

MONTGOMERY COUNTY &
LABETTE COUNTY, KS

LAND AUCTION

Tuesday, February 11 at 6pm
held at the Cardinal Event Center, 1306 Main St, Parsons, KS • Online Bidding Available

1,061[±] ACRES
TILLABLE AND HUNTING LAND
Offered in 15 Tracts from 6[±] to 162[±] acres

- 782[±] Tillable Acres per FSA
- Immediate Possession Available
 - Trophy Deer Hunting
- Multiple Potential Building Sites
- Live Water Creeks and Ponds
- Highway 400 Frontage



800.451.2709 • SchraderAuction.com

MONTGOMERY COUNTY &
LABETTE COUNTY, KS

LAND AUCTION

TILLABLE AND HUNTING

Tuesday, February 11 at 6pm

AUCTION SITE: Cardinal Event Center, 1306 Main St, Parsons, KS 67357
Located on the east side of downtown Parsons!



ONLINE BIDDING AVAILABLE You may bid online during the auction at www.schraderauction.com.
You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call at Schrader Auction Company.



AUCTION MANAGER: BRENT WELLINGS • 972.768.5165 • brent@schraderauction.com

800.451.2709 • SchraderAuction.com



1,061± ACRES

Offered in 15 Tracts from 6± To 162± acres

HIGH QUALITY AND DIVERSE

offering of Southeast Kansas farmland with exceptional hunting and water features! Comprised of 1,061± total acres located in both Labette and Montgomery Counties, this portfolio of farms offers something for a variety of bidders: quality tillable land, exceptional hunting property, live water creeks and ponds plus multiple potential building sites with easy access to Highway 400 and 169. Offered in 15 individual tracts that range from 6± to 162± acres, review the maps and tract descriptions for the tract or combination of tracts that best fits your needs!

INSPECTION DATES:

Thursday, January 23 • 10 AM to 1 PM

Monday, February 10 • 2 to 5 PM

Meet a Schrader Representative at the Headquarters for detailed information!

INSPECTION HEADQUARTERS:

Cherryvale Community Center,
712 S. Liberty St, Cherryvale, KS 67335

Located just south of the Pizza Hut on Liberty St.

FARM 1
Tracts 1-8



FARM 2
Tract 9



FARM 3
Tracts 10-12



FARM 4
Tracts 13-15



MONTGOMERY COUNTY
LABETTE COUNTY

CHERRYVALE

★ **INSPECTION HEADQUARTERS**
Cherryvale Community Center

FARM 1

TRACT 1: 21± acres located at the intersection of Highway 400 and 5375 Road with gorgeous views overlooking the surrounding landscape and a small pond, which makes for an attractive potential building site.

TRACT 2: 8± acres located at the intersection of Highway 400 and 5375 Road that has some mature trees and a beautiful view overlooking the Drum Creek and the farmland bottoms below.

TRACT 3: 59± acres with approximately 51± tillable acres per FSA with excellent hunting and fishing along Drum Creek; primary soil type is Kenoma Silt Loam.

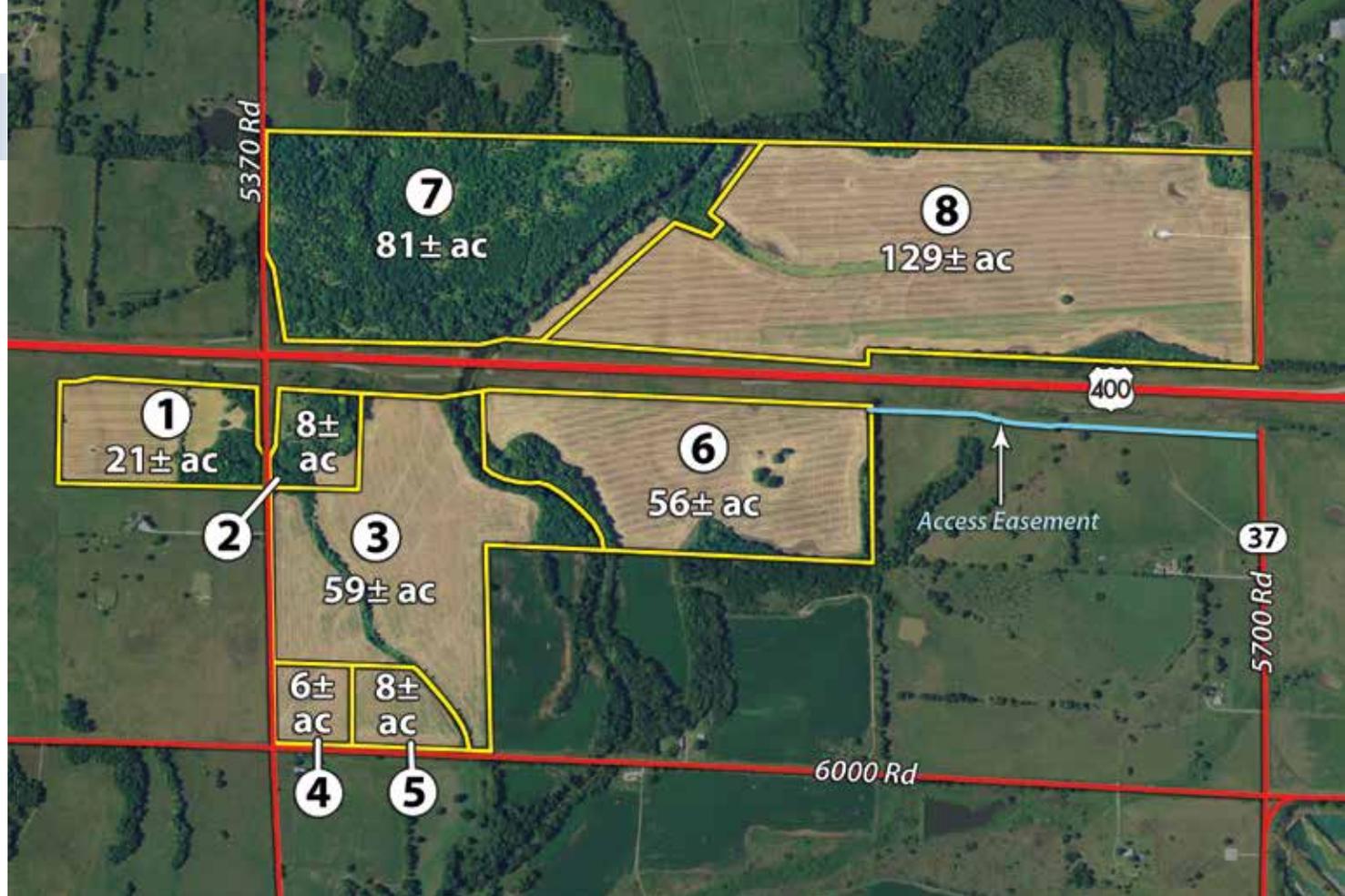
TRACT 4: 6± acres located at the intersection of 5375 Road and 6000 Road, a beautiful potential building site with paved road frontage.

TRACT 5: 8± acres with paved road frontage along 6000 Road and a nice view.

TRACT 6: 56± acres with 45.03± tillable acres per FSA with excellent hunting and fishing land along Drum Creek. Primary soil types are Mason Silt Loam, Lanton Silty Clay Loam and Wagstaff Silty Clay Loam.

TRACT 7: 81± acres that is an outstanding recreational property with excellent deer hunting, plus fishing and waterfowl hunting along 2,000+ feet of Drum Creek frontage; the property is an excellent mixture of mature timber and dense understory with mixed cedar. Check out the trail cam pictures!

TRACT 8: 129± acres that sits adjacent to Hwy 400 with approximately 118 tillable acres per FSA. Primary soil types include Kenoman Silt Loam and Wagstaff Silty Clay Loam.



TRACT 7

TRACT 7

TRACT 1 - SOUTHWEST CORNER



TRACT 1



TRACT 3



TRACT 6



TRACT 8 - NORTHEAST CORNER

FARM 2

TRACT 9: 162± acres at the intersection of Chase Road and Highway 400 that has approximately 152.23± acres of tillable land per FSA. Primary soil types include Wagstaff Silty Clay Loam, Kenoma Silt Loam and Parsons Silt Loam.



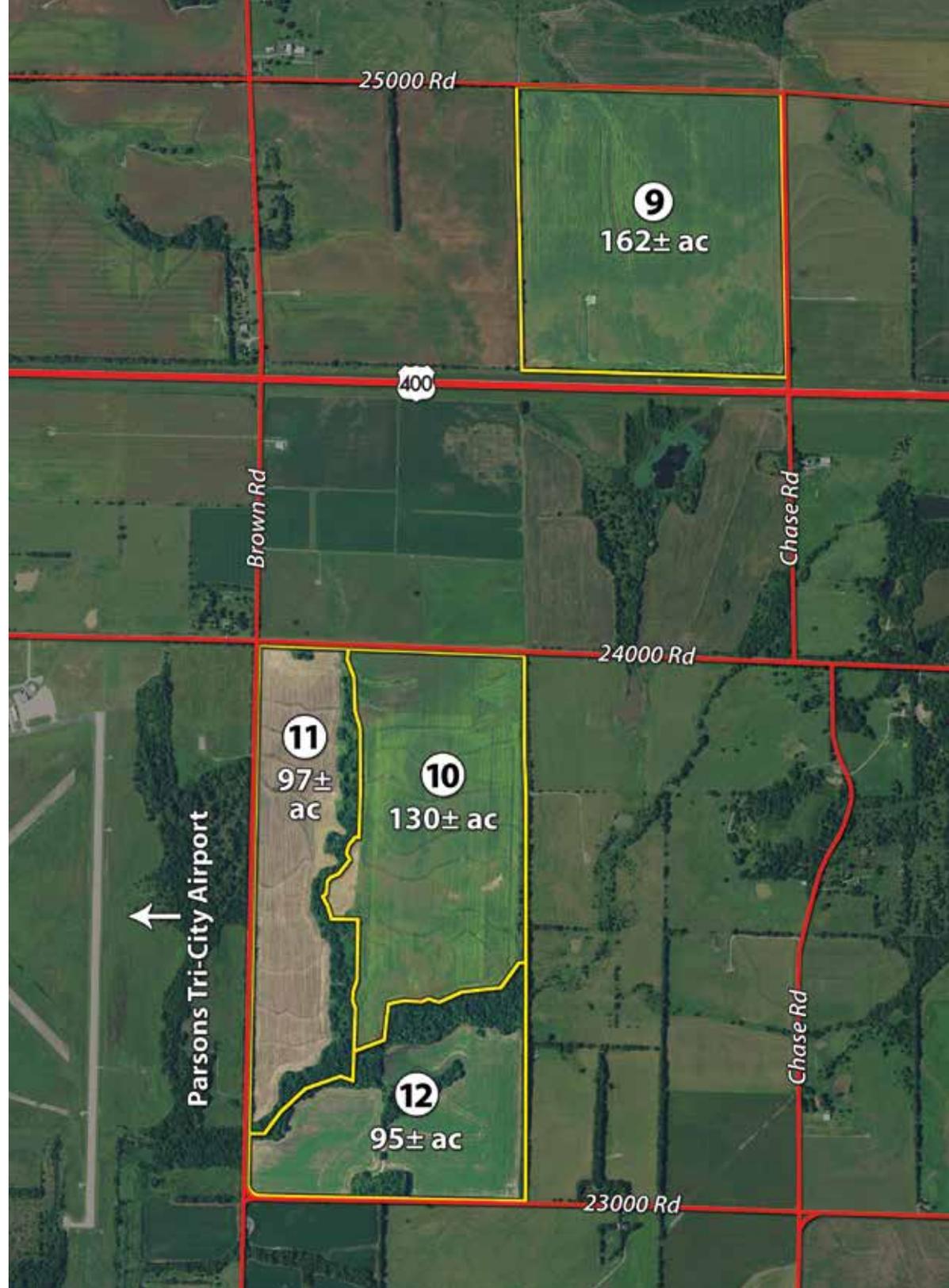
TRACT 9 - SOUTHEAST CORNER

FARM 3

TRACT 10: 130± acres with a nice topography, frontage on 24000 Road and 121.43± tillable acres per FSA. Primary soil types include Kenoma Silt Loam and Zaar Silty Clay.

TRACT 11: 97± acres located along Brown Road that is a mixture of 70.01± tillable acres per FSA (Kenoma & Zaar Soils) and dense trees with edge cover along the creek, which runs north and south on the property. A nice pond is located along the eastern boundary and there is abundant deer sign, check out the trail camera pictures!

TRACT 12: 95± acres located along Brown Road that is a mixture of 70.87± tillable acres per FSA with Wagstaff Silt Loam Soils and the balance of the property being excellent wildlife habitat. Large rubs and scrapes line the creek bottom on the north side of the tract, check out the trail camera pictures!





TRACT 10



TRACT 11



TRACT 11



TRACT 12



TRACT 12



TRACT 12

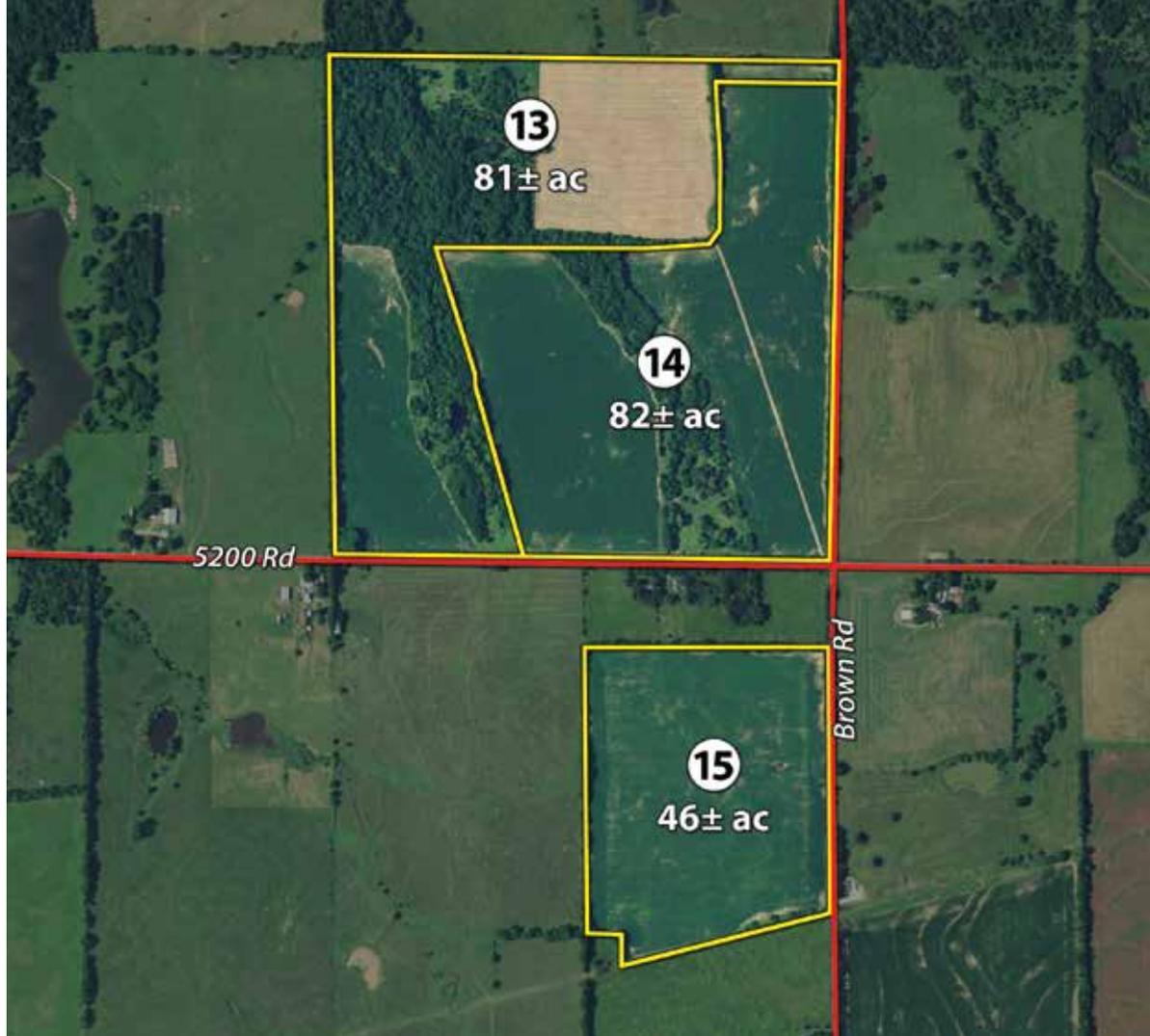
TRACTS 10-12 - SOUTHWEST CORNER

FARM 4

TRACT 13: 81± acres with access from Brown Road and 5200 Road that is a recreational paradise! Excellent deer cover, mature trees, live water creeks, 18.71± tillable acres, seclusion and 2 ponds! Mallards have been jumped off both ponds at every property visit this fall. Huge rubs can be found on the property and don't miss the trail camera pictures on this unique tract!

TRACT 14: 82± acres at the intersection of Brown Road and 5200 Road with 71.93± tillable acres per FSA. Primary soil type is Bates Loam and a nice tree lined creek runs diagonal across the property, making excellent deer habitat.

TRACT 15: 46± acres located along Brown Road with 45.81± tillable acres per FSA; excellent tillable piece with Dennis Silt Loam soils.





TRACT 13



TRACT 14



TRACT 15



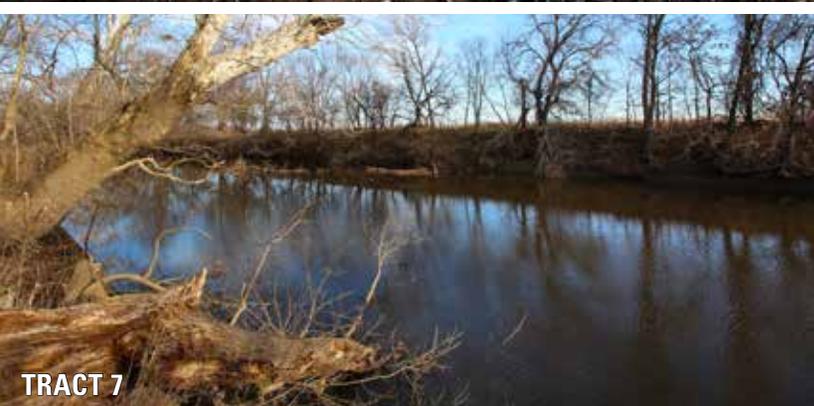
TRACTS 13-14 - NORTHEAST CORNER



TRACT 13



TRACT 13





TRACT 10

TRACT 11

TRACT 12

TRACT 14



TRACT 7

TRACT 11

TRACT 11

Auction Terms and Conditions:

PROCEDURE: Tracts 1 through 15 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

BUYER'S PREMIUM: A 4% Buyer's Premium will be added to the Bid Price and included in the Contract Purchase Price.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.

DEED: Seller shall be obligated only to convey a merchantable title by warranty deed.

EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance shall be charged to Seller and Buyer at closing in equal shares (50:50). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".

CLOSING: The closing shall take place 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession of the land shall be at closing. Possession of the land, for the purpose of conducting certain spring farming activities, is available prior to closing with the delivery of an additional 10% earnest money deposit and execution of the Pre-Closing Access Addendum.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

MINERALS: The sale shall include any of the Owner(s) mineral rights, however; Owner(s) or Auction Company makes no representation or warranty to the extent of mineral ownership, if any, held by Owner(s).

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the

brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.



800.451.2709
SchraderAuction.com



950 North Liberty Drive
Columbia City, IN 46725

Follow Us and Get Our Schrader iOS App.



AUCTION MANAGER:
BRENT WELLINGS

972.768.5165

brent@schraderauction.com



800.451.2709
SchraderAuction.com