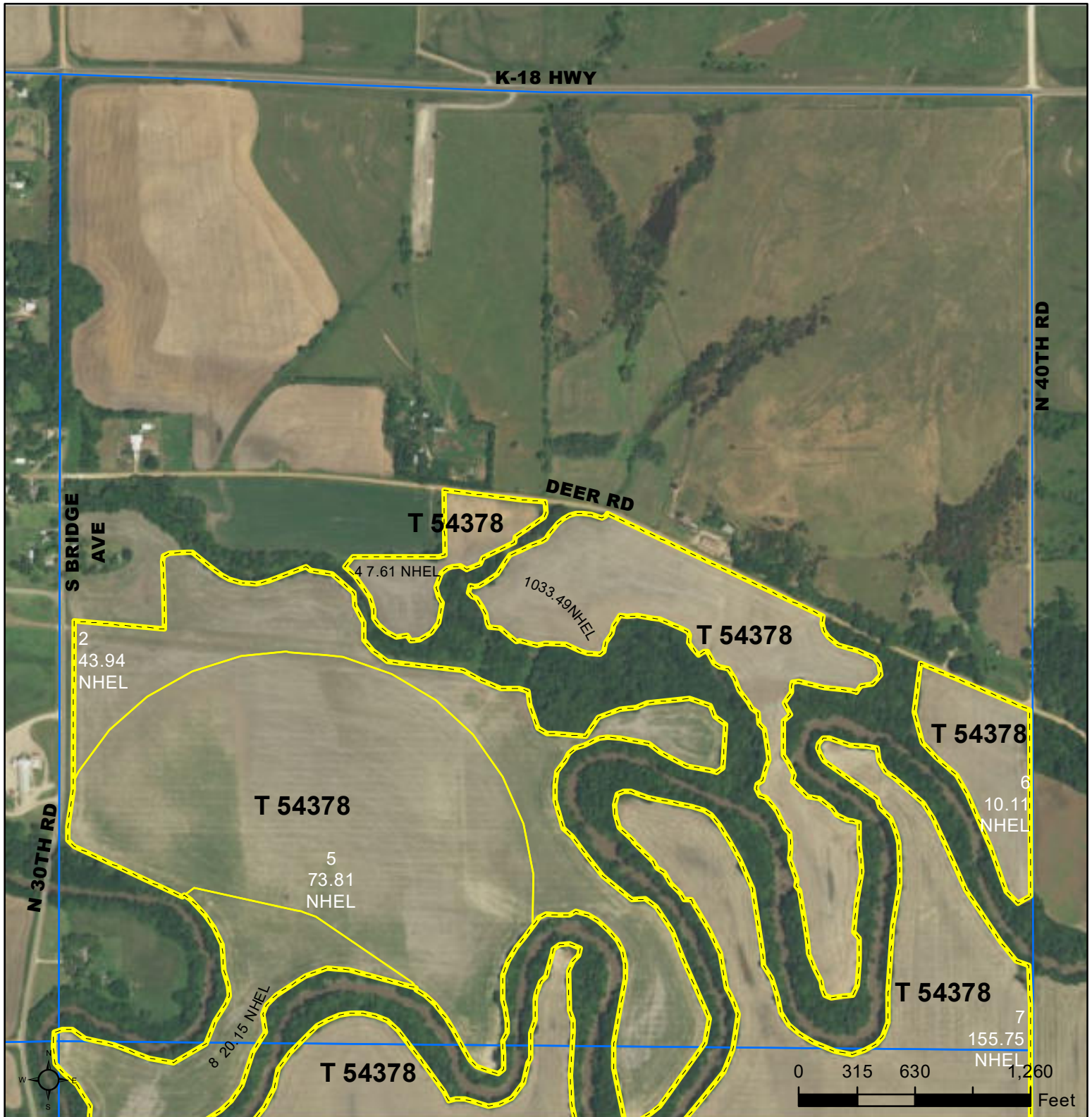
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Saline County, Kansas



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|---------------------------------|
| 1/ All Wheat HRW, NI, GR | 5/ Grass NAG, NI, GZ |
| 2/ All Sorghum GRS, NI, GR | 6/ Grass SMO, NI, GZ |
| 3/ All Corn YEL, NI, GR | 7/ Alfalfa, NI, FG |
| 4/ All Soybeans COM, NI, GR | 8/ Sorghum Forage, Cane, NI, LS |

2022 Program Year

Map Created April 08, 2022

Farm 8633

Tract 54378

15-12-5

Displayed over 2021 NAIP

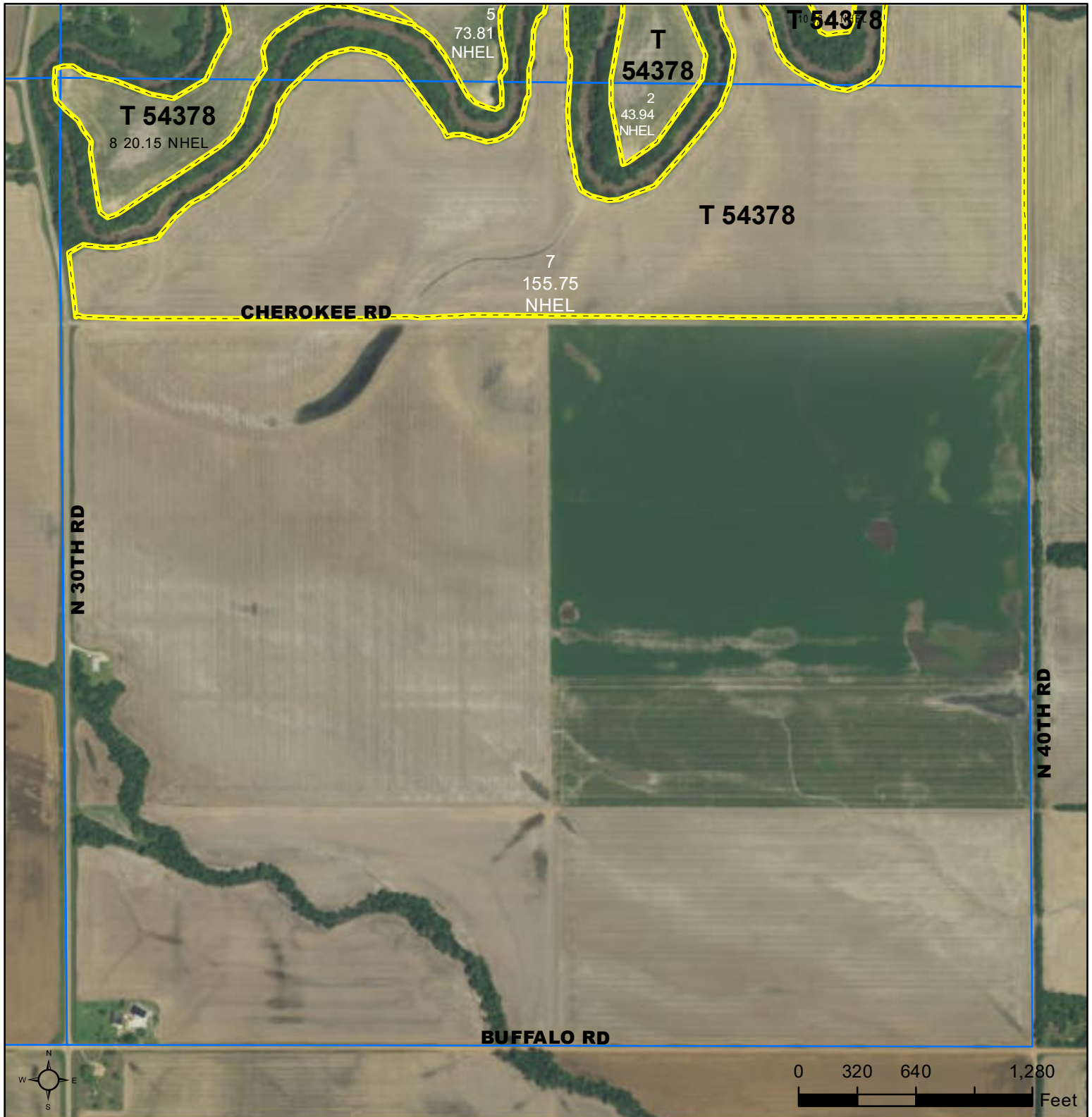
Tract Cropland Total: 344.86 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Saline County, Kansas



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|---------------------------------|
| 1/ All Wheat HRW, NI, GR | 5/ Grass NAG, NI, GZ |
| 2/ All Sorghum GRS, NI, GR | 6/ Grass SMO, NI, GZ |
| 3/ All Corn YEL, NI, GR | 7/ Alfalfa, NI, FG |
| 4/ All Soybeans COM, NI, GR | 8/ Sorghum Forage, Cane, NI, LS |

2022 Program Year

Map Created April 08, 2022

Farm 8633

Tract 54378

22-12-5

Displayed over 2021 NAIP

Tract Cropland Total: 344.86 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Abbreviated 156 Farm Record

Tract 54054 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES

Tract Number : 54056

Description : SW4 34-13-5 SA Co
FSA Physical Location : KANSAS/SALINE
ANSI Physical Location : KANSAS/SALINE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GRETCHEN MORGENSTERN IRRV TR
Other Producers : JEFFREY ALAN PRUITT
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.35	42.21	42.21	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	42.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES

Tract Number : 54378

Description : S 15 & N N 22-12-5
FSA Physical Location : KANSAS/OTTAWA
ANSI Physical Location : KANSAS/OTTAWA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GRETCHEN MORGENSTERN IRRV TR
Other Producers : JEFFREY ALAN PRUITT
Recon ID : 20-169-2022-89

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
344.86	344.86	344.86	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

Tract 54378 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	344.86	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	212.20	0.00	44
Grain Sorghum	56.20	0.00	61
Soybeans	69.10	0.00	36

TOTAL 337.50 0.00

NOTES

Tract Number : 54380

Description : NE 15-12-5
FSA Physical Location : KANSAS/OTTAWA
ANSI Physical Location : KANSAS/OTTAWA
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : GRETCHEN MORGENSTERN IRRV TR
Other Producers : JEFFREY ALAN PRUITT
Recon ID : 20-169-2022-90

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
146.99	15.54	15.54	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	15.54	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

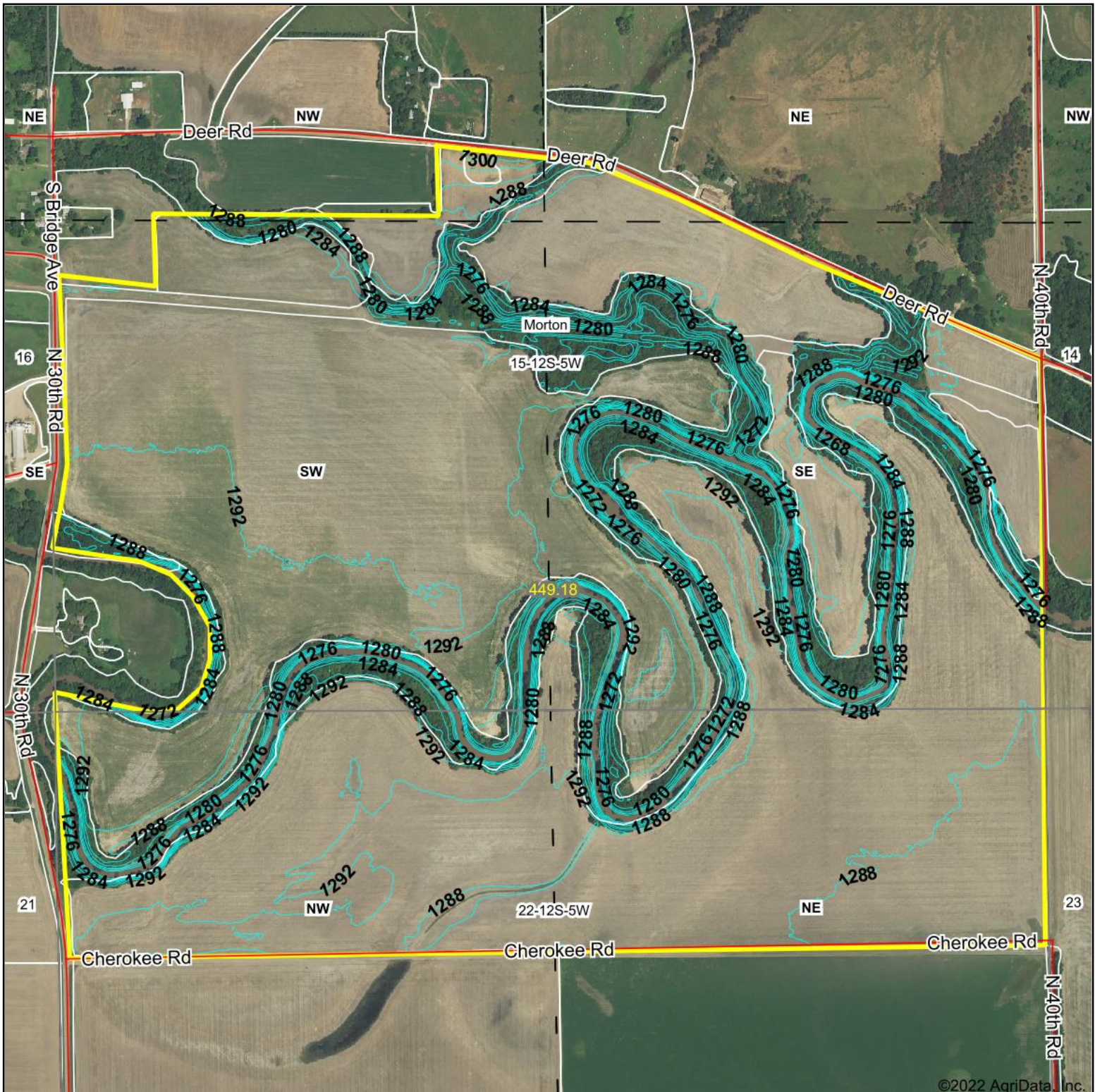
NOTES

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.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Topography Contours



©2022 AgriData, Inc.



COLDWELL BANKER
APW REALTORS®

Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,264.6

Max: 1,302.9

Range: 38.3

Average: 1,288.9

Standard Deviation: 5.68 ft

0ft 831ft 1662ft



4/9/2022

15-12S-5W
Ottawa County
Kansas

Map Center: 39° 0' 20.03, -97° 51' 50.92

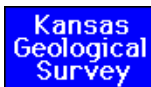
Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.



WIMAS Point of Diversion Information Sheet

Water Right Information represents conditions as of 03/27/2022.

Information shown on this page depends on the **water right(s)** and their **Type(s) of Use** associated with a PD. If there are multiple water rights and types of use, the page will update details, quantity and rate, and reported water use depending on which entry is selected from those list boxes.

Because water rights can overlap both in points of diversion and places of use (which in turn can affect the authorized quantities and rate) AND water usage is often aggregated into a single report, **you cannot determine if a water right has reported more water use than authorized from this page only.**

Point of Diversion

PD: 1 Water Right(s): 1 Type(s) of Use: [Google Location Map](#)

WWC5 Links: None

WIZARD Link: None

Water Right Details

Source: Right Type: Total Acres Authorized: Net Acres Authorized: Use of Water Active:

Water Right Status: Place(s) of Use: Total Acres: 25, Net Acres: 25

Priority Date: Action Trail:

Point of Diversion Details

PD Active: Feet North: Feet West: Qualifiers: County:

GMD Num: Number of Wells: Subbasin: Stream Number:

Special Use Area(s): Comment:

Authorized Quantity & Rate

Quantity Stored By: Authorized Quantity (AF): Net Quantity (AF):

Rate Stored By: Authorized Rate (GPM): Net Rate (GPM):

Reported Water Use

[Graph Water Use History](#)

Water Use Year(s): Total Water Used (AF): Acres Irrigated:

Water Use Reported on Right Num: Reel Number: Blip Number:

Metered Quantity: Meter Unit: Depth to Water: Depth of Well:

Beginning Meter Reading: Ending Meter Reading:

System Type: Hours Pumped: Pump Rate: Date of Measurement:

Date Report Received: Chemigation Indicator: Water Use Code: Crop Code:

Current Water Use Correspondent(s):

[Print ASCII Report](#)

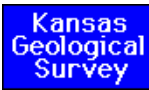
[WIMAS520220403101600106.txt](#)



Disclaimer

For information on the WRIS/WIMAS database or water right related questions, please contact the KDA-DWR at 785-564-6640. For web page or internet based comments, please contact webadmin@kgs.ku.edu. WIMAS data updated weekly.





WIMAS Point of Diversion Information Sheet

Water Right Information represents conditions as of 03/27/2022.

Information shown on this page depends on the **water right(s)** and their **Type(s) of Use** associated with a PD. If there are multiple water rights and types of use, the page will update details, quantity and rate, and reported water use depending on which entry is selected from those list boxes.

Because water rights can overlap both in points of diversion and places of use (which in turn can affect the authorized quantities and rate) AND water usage is often aggregated into a single report, **you cannot determine if a water right has reported more water use than authorized from this page only.**

Point of Diversion

PD: 1 Water Right(s): 1 Type(s) of Use: [Google Location Map](#)

WWC5 Links: None WIZARD Link: None

Water Right Details

Source: Right Type: Total Acres Authorized: Net Acres Authorized: Use of Water Active:

Water Right Status: Place(s) of Use: Total Acres: 25, Net Acres: 25

Priority Date: Action Trail:

Point of Diversion Details

PD Active: Feet North: Feet West: Qualifiers: County:

GMD Num: Number of Wells: Subbasin: Stream Number:

Special Use Area(s): Comment:

Authorized Quantity & Rate

Quantity Stored By: Authorized Quantity (AF): Net Quantity (AF):

Rate Stored By: Authorized Rate (GPM): Net Rate (GPM):

Reported Water Use

[Graph Water Use History](#)

Water Use Year(s): Total Water Used (AF): Acres Irrigated:

Water Use Reported on Right Num: Reel Number: Blip Number:

Metered Quantity: Meter Unit: Depth to Water: Depth of Well:

Beginning Meter Reading: Ending Meter Reading:

System Type: Hours Pumped: Pump Rate: Date of Measurement:

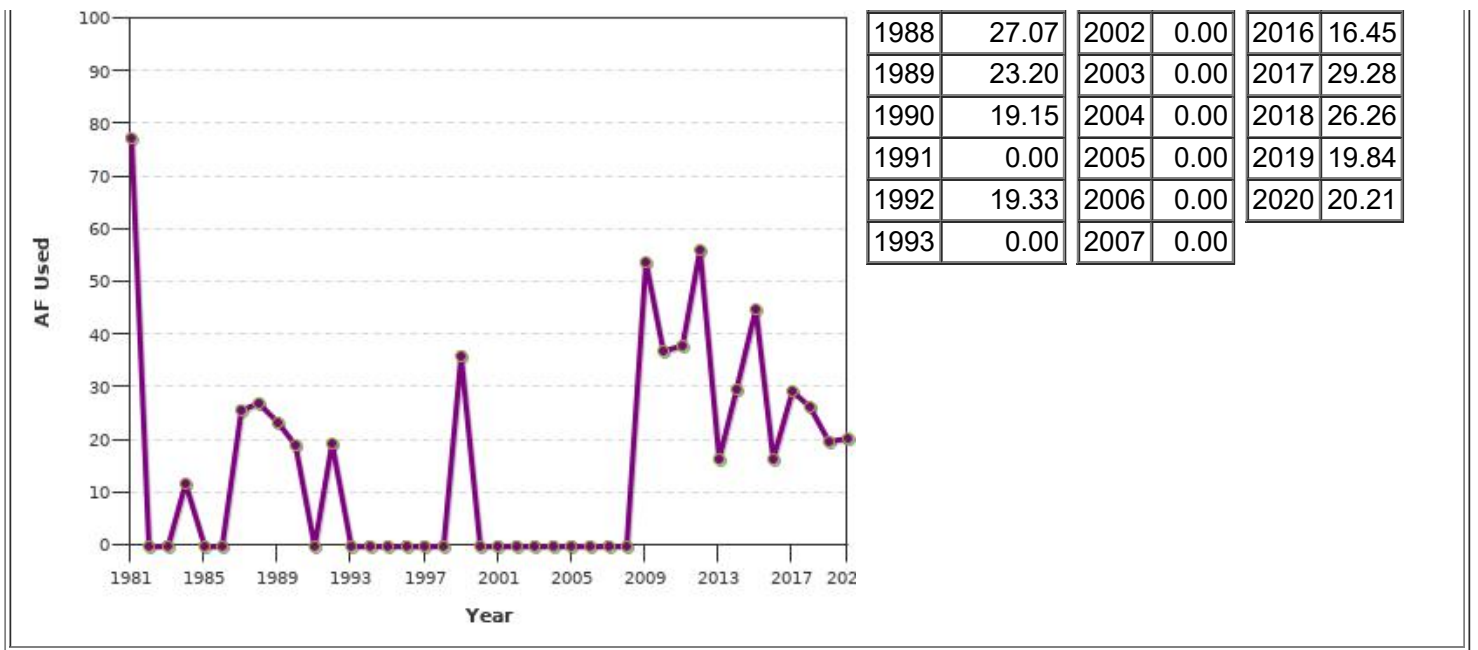
Date Report Received: Chemigation Indicator: Water Use Code: Crop Code:

Current Water Use Correspondent(s):

[Print ASCII Report](#)

Reported Water Use History for Water Right 36 - 00, Pd 22-12S-5W 1 and Use IRR

Year	AF Used	1994	0.00	2008	0.00
1981	77.34	1995	0.00	2009	53.73
1982	0.00	1996	0.00	2010	37.04
1983	0.00	1997	0.00	2011	37.98
1984	11.78	1998	0.00	2012	55.98
1985	0.00	1999	36.09	2013	16.49
1986	0.00	2000	0.00	2014	29.66
1987	25.78	2001	0.00	2015	44.75



Disclaimer

For information on the WRIS/WIMAS database or water right related questions, please contact the KDA-DWR at 785-564-6640. For web page or internet based comments, please contact webadmin@kgs.ku.edu. WIMAS data updated weekly.



INMAN IRRIGATION SPECIALISTS INC.

892 ARAPAHO ROAD
INMAN, KS 67546
USA

INVOICE

Invoice Number: 245383
Invoice Date: Apr 7, 2022
Page: 1

Voice: 620-585-2386
Fax: 620-585-6667

Bill To:

ADVANTAGE TRUST COMPANY
GRETCHEN MORGENSTERN TRUST
P.O. BOX 1337
SALINA, KS 67402
US

Ship to:

ADVANTAGE TRUST COMPANY
GRETCHEN MORGENSTERN TRUST
P.O. BOX 1337
SALINA, KS 67402
US

Customer ID	Customer PO	Payment Terms	
MORGENSTERN	GRANT GOTTI #1	Net 10 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
		3/31/22	4/17/22

Quantity	Item	Description	Backorder Qty	Unit Price	Amount
8.00	0991230-7	GRBX DIAPHRAGM		3.85	30.80
1.00	MILEAGE	MILEAGE		75.08	75.08
1.00	LABOR	CHECK DRIVE TRAIN, ELECTRICAL, TIRES, GREASE PIVOT POINT		438.40	438.40
-1.00		10% DISCOUNT ON NEW VALLEY PARTS		3.08	-3.08
-1.00	LABDIS	10% DISCOUNT ON LABOR		43.84	-43.84

GRANT GOTTI #1

Check/Credit Memo No:

Subtotal	497.36
Sales Tax	
Freight	
Total Invoice Amount	497.36
Payment/Credit Applied	
TOTAL	497.36

INMAN IRRIGATION SPECIALISTS INC.
892 ARAPAHO ROAD
INMAN, KS 67546

"LIKE" US ON FACEBOOK!

TEMPORARY CASH FARM LEASE

The Lease made this 9th day of May 2022, is between Advantage Trust Company as Trustee of The Gretchen Morgenstern Revocable Trust Under Agreement Dated September 1, 1971, hereinafter referred to as "Lessor," and _____, hereinafter referred to as "Lessee."

Accordingly, the parties agree as follows:

1. Premises of Lease

Lessor is the owner of the following real property, hereinafter referred to as the "Premises":

Part of Section 15 and N/2 N/2 of Section 22 all in Township 12, Range 5, Ottawa County, KS

Lessor desires to lease the tillable acreage on the Premises to Lessee, and Lessee desires to lease the tillable acreage on the Premises from Lessor.

2. Separate Auction Agricultural Land Real Estate Contract

Lessee and Lessor have entered a separate Auction Agricultural Land Real Estate Contract dated May 9, 2022 ("Purchase Contract") whereby Lessor is the Seller and Lessee is the Buyer.

3. Term

The term of the Lease shall commence upon the signing and deposit of Earnest Money as provided in the Purchase Contract. The Lease shall terminate upon the earlier of (1) the successful Closing as provided in the Purchase Contract or (2) the day following the 2022 harvest of spring-planted crops or (3) December 31, 2022. Any extension must be in writing and signed by both Lessor and Lessee.

4. Rental Rate

Lessee shall pay Lessor as cash rent the following amounts:

Should the Lease terminate upon the successful Closing of as provided in the Purchase Contract, there will be no rent due to the Lessor.

Should the Lessee default on the Purchase Contract, the entire balance of the Earnest Money will be immediately forfeited as Rent. In addition, Lessee shall reimburse Lessor \$12,931.17 for the cost of burndown by Ag Assaria in April/May 2022.

5. Expenses

Lessee shall be responsible for the payment of all costs of seeds, pesticides, herbicides, fertilizer, chemicals, and any other expense incurred in furtherance of agricultural production on the Premises.

6. Use

The use of the Premises shall be limited to agricultural purposes only. Lessee shall use diligent and prudent farming practices to:

- (a) plant crops and cultivate the Premises using best farming practices;
- (b) keep any crops free from damage by weeds, grasses, and insects;

- (c) properly and expeditiously save, gather, and harvest any crops as they mature;
- (d) control soil erosion using any number of soil conservation methods to protect and improve the soil;
- (e) maintain all terraces, waterways, and inlets and outlets of tile drains and conservation structures of similar nature and shall refrain from any practice that will injure them. Lessee shall not, without written consent of Lessor, plow permanent pastures, allow livestock on cultivated lands including stalk fields and stubble fields, burn or remove crop residues, or cut trees for sale or personal use;
- (f) control all weeds and brush on the Premises and along roadsides, drainage ditches, field edges and fencerows where possible; and
- (g) limit or prevent noxious weeds, as defined in K.S.A. §2-1314(b), from going to seed on the Premises. Chemical expense and application on the treatment of any noxious weed infestation in and outside of the cropland shall be the responsibility of the Lessee. Lessee agrees to get approval from Lessor before said chemical expense is incurred.

Lessor reserves all hunting, fishing, and recreational rights and privileges. Lessee shall not hunt, fish, or recreate on the Premises, nor permit others to do so, without the prior written permission of Lessor.

7. Irrigation Equipment, Maintenance, & Repair

At the closing of the Purchase Contract the ownership of all irrigation equipment will be transferred to the Buyer. However, during the term of the lease the following applies:

Lessor and Lessee mutually agree that Lessor owns the irrigation equipment located on the leased Premises. Lessee shall be responsible for all expenses related to irrigating the crops, including but not limited to electricity used to power irrigation pump/motor. Lessee shall be responsible for the day-to-day maintenance of the Lessor's irrigation system, including the weather station and moisture probe. Upon the prior written approval of the Lessor, all extraordinary expenses related to the irrigation system, weather station, and moisture probe shall be the responsibility of the Lessor. Failure on Lessee's part to obtain written permission shall result in Lessee bearing the full expense.

Lessee shall be responsible for reporting all legally required water use reports to the State of Kansas. Lessee shall send copies of all water use reports to the Lessor no later than February 28 of the current lease year.

8. Amendments

Any amendments or alterations to this Lease shall be in writing and signed by both Lessor and Lessee.

9. No Partnership Created

This Lease shall not be deemed to give rise to a partnership relationship and neither party shall have authority to obligate the other without written consent, except as specifically provided for in this Lease.

10. Environmental

Except for pesticides, herbicides and other chemicals customarily used in agricultural operations in the ordinary course of Lessee's business upon the Premises, Lessee shall not cause or permit any hazardous material to be brought upon, kept, used, stored, generated, or disposed of on, in or about the Premises by Lessee, Lessee's agents, employees, contractors or invitees. Lessee agrees to keep complete and accurate records of all pesticides, herbicides and other agricultural chemicals applied on the Premises, the application rates and fields where pesticides, herbicides and other agricultural chemicals are applied, and shall provide Lessor copies of all such records upon request by Lessor.

11. Right of Entry

Lessor, or its agents, reserve the right to enter the Premises at any reasonable time for purposes of consultation with Lessee and making repairs, improvements, and inspections.

12. Government Payments

Any government base contract payments payable on the Premises under this Lease, during the term of this lease, shall be paid to the Lessee.

13. Improvements and Damage

Lessee will not, without written consent of Lessor, (a) erect or permit to be erected on the Premises any non-removable structure or building, (b) incur any expense to Lessor for such purposes, or (c) add electrical wiring, plumbing, or heating to the Premises.

14. Liability for use of the Premises

Lessor shall be indemnified and held harmless by the Lessee from any liability for damages to persons or property in or upon the Premises, including personal property of Lessee and Lessee's employees, agents, servants, and guests, during the term of this Lease.

15. Liens

Lessee shall not permit any liens to attach to the Premises during the term of this Lease.

16. Breach

In the event Lessee breaches any obligation arising under this Lease, then this Lease shall terminate without notice of any kind. Upon the termination of this Lease, either by reason of lapse of time or breach of any of the covenants or agreements herein, it shall be lawful for Lessor to re-enter said Premises and remove and put out Lessee.

17. Termination

At the termination of this Lease by default of Purchase Contract, Lessee shall quit and surrender the Premises in as good of state and condition as the Premises was in at the start of this Lease (inclusive of improvements, additions, or modification or repairs), except for reasonable wear, acts of God and damage by casualty. Under no circumstances shall Lessee retain possession of the Premises or any part thereof beyond the expiration of this Lease without written permission of Lessor. Any planting, plowing or any other work performed by Lessee on the Premises prior to the termination of this Lease shall give the Lessee no right to hold over without written permission of Lessor. Furthermore, Lessee specifically releases all claim to improvements heretofore or hereafter erected on the leased Premises.

18. Assignment

Lessee shall not assign or transfer this Lease without the prior the written consent of Lessor.

19. Sublease

Lessee ☐ will ☐ will not sublease the Premises.

Lessee Initial(s)

Lessor Initial

If Lessee will sublease the Premises, the following applies:

The Lessor grants permission for the Lessee to sublease the Premises. The term "Sublessee" under this lease shall mean the individual(s) that will be leasing the Premises from the Lessee. The term "Sublease Agreement" shall refer to the document signed between Lessee and Sublessee.

Under this lease, the legal and financial responsibility of the Sublessee, will be the liability of the Lessee. The Lessee shall hold the Lessor harmless from any damages to persons or property, the payment of rent by Sublessee, the fulfillment of terms in Sublease Agreement, and from any other liability that may be caused by the Sublessee.

Lessor reserves the right to pursue all legal remedies available in the event of the Lessee's breach of this lease without regard to the performance or non-performance of the terms of the Sublease Agreement.

20. Arbitration

The parties hereto hereby agree that any dispute between them relative to this Lease shall be submitted to arbitration under the Kansas Uniform Arbitration Act. In the event any such dispute is submitted for arbitration, the arbitrators shall be selected as follows: each party shall select a person to act as an arbitrator, and the two so selected shall select a third person. The procedure to be followed by the arbitrators and their authority to administer oaths, issue subpoenas and authorize discovery, shall be as provided by such Act.

21. Governing Law

This Lease shall be governed by and construed under the laws of the State of Kansas. To the extent that any provision of this Agreement conflicts with applicable law, that provision shall be deemed to be modified to comply with such law; provided that any such modification or the invalidity of any provision of this Agreement shall not affect any other provision of this Lease.

22. Severability

Every provision of this Lease is intended to be severable; if any term or provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remaining provisions of this Lease.

23. Captions

The captions contained in this Lease are for the purpose of convenience and do not separately define, limit or describe the scope and intent of any section to the exclusion of consideration of all other provisions of the agreement contained in all other sections.

24. Construction

The language used in this Lease shall be deemed to be language chosen by both parties to express their mutual intent, and no rule of strict construction against either party shall apply to any term or condition of this Lease.

25. Applicability

This Lease shall be binding upon the respective heirs, devisees, legatees, representatives, fiduciaries, successors and assigns as herein provided of each of the parties hereto.

To evidence the parties' agreement to this Lease, each has executed and delivered it on the date set forth in the preamble.

Gretchen Morgenstern Revocable Trust
Dated September 1, 1971, LESSOR
Advantage Trust Company, Trustee

_____, LESSEE

By: _____
Amy D. Schreiner, VP & Real Estate Officer
227 S Santa Fe
PO Box 1337
Salina, KS 67402-1337
785-452-3561
aschreiner@advantagetrustco.com

Printed Name _____
Address _____
City, State, Zip _____
Phone Number _____
Email Address _____

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Commitment	

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

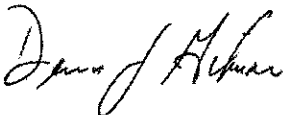
THE COMPANY’S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the “Company”), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company’s liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule A	

Transaction Identification Data for reference only:
Issuing Agent: Scheibeler's LLC
Issuing Office: 314 W. 2nd Street, Minneapolis, KS 67467
Issuing Office's ALTA® Registry ID: 0001222
Loan ID No.:
Commitment No.: 22-2591
Issuing Office File No.: 22-2591
Property Address: 346 Deer Rd. AND Deer Rd., Tescott, KS 67484
Revision No.:

SCHEDULE A

1. Commitment Date: April 5, 2022 at 08:00 AM
2. Policy to be issued:

(a) ☒ ALTA®ALTA Own. Policy (06/17/06) Policy
Proposed Insured: Purchaser at Auction
Proposed Policy Amount \$ 1,000.00

(b) ☐ ALTA®ALTA Loan Policy (06/17/06) Policy
Proposed Insured:
Proposed Policy Amount
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
Advantage Trust Company, Trustee of The Gretchen Morgenstern Trust dated September 1, 1971
5. The Land is described as follows:
All that part of the Southeast quarter of Section 15, Township 12 South, Range 5 West of the 6th P.M., Ottawa County, Kansas lying South of the center of Deer Road.

AND ALSO A part of the Southeast quarter of the Northwest quarter of Section 15, Township 12 South, Range 5 West of the 6th P.M., Ottawa County, Kansas described as follows, to-wit: Commencing at the center of said Section 15; thence North along the half section line 19 ½ rods to the center of the county road; thence Westerly along the center of said road 33 rods 24 ½ links; thence South 23 rods and 3 links to the half section line running East and West through the center of said Section 15; thence East along said half section line 34 rods more or less to the Point of Beginning.

AND ALSO All that part of the Southwest quarter of Section 15, Township 12 South, Range 5 West of the 6th P.M., Ottawa

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



Schedule A
(Continued)

Commitment No.: 22-2591

County, Kansas EXCEPTING two tracts of land; the first EXCEPTED tract of land being: Beginning at the quarter corner on the West line of said Section 15, thence east on the center line running East and West through the center of said Section 15 a distance of 35 rods, thence South 23 ½ rods more or less to the North line of the Union Pacific right-of-way, thence westerly along said North line of said Union Pacific right-of-way to the West line of said Section 15, thence North to the place of beginning; and the second such excepted tract being: beginning at a point in the Saline River 2.45 chains North of the Southwest corner of said Section 15, thence North on section line 9.78 chains, thence variations 11° East, South 82°45', East 8.40 chains, thence South 47° East 1.85 chains, thence South 31°25', East 3.15 chains, thence South 5' West 4.35 chains, thence South 28°35', West, 2.30 chains, thence South 57° West 1.30 chains, thence South 82°15', West 1 chain, thence North 74°10' West, 1.90 chains, thence North 63°20', West 4.45 chains, thence North 78°10', West 2.17 chains, to the place of beginning.

AND ALSO The North one half of the North one half of Section 22, Township 12 South, Range 5 West of the 6th P.M., Ottawa County, Kansas.

Scheibeler's LLC

By: ICA Jarvis
Scheibeler's LLC

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII	

Commitment No.: 22-2591

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. Execute and record proper Trustee's Warranty Deed from Advantage Trust Company, Trustee of The Gretchen Morgenstern Trust dated September 1, 1971 in favor of (Purchaser at Auction).
6. NOTE: 2021 real estate taxes have been paid in full \$5,038.66 & \$34.80 & \$1,820.06 & \$12.86 TAX ID # 1250000860 & 1250001160. Total 2021 real estate tax amount includes more land than being insured hereunder.

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.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



Schedule BI & BII
(Continued)

Commitment No.: 22-2591

- 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. General Taxes for all of the year 2022, and all subsequent years, and special assessments due or payable therewith.
- 8. Subject to Easement in favor of Northern Gas Products Co. recorded Misc Book 13, page 23-A and Assignments. SW¼ & W½SE¼
- 9. Subject to Water Certificate from Division of Water Resources, State of Kansas recorded Misc Book 13, page 58. NW¼SW¼ & NW¼SE¼ & SW¼SE¼
- 10. Subject to Agreement between Union Pacific Railroad Company and Edward Morgenstern to construct, maintain and operate a 6" irrigation pipe under track recorded Misc Book 12, page 402. Pt SW¼
- 11. Subject to Easement in favor of Hydrocarbon Transportation, Inc. recorded Misc Book 15, page 402 and Assignments. S½SW¼ & NE¼SW¼
- 12. Subject to roadway and railroad right of ways. ALL TRACTS
- 13. Subject to Right of Way in favor of Rural Water District No. 1 recorded Misc Book 23, page 89. Pt N½NW¼

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



TAX STATEMENT ENCLOSED

JoDee Copple
Treasurer
Office of Ottawa County Treasurer
307 N Concord St
Minneapolis, KS 67467

RETURN SERVICE REQUESTED

kansas.gov/propertytax

Phone: 785-392-3129 Fax: 785-392-3605

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337



2021 REAL ESTATE TAX STATEMENT

Property Number: 1250000860
Record Id: 0721651500000001000
Property Address: 346 DEER RD
Tax Unit: 161 Loan Co: AT

Taxes due on or before December 20, 2021

Assessment and Legal Information (** Residential Exemption)			
Class	Appraised	Assessed	Tax
Agricultural	111,850	33,555	4,926.66
Acreage:			432.70
Ad Valorem Tax:			4,926.66

Tax Bill Information

Description: Section 15 Township 12 Range 05W; (2006) NE 1/4 & S 1/2 &
TR IN NW 1/4 BEG SE COR NW 1/4 N 321.75' WLY ALG C/L RD 560.67' S
381.48' E 561' TO POB EXC TR BEG;

NOTE: PLEASE REMIT PAYMENT STUB

PERSONAL PROPERTY BECOMES DUE IN FULL IF FIRST HALF IS NOT
PAID BY DECEMBER 20TH.

Distribution of Tax

Taxing Authority	Mill Levy	Tax
State of Kansas	1.5000	50.34
Ottawa County	82.5920	2,771.38
Solid Waste - SO		112.00
Morton Twp	1.6340	54.83
USD 240 Bond & Interest	10.4740	351.46
USD 240 Twin Valley	17.9480	602.25
9302 USD 240 Twin Valley	8.0000	268.44
USD 240 Twin Valley Gen	18.9630	636.30
Cem Franklin #10	1.0040	33.69
Cent Ks #3 Ext District	1.1960	40.13
Fd Tescott #6	1.9980	67.04
Central Ks Library	1.5140	50.80

Mill Levy: 146.8230

Special Assessments: 112.00
Total Tax: 5,038.66

Delinquent Years:
Delinquent Total: 0.00

1st Half Taxes Due: 2,519.33
Total Tax Amt Due: 5,038.66

Tax Year	Appraised Value	Assessed Value	Mill Levy	Mill Tax	Total Paid	Half Payment	Full Payment
2021	111,850	33,555	146.8230	4,926.66	5,038.66	0.00	0.00

2nd HALF NOTICES WILL NOT BE MAILED

Tax may be paid in full or half by December 20, 2021. Postmark accepted on current payments. If you fail to pay the first half personal property taxes by Dec 20th, the full amount plus interest becomes due. Please remit proper stub when mailing payment. You may also pay on-line (a convenience fee will be added). To request receipt check box below, otherwise your canceled check will be your receipt.

1st Half (Due 12/20/2021)	0.00	2nd Half (Due 05/10/2022)	0.00
		Full Payment	0.00
2021 Real Estate Tax Statement		2021 Real Estate Tax Statement	
Statement #: 16191 Tax Id: 1250000860		Statement #: 16191 Tax Id: 1250000860	

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

DIq Yrs:
Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT



Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT



TAX STATEMENT ENCLOSED

JoDee Copple
Treasurer
Office of Ottawa County Treasurer
307 N Concord St
Minneapolis, KS 67467

RETURN SERVICE REQUESTED

kansas.gov/propertytax

Phone: 785-392-3129 Fax: 785-392-3605

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337



2021 REAL ESTATE TAX STATEMENT

Property Number: 1250000860
Record Id: 0721651500000001000
Property Address: 346 DEER RD
Tax Unit: 161 Loan Co: AT

Taxes due on or before March 07, 2022

Assessment and Legal Information (** Residential Exemption)			
Class	Appraised	Assessed	Tax
Agricultural	111,850	33,555	34.80
Acreage:			432.70
Ad Valorem Tax:			34.80

Tax Bill Information

Description: Section 15 Township 12 Range 05W; (2006) NE 1/4 & S 1/2 &
TR IN NW 1/4 BEG SE COR NW 1/4 N 321.75' WLY ALG C/L RD 560.67' S
381. 48' E 561' TO POB EXC TR BEG;

NOTE: PLEASE REMIT PAYMENT STUB

PERSONAL PROPERTY BECOMES DUE IN FULL IF FIRST HALF IS NOT
PAID BY DECEMBER 20TH.

Distribution of Tax

Taxing Authority	Mill Levy	Tax
State of Kansas	1.5000	0.00
Ottawa County	82.5920	0.00
Morton Twp	1.6340	0.00
USD 240 Bond & Interest	10.4740	0.00
USD 240 Twin Valley	17.9480	0.00
9302 USD 240 Twin Valley	8.0000	0.00
USD 240 Twin Valley Gen	20.0000	34.80
Cem Franklin #10	1.0040	0.00
Cent Ks #3 Ext District	1.1960	0.00
Fd Tescott #6	1.9980	0.00
Central Ks Library	1.5140	0.00

Mill Levy: 147.8600

Total Tax: 34.80

Delinquent Years:
Delinquent Total: 0.00

1st Half Taxes Due: 34.80
Total Tax Amt Due: 34.80

Tax Year	Appraised Value	Assessed Value	Mill Levy	Mill Tax	Total Paid	Half Payment	Full Payment
2021	111,850	33,555	147.8600	34.80	34.80	0.00	0.00

2nd HALF NOTICES WILL NOT BE MAILED

Tax may be paid in full or half by March 07, 2022. Postmark accepted on current payments. If you fail to pay the first half personal property taxes by Mar 7th, the full amount plus interest becomes due. Please remit proper stub when mailing payment. You may also pay on-line (a convenience fee will be added). To request receipt check box below, otherwise your canceled check will be your receipt.

1st Half (Due 03/07/2022)	0.00	2nd Half (Due 04/04/2022)	0.00
		Full Payment	0.00
2021 Real Estate Tax Statement		2021 Real Estate Tax Statement	
Statement #: 19291 Tax Id: 1250000860		Statement #: 19291 Tax Id: 1250000860	

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

DIq Yrs:
Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT



Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT



TAX STATEMENT ENCLOSED

JoDee Copple
Treasurer
Office of Ottawa County Treasurer
307 N Concord St
Minneapolis, KS 67467

RETURN SERVICE REQUESTED

kansas.gov/propertytax

Phone: 785-392-3129 Fax: 785-392-3605

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337



2021 REAL ESTATE TAX STATEMENT

Property Number: 1250001160
Record Id: 0721652200000001000
Property Address: DEER RD
Tax Unit: 161 Loan Co: AT

Taxes due on or before March 07, 2022

Assessment and Legal Information (** Residential Exemption)			
Class	Appraised	Assessed	Tax
Agricultural	41,320	12,396	12.86
Acreage:			158.00
Ad Valorem Tax:			12.86

Tax Bill Information

Description: (1998) N 1/2 N 1/2 EXC RD ROW; Section 22 Township 12
Range 05W;

NOTE: PLEASE REMIT PAYMENT STUB

PERSONAL PROPERTY BECOMES DUE IN FULL IF FIRST HALF IS NOT
PAID BY DECEMBER 20TH.

Distribution of Tax

Taxing Authority	Mill Levy	Tax
State of Kansas	1.5000	0.00
Ottawa County	82.5920	0.00
Morton Twp	1.6340	0.00
USD 240 Bond & Interest	10.4740	0.00
USD 240 Twin Valley	17.9480	0.00
9302 USD 240 Twin Valley	8.0000	0.00
USD 240 Twin Valley Gen	20.0000	12.86
Cem Franklin #10	1.0040	0.00
Cent Ks #3 Ext District	1.1960	0.00
Fd Tescott #6	1.9980	0.00
Central Ks Library	1.5140	0.00

Mill Levy: 147.8600

Total Tax: 12.86

Delinquent Years:
Delinquent Total: 0.00

1st Half Taxes Due: 12.86
Total Tax Amt Due: 12.86

Tax Year	Appraised Value	Assessed Value	Mill Levy	Mill Tax	Total Paid	Half Payment	Full Payment
2021	41,320	12,396	147.8600	12.86	12.86	0.00	0.00

2nd HALF NOTICES WILL NOT BE MAILED

Tax may be paid in full or half by March 07, 2022. Postmark accepted on current payments. If you fail to pay the first half personal property taxes by Mar 7th, the full amount plus interest becomes due. Please remit proper stub when mailing payment. You may also pay on-line (a convenience fee will be added). To request receipt check box below, otherwise your canceled check will be your receipt.

1st Half (Due 03/07/2022)	0.00	2nd Half (Due 04/04/2022)	0.00
		Full Payment	0.00
2021 Real Estate Tax Statement		2021 Real Estate Tax Statement	
Statement #: 19325 Tax Id: 1250001160		Statement #: 19325 Tax Id: 1250001160	

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

DIq Yrs:
Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT



Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT



TAX STATEMENT ENCLOSED

JoDee Copple
Treasurer
Office of Ottawa County Treasurer
307 N Concord St
Minneapolis, KS 67467

RETURN SERVICE REQUESTED

kansas.gov/propertytax

Phone: 785-392-3129 Fax: 785-392-3605

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337



2021 REAL ESTATE TAX STATEMENT

Property Number: 1250001160
Record Id: 0721652200000001000
Property Address: DEER RD
Tax Unit: 161 Loan Co: AT

Taxes due on or before December 20, 2021

Assessment and Legal Information (** Residential Exemption)			
Class	Appraised	Assessed	Tax
Agricultural	41,320	12,396	1,820.06
Acreage:			158.00
Ad Valorem Tax:			1,820.06

Tax Bill Information

Description: (1998) N 1/2 N 1/2 EXC RD ROW; Section 22 Township 12
Range 05W;

NOTE: PLEASE REMIT PAYMENT STUB

PERSONAL PROPERTY BECOMES DUE IN FULL IF FIRST HALF IS NOT
PAID BY DECEMBER 20TH.

Distribution of Tax

Taxing Authority	Mill Levy	Tax
State of Kansas	1.5000	18.60
Ottawa County	82.5920	1,023.82
Morton Twp	1.6340	20.26
USD 240 Bond & Interest	10.4740	129.84
USD 240 Twin Valley	17.9480	222.48
9302 USD 240 Twin Valley	8.0000	99.17
USD 240 Twin Valley Gen	18.9630	235.07
Cem Franklin #10	1.0040	12.45
Cent Ks #3 Ext District	1.1960	14.83
Fd Tescott #6	1.9980	24.77
Central Ks Library	1.5140	18.77

Mill Levy: 146.8230

Total Tax: 1,820.06

Delinquent Years:
Delinquent Total: 0.00

1st Half Taxes Due: 910.03
Total Tax Amt Due: 1,820.06

Tax Year	Appraised Value	Assessed Value	Mill Levy	Mill Tax	Total Paid	Half Payment	Full Payment
2021	41,320	12,396	146.8230	1,820.06	1,820.06	0.00	0.00

2nd HALF NOTICES WILL NOT BE MAILED

Tax may be paid in full or half by December 20, 2021. Postmark accepted on current payments. If you fail to pay the first half personal property taxes by Dec 20th, the full amount plus interest becomes due. Please remit proper stub when mailing payment. You may also pay on-line (a convenience fee will be added). To request receipt check box below, otherwise your canceled check will be your receipt.

1st Half (Due 12/20/2021)	0.00	2nd Half (Due 05/10/2022)	0.00
		Full Payment	0.00
2021 Real Estate Tax Statement		2021 Real Estate Tax Statement	
Statement #: 15981 Tax Id: 1250001160		Statement #: 15981 Tax Id: 1250001160	

C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

DIq Yrs:
Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT



C/O ADVANTATE TRUST COMPANY
MORGENSTERN GRETCHEN TRUST
PO BOX 1337
SALINA KS 67402-1337

Make checks payable to: OTTAWA COUNTY TREASURER
or pay online at: www.kansas.gov/propertytax
☐ CHECK FOR PRINTED RECEIPT

