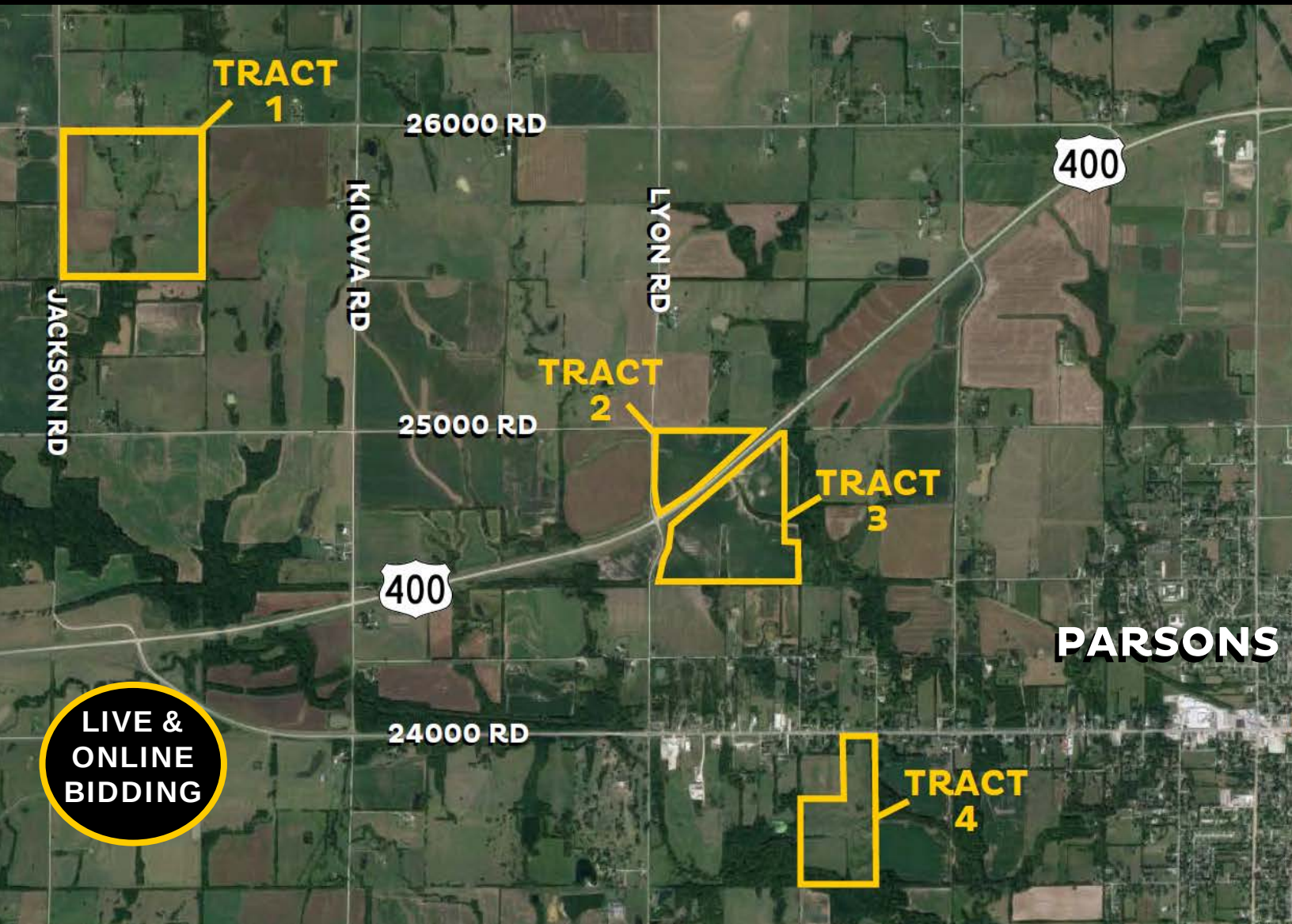


LAND AUCTION

4 Tracts in Labette County, Kansas

Live and Online Bidding – Friday, July 28th at 11:00am
Held at Arvon Phillips Community Center – 200 Heacock Ave, Parsons, KS

348.24 ACRES OFFERED IN 4 INDIVIDUAL TRACTS
PRODUCTIVE CROPLAND – MINERAL RIGHTS INCOME – HOME SITE OPPORTUNITIES
OLD HOMESTEAD & OUTBUILDINGS – RECREATIONAL OPPORTUNITIES – HUNTING



Auction Procedure: Each tract will be offered individually and we will not go back and forth between bidding on the tracts. Bidding will be by the acre and based off the acres noted on the brochure

Terms: The successful bidder shall be required to deposit 10% of the purchase price down as earnest money on each tract on the day of the auction. Sale is subject to seller confirmation with closing within 30 days. Broker will offer to a participating broker 1% of the final bid price at closing provided their client is the successful bidder. All information contained in this flyer was obtained from sources believed to be correct, but is not guaranteed. Buyers shall rely on their own due diligence of the property and records. All announcements at the Auction take precedence over any printed or advertised material. The property will be sold subject to any applicable Federal, State, and/or Local Government regulations. All acreages, measurements, and other details described in this flyer are approximate and may not be to scale. The property is selling in a "Where Is, As Is" condition without any warranties of any kind.

LAND AUCTION

4 Tracts in Labette County, Kansas



Tract 1:

Legal Description: The NW/4 except right-of-way of Section 8, Township 31, Range 19 Labette County, KS

Total Acres: 158.09

2022 Real Estate Taxes: \$2,632.52

Mineral Rights: Transfer to Buyer at Closing. Current lease is the Thomas O'Connor 8-1. Call agent for production history.

Possession: Subject to Tenant's rights, possession after the 2023 Fall Harvest



Tract 2:

Legal Description: The NW ¼ lying North & West of highway except right-of-way, Section 15, Township 31, Range 19

Total Acres: 35.30

2022 Real Estate Taxes: \$485.96

Mineral Rights: Transfer to Buyer at Closing. Said land is under a unitization for O'Connor Trust 15-1 lease. Call agent for production history.

Possession: Subject to Tenant's rights, possession after the 2023 Fall Harvest



Tract 3:

Legal Description: The NW/4 lying South & East of highway except the East 219.9 feet of the North 1,980 feet and except right-of-way, Section 15, Township 31, Range 19

Total Acres: 96.00

2022 Real Estate Taxes: 1,238.36

Mineral Rights: Transfer to Buyer at Closing. Said land is under a unitization for O'Connor Trust 15-1 lease. Call agent for production history.

Possession: Subject to Tenant's rights, possession after the 2023 Fall Harvest



Tract 4:

Legal Description: Located in Section 22, Township 31, Range 19

Total Acres: 58.85

2022 Real Estate Taxes: \$428.74

Mineral Rights: Transfer to Buyer at Closing.

Possession: Possession at closing.