

HARPER COUNTY LAND AUCTION

Wheat – Pasture – Creek – Ponds – Minerals – 2 Producing Oil Wells

Auction will be held at the Fence Post Supper Club in Harper, KS

Friday June 7th 10:30 am

Jean Alley & Herb Landwehr, Sellers

TRACT I: 180 Surface acres +/- with a 31 acre wheat base, 7.9 acres CRP and the balance in pasture, creek and pond and 244 gross acres of producing minerals. This is one of few properties that contains everything Kansas wildlife has to offer within one fence. You won't want to miss this opportunity.

LEGAL DESCRIPTION: The East Half of the Southeast Quarter of Section 31, Township 31, Range 8 West of the 6th P.M. less a tract beginning at a point 958.0 feet North of the SE corner of said quarter section, thence West 00° 43' 50" South 434.2 feet, thence Northerly 615.5 feet, thence Easterly 417.22 feet to the East line of said quarter section, thence South 604.5 feet to a point of beginning. AND Lots 3 & 4 and East Half Southwest Quarter and West Half Southeast Quarter of Section 31, Township 31, Range 8 West, Harper County Kansas Less a tract containing 134.09 acres out of the SW/4 of said section less 134.09 acre tract from the SW/4 of said section.

LOCATION: 3 miles north of Attica, KS on Mag-Plant road Signs are posted.

MINERALS: Seller owns one half of the minerals belonging to said property less minerals associated with the SE/2 of SE/4, believed to be a gross amount of 224 mineral acres to be sold. Production data pertaining to the two wells being sold can be obtained at the following web address

http://chasm.kgs.ku.edu/apex/oil.og?l5.MainLease?f_lc=1033489799

Tract one will be offered in multi-parcels by separating the East 80 from the balance as well as offering all parcels together, the minerals will also be offered separately and collectively and sold in the manner that best benefits the seller.

In addition, tract one also has a 3-bedroom trailer, 2 ponds rural water, and well water and sits along the paved Mag-Plant road.

TRACT II: The NE/4 of Section 30-34-7 less an approximate 10 acres in the NE corner of said property, Harper County, Kansas (a survey has been ordered and will be available by auction date to determine the exact acreage being retained around the farmstead)

LOCATION: 6 miles south of Anthony, KS to SW60 Road then 4 miles west. Signs are posted

Tract two consists of a 100 acre wheat base and the balance in pasture and pond.

MINERALS: Seller is retaining one half interest in minerals; surface owner/buyer will have executive interest and equally share any income in future leases. Minerals are currently leased to Chesapeake Exploration, L.L.C for a period of 3 years starting the 13th day of April, 2011 and a royalty of 1/5 interest. Minerals will be offered both separately and with the surface and sold in the manner that best benefits the seller.



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Brandon Gerber Auctioneer/Broker



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