

SEALED BID SALE

160+/- ACRES,
JOHNSON COUNTY, KS

DEADLINE: JANUARY 22ND BY
5:00 PM

CONTACT AGENT FOR
DETAILS!

SW Corner 119th & Waverly Rd.
Olathe, KS 66061

Highlights:

- Offered as 1 160 acre parcel or 2 80's
- 137.06 acres of cropland
- 69.5% mostly level Class II soils
- Over 1/2 mile of paved road frontage
- De Soto Schools
- Johnson County Utilities

For additional information, please contact:

Bill Gaughan
(913) 837-4665
Bill@RuralKC.com
Keller Williams Realty Partners
RuralKC.com



Property Location: From Olathe, KS, go west on 135th street to Gardner road then north to 127th street then west 1 mile to Waverly road then north 1/2 mile to property on the west side of the road at the SW corner of 119th and Waverly

Legal Description: NW 1/4 of S22, T13S, R22E to be further defined by title report,



Table of Contents

160+/- Acres of Cropland in Johnson County, Kansas

Property Information

Aerial Map

Soil Map

Topography Map

Acreage Report Map

FSA Information

Preliminary Title Commitment

Bid Form



Property Information

Property Description: This is 160 m/l acres of good cropland in an outstanding location West of Olathe, and south of De Soto Kansas. There are 137.06 acres of cropland according to FSA records. Most of the cropland is terraced Class II soils (69.5%) . The property is located on a paved county road in an excellent location in expanding and popular western Johnson county in the De Soto school district. The property is surrounded by attractive estate homes. According to Johnson county records, utilities include Westar electric, Atmos Natural Gas, Johnson county Rural Water District 17 with stormwater handled by Johnson County Public works. The property is zoned rural with a home density of 1 home per 10 acres. All wind, water, and mineral rights go with the land. Possession will be available upon closing. The property will be offered as either the entire parcel, or as either of the north or south half of the property. There is approximately 1/6 of an acre surveyed out in the SE corner of the property for a drainage project.

Legal Description: In Johnson County Kansas the NE ¼ of STR 22-13-22 to be further defined by title report.

Farm Data: FSA bases / yields

Corn 64.64+ Acre Base 82 BU / AC PLC Yield

Soybeans: 65.06+- Acre Base 29 BU /AC PLC Yield

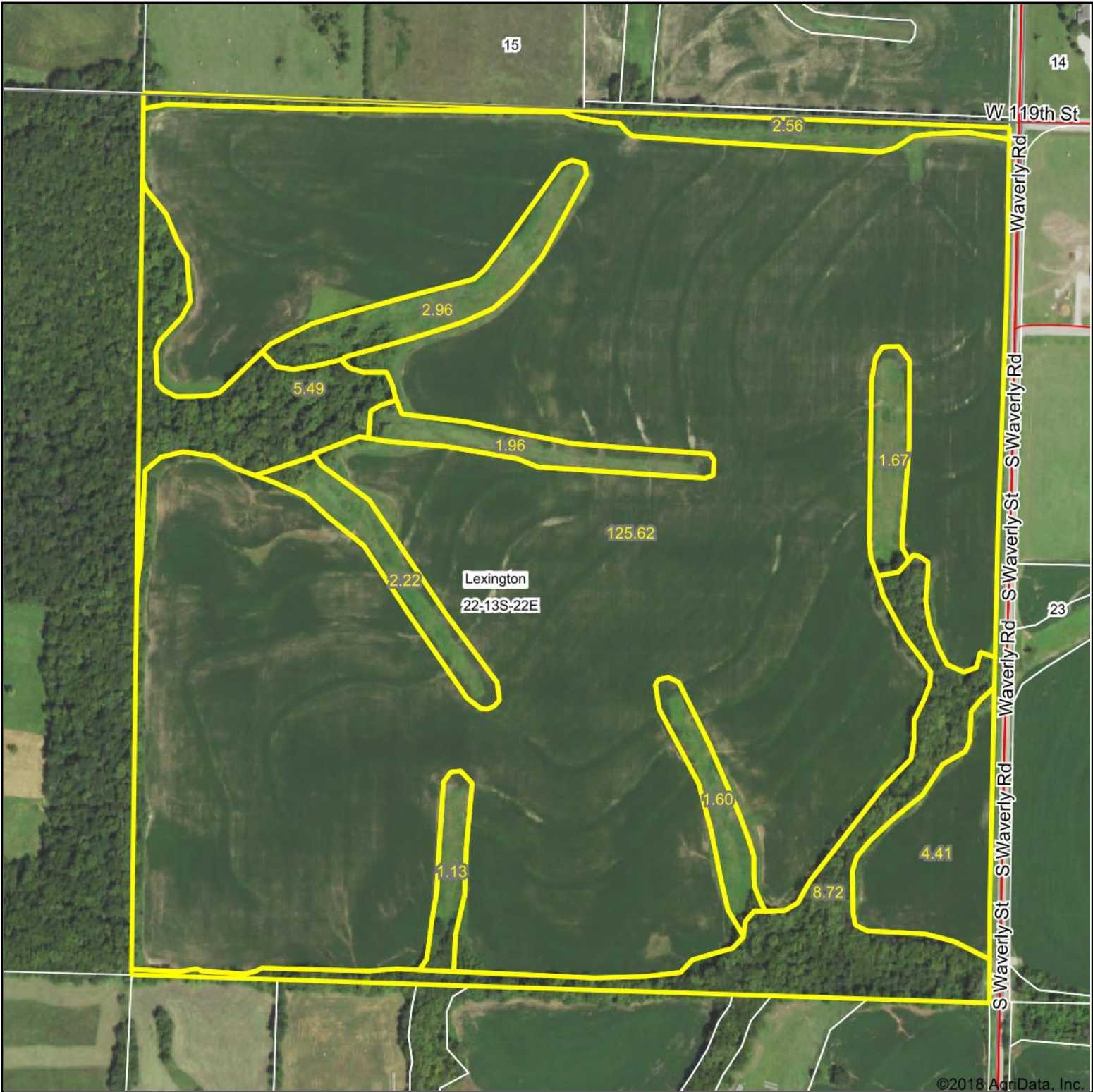
Taxes: \$2204.86 for 2017 taxes

Zoning: RUR

Possession: Upon closing

Schools: De Soto

Aerial Map



map center: 38° 54' 33.66, -94° 57' 2.64

0ft 469ft 938ft

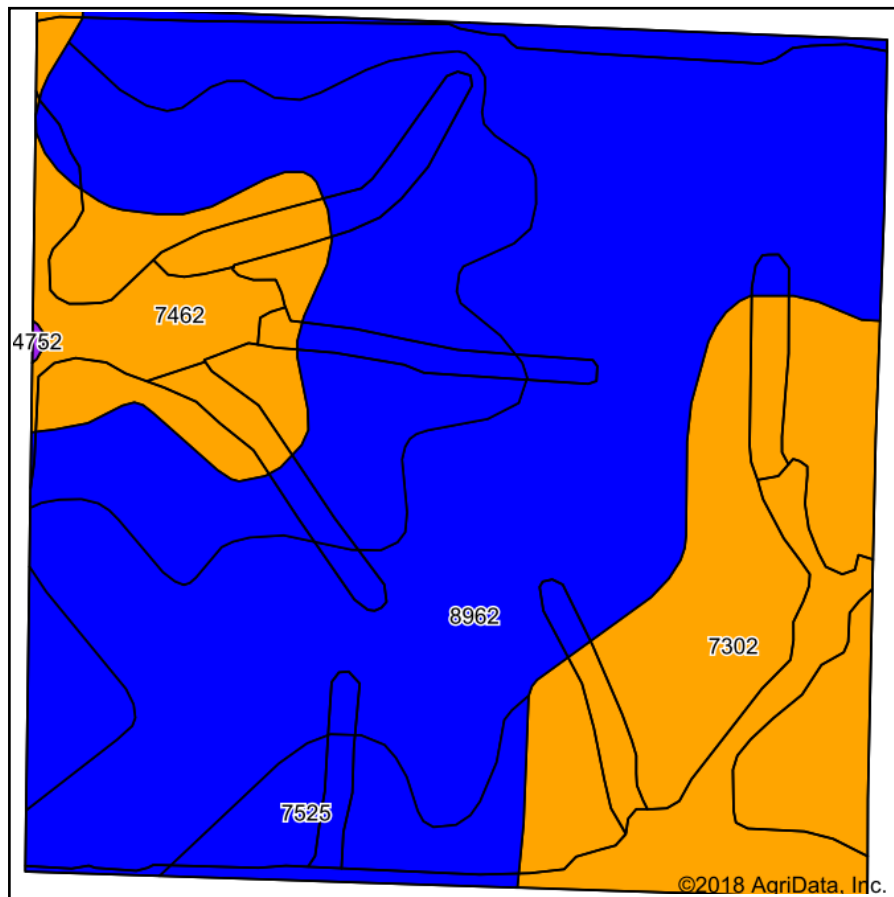
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgriDataInc.com

22-13S-22E
Johnson County
Kansas

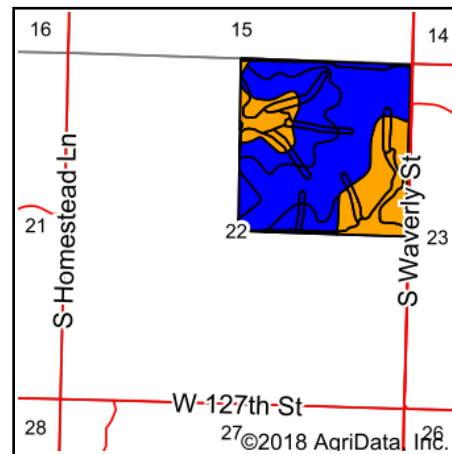


8/29/2018

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Johnson**
 Location: **22-13S-22E**
 Township: **Lexington**
 Acres: **158.34**
 Date: **8/29/2018**

Maps Provided By:



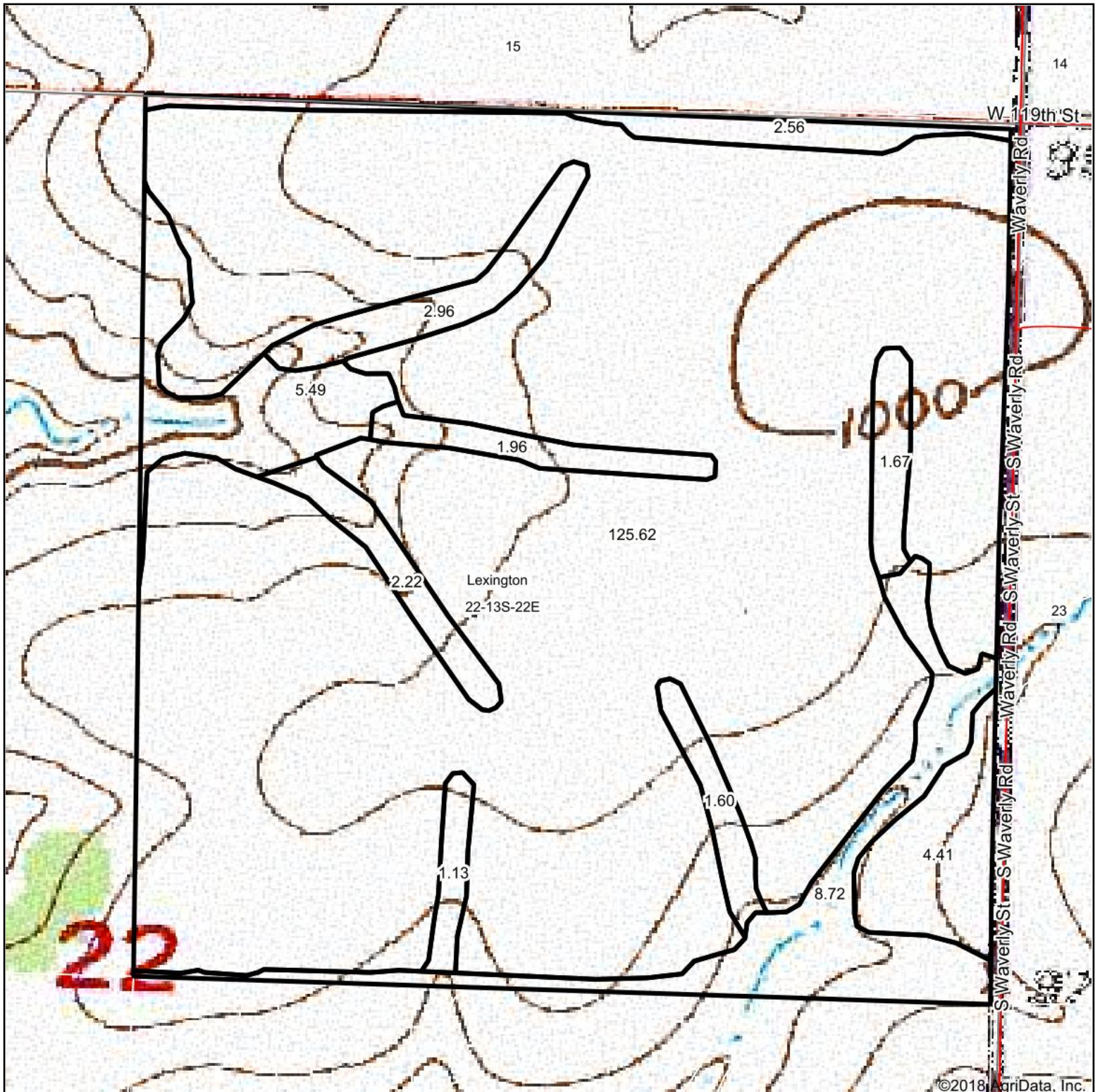
Area Symbol: KS091, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Restrictive Layer	Non-Irr Class *c	NCCPI Corn	NCCPI Soybeans
8962	Woodson silt loam, 1 to 3 percent slopes	69.88	44.1%		1.2ft.	> 6.5ft.	Ils	43	48
7525	Chillicothe silt loam, 2 to 5 percent slopes	40.20	25.4%		3ft.	5.9ft. (Lithic bedrock)	Ile	68	61
7302	Martin silty clay loam, 3 to 7 percent slopes	32.65	20.6%		1.2ft.	> 6.5ft.	IIIe	42	46
7462	Oska-Martin silty clay loams, 4 to 8 percent slopes	15.54	9.8%		1.2ft.	2.8ft. (Lithic bedrock)	IIIe	46	43
4752	Sogn-Vinland complex, 3 to 25 percent slopes	0.07	0.0%		> 6.5ft.	0.6ft. (Lithic bedrock)	VIIs	24	8
Weighted Average								49.4	50.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

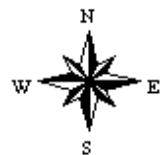
Topography Map



map center: 38° 54' 33.66, -94° 57' 2.64

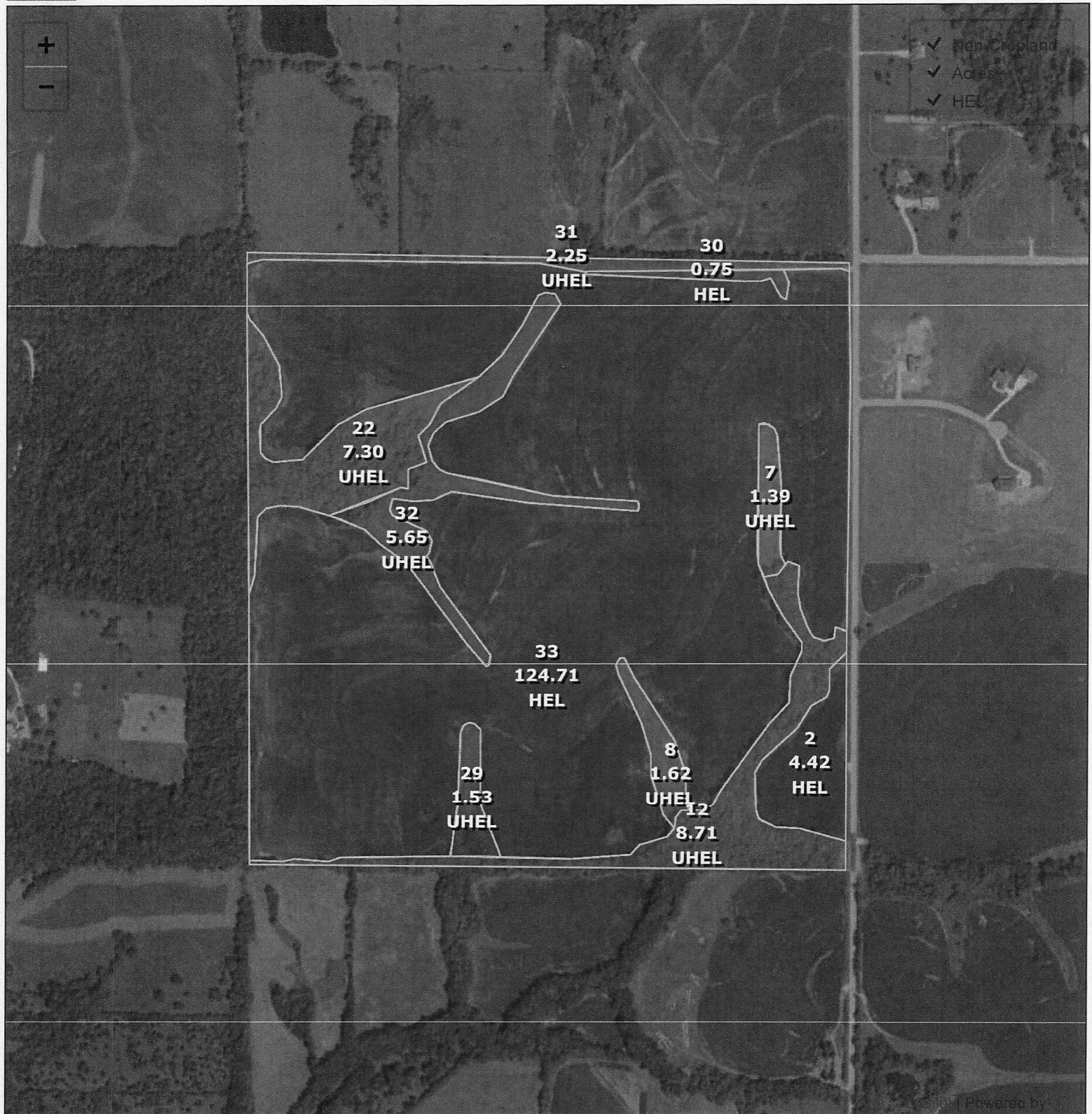
0ft 469ft 938ft

22-13S-22E
Johnson County
Kansas



8/29/2018

Maps Provided By:
**surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgrIDataInc.com



Common Land Unit
 Cropland Non-cropland CRP

Farm 478
Tract 776

Wetland Determination Identifiers

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

2019 Crop Year



Tract 1 of 1

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).

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : CHARLES F SPRING
Farms Associated with Operator : 20-091-301, 20-091-478, 20-091-1152, 20-045-2078, 20-045-2258, 20-045-2921, 20-045-2959, 20-045-2984, 20-091-3353, 20-091-3354, 20-091-3682, 20-045-3778, 20-091-3848, 20-045-4093, 20-091-4134, 20-045-4227, 20-091-4362, 20-045-4427, 20-045-4876, 20-045-5248, 20-045-5249, 20-045-5250, 20-045-5251, 20-045-5549, 20-045-6183, 20-045-6184, 20-045-6185, 20-045-6186, 20-045-6187, 20-045-6418, 20-045-7235, 20-045-7980
CRP Contract Number(s) : None
Recon ID : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.33	137.06	137.06	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	137.06	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	64.64	0.00	0	82	
Soybeans	65.06	0.00	0	29	
TOTAL	129.70	0.00			

NOTES

Tract Number : 776
Description : D6 NE4 22-13-22
FSA Physical Location : KANSAS/JOHNSON
ANSI Physical Location : KANSAS/JOHNSON
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : BARBARA L BUCK, JUDITH B VOGEL REV TRUST
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
158.33	137.06	137.06	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	137.06	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield

KANSAS
JOHNSON
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 478
Prepared : Dec 12, 2018
Crop Year : 2019

Tract 776 Continued ...

Corn	64.64	0.00	0	82
Soybeans	65.06	0.00	0	29
TOTAL	129.70	0.00		

NOTES

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
2000 NW South Outer Road
Blue Springs, MO 64015
Phone: 816-207-4561
Fax: 816-207-4581

Prepared Exclusively For:
Keller Williams Realty Partners, Inc.
11105 Metcalf Ave
Overland Park, KS 66210
Phone: 913-837-4665

Contact: **Brent Curry**
Email: **bcurry@security1st.com**

Contact: **Bill Gaughan**
Email: **ruralkc@gmail.com**

Report No: **2287127**

Report Effective Date: **November 28, 2018, at 7:30 a.m.**

Property Address: **Waverly Rd & 120th St., Olathe, KS 66061**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Keller Williams Realty Partners, Inc.**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Barbara L. Buck, a married woman, an undivided one-half (1/2) interest; Judith B. Vogel, Trustee of the Judith B. Vogel Trust under Declaration of Trust dated October 20, 1992 an undivided one-third (1/3) interest; Katherine V. Barber and David M. Barber, husband and wife, as joint tenants with right of survivorship, an undivided one-eighteenth (1/18) interest; John F. Brink and Laura V. Brink, Trustees of the John F. and Laura V. Brink Revocable Living Trust dated May 6, 2014, an undivided one-eighteenth (1/18) interest; and Elizabeth V. Jones and Robert R. Jones, husband and wife, as joint tenants with right of survivorship, an undivided one-eighteenth (1/18) interest

2. The Land referred to in this Report is described as follows:

The Northeast 1/4 of Section 22, Township 13, Range 22, except a strip of land 20 feet in width on the North side, all as located in Johnson County, Kansas. Also Except the East 40 feet of the South 154.63 feet and Except part in road.

3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:

Any questions regarding this report should be directed to: **Brent Curry**
Phone: **913-393-2511**, Email: **bcurry@security1st.com**

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. **Payment of taxes for the year 2018, in the amount of \$2,204.86, first half due and payable on or before December 20, 2018; second half due and payable on or before May 10, 2019.**
6. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
7. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Judith B. Vogel Trust under Declaration of Trust dated October 20, 1992. We reserve the right to make any additional requirements we deem necessary.**
8. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the John F. and Laura V. Brink Revocable Living Trust dated May 6, 2014. We reserve the right to make any additional requirements we deem necessary.**
9. **File a Warranty Deed from Barbara L. Buck, a married woman, an undivided one-half (1/2) interest; Judith B. Vogel, Trustee of the Judith B. Vogel Trust under Declaration of Trust dated October 20, 1992 an undivided one-third (1/3) interest; Katherine V. Barber and David M. Barber, husband and wife, as joint tenants with right of survivorship, an undivided one-eighteenth (1/18) interest; John F. Brink and Laura V. Brink, Trustees of the John F. and Laura V. Brink Revocable Living Trust dated May 6, 2014, an undivided one-eighteenth (1/18)**

Any questions regarding this report should be directed to: **Brent Curry**

Phone: **913-393-2511**, Email: **bcurry@security1st.com**

interest; and Elizabeth V. Jones and Robert R. Jones, husband and wife, as joint tenants with right of survivorship, an undivided one-eighteenth (1/18) interest, stating marital status and joined by spouse, if any, to an undetermined buyer.

10. Provide this Company with a properly completed and executed Owner's Affidavit.

11. Recording Fees and Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)
Mortgage: \$21.00 (first page) + \$17.00 (each additional page)
Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)
Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

For all mortgages recorded on or after January 1, 2018, but prior to January 1, 2019:

*** Mortgage Registration Tax: Calculated at \$0.05 per each \$100.00 of the loan amount.**

(This fee shall not exceed \$125.00 for recording on single-family mortgages on principal residences where the principal debt or obligation is \$75,000.00 or less.)

(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded, there is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.



Any questions regarding this report should be directed to: **Brent Curry**
Phone: **913-393-2511**, Email: **bcurry@security1st.com**

4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
 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 and not shown by the Public Records.
 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 **2018**, and thereafter.
 8. **General tax and special assessment information for the current tax year is as follows:**

Tax ID No.: 3F221322-3002
2018 Full Tax Amount: \$2,204.86, UNPAID
2018 Assessed Value: \$18,054.00
2018 Mill Levy/Tax Rate: .122126
The above county amount includes Special Assessments in the amount of \$0.00.
 9. **The terms and provisions contained in the document entitled "Utility Easement" filed as Book 903, Page 117.**



Security 1st Title

Any questions regarding this report should be directed to: **Brent Curry**

Phone: **913-393-2511**, Email: **bcurry@security1st.com**

10. FOR INFORMATION ONLY - 24 MONTH CHAIN OF TITLE:

Deed Type: Deed of Dedication Deed

Grantor(s): Barbara L. Buck, a married woman, an undivided one-half (1/2) interest; Judith B. Vogel, Trustee of the Judith B. Vogel Trust under Declaration of Trust dated October 20, 1992 an undivided one-third (1/3) interest; Katherine V. Barber and David M. Barber, husband and wife, as joint tenants with right of survivorship, an undivided one-eighteenth (1/18) interest; John F. Brink and Laura V. Brink, Trustees of the John F. and Laura V. Brink Revocable Living Trust dated May 6, 2014, an undivided one-eighteenth (1/18) interest; and Elizabeth V. Jones and Robert R. Jones, husband and wife, as joint tenants with right of survivorship, an undivided one-eighteenth (1/18) interest

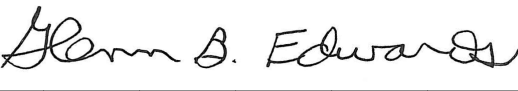
Grantee(s): the Board of County Commissioners of Johnson County, State of Kansas

Recorded Date: August 11, 2016

Recorded As: Book 201608, Page 004652

Dated: November 28, 2018, at 7:30 a.m.

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER

Bid Form 160+- Acres in Johnson County, Kansas

Bidders may bid on entire parcel (parcel 1) or either/both of the north or south half (parcels 2 & 3).

Parcel 1 Legal Description: Entire parcel 160 acres m/l described as the Northeast $\frac{1}{4}$ of STR 22-13S-22E To be further defined by title report.

I hereby offer \$_____ for the above referenced land. Bid is total price NOT per acre. I agree to abide by all of the bid terms listed below.

Parcel 2 Legal Description: North 1/2 of parcel 80 acres m/l described as the north $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of STR 22-13S-22E To be further defined by title report.

I hereby offer \$_____ for the above referenced land. Bid is total price NOT per acre. I agree to abide by all of the bid terms listed below.

Parcel 3 Legal Description: South 1/2 of parcel 80 acres m/l described as the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of STR 22-13S-22E To be further defined by title report.

I hereby offer \$_____ for the above referenced land. Bid is total price NOT per acre. I agree to abide by all of the bid terms listed below.

_____ I bid on both 80 acre parcels my bid is valid only for one not both of them, parcel to be chosen by the seller.

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 do I 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 Security First Title. I will pay the balance due in full within 30 days of signing the contract if I purchase the entire parcel or within 60 days if I purchase either parcel 2 or 3. 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 Taxes will be prorated from January 1, 2019 to date of closing. I understand that the taxes are estimated. I understand that I will take possession 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, January 22nd 2019 to:

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

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