

SEALED BID SALE KAW RIVER BOTTOM LAND

64.11+/- ACRES
LEAVENWORTH COUNTY KS

DEADLINE AUGUST 6TH
BY 5 pm

CONTACT AGENT FOR DETAILS

TRACTS LIE SOUTH OF
MURPHY ROAD AND WEST OF
142ND STREET



Highlights

- **58.22 tillable acres**
- **55.4% Class I soils**
- **32.4% Class II soils**
- **90.8% tillable**

For additional information please contact:

Bill Gaughan
913-837-4665

Bill@RuralKC.com

Keller Williams Realty Partners
RuralKC.com



Property Location: From Bonner Springs west on highway 32 to 142nd street then south on 142nd approx. 3.5 miles to Murphy road then west ¼ mile to property on the south for north parcel, or stay south on 142nd street ¼ mile to lane on south side of home, then west to access south parcel

Legal Description: Part of the SE ¼ of STR 13-12S-22E and Part of the NE ¼ of STR 24-12S-22E to be further defined by title report

Table of Contents

64.05 +/- Acres of Cropland in Leavenworth county Kansas

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- **Bid Form**



Property Information

Property Description: This is 64.11 acres of land of which 58.22 are tillable, located in the Kansas river bottom ground just south of Bonner Springs Kansas, on the north bank of the Kansas River. The land is 55.4% Class I soils, and 32.4% Class II soils consisting of 55.34 acres of Eudora-Bismarckgrove silt loams, 8.1 acres of Kimo Silty clay loam, and 7.19 acres of Stonehouse-Eudora fine sandy loams. The property is located in the Kansas River floodplain but floods infrequently. For the last several years the property has been planted in corn and soybeans and rotated. The property is split into 2 tracts meeting at the Ne corner of one parcel with the SW corner of the adjacent parcel. The northern parcel has road frontage on Murphy road and the southern parcel has a deed tract of land 142nd street, which is not an easement. . For the 2019 crop season the land is subject to a custom farm lease. Closing on the property will occur 30 days after the signing of contacts with possession at the end of the 2019 crop harvest or Dec. 31, 2019 whichever comes first.

Legal Description: 19.97 acres defined as:S13, T12, R22E, ACRES 19.97, W1/2SE1/4SE1/4 LESS ROW Deed Book/Page 11 /1934 11 /1931 10 /9291 10PR/ 645 081P/0077 0362/0605 Plus 44.14 acres defined as: S24, T12, R22E, ACRES 44.14, N16.5' OF NE1/4NE1/4 & PT W1/2 NE1/4 LYING E OF KANSAS RIVER Deed Book/Page 11 /1934 11 /1931 10 /9291 10PR/0645 081P/0077 0360/0379 To be further defined by title report.

Taxes: 2018 \$1,583.42

Possession: At the end of 2019 harvest or Dec. 31, 2019 whichever is earlier

Zoning: AG

Schools: Bonner Springs USD 204

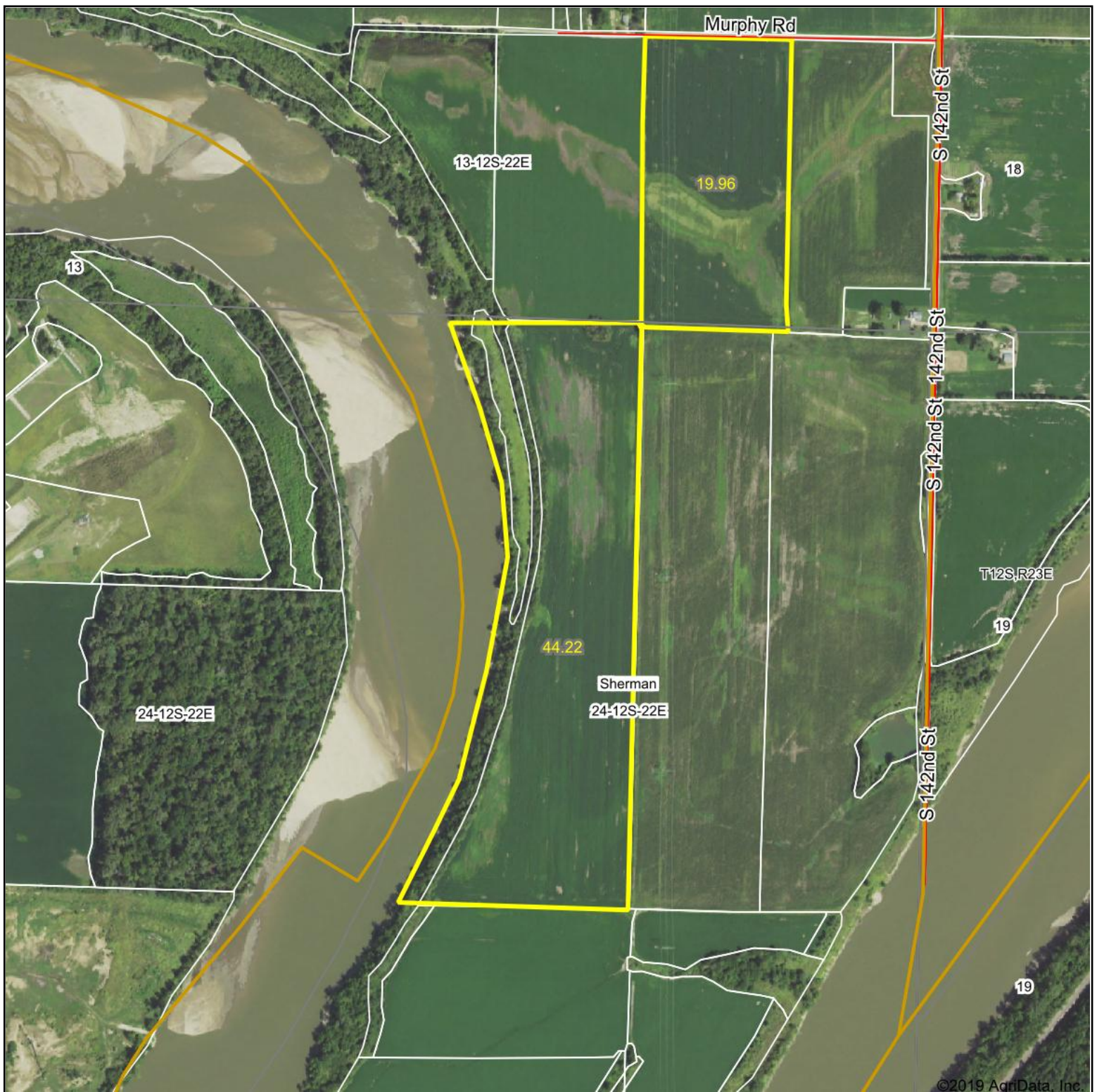
FSA Information	Crop	Base Acreage
	Corn	25.50
	Soybeans	28.20

Mineral Rights: Pass unencumbered to the buyer

Water Rights: Pass unencumbered to the buyer

Wind Rights: Pass unencumbered to the buyer.

Aerial Map



KW PARTNERS
KELLERWILLIAMS

Maps Provided By:



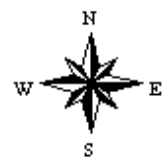
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map center: 38° 59' 49.13, -94° 54' 53.44

0ft 702ft 1404ft

24-12S-22E
Leavenworth County
Kansas

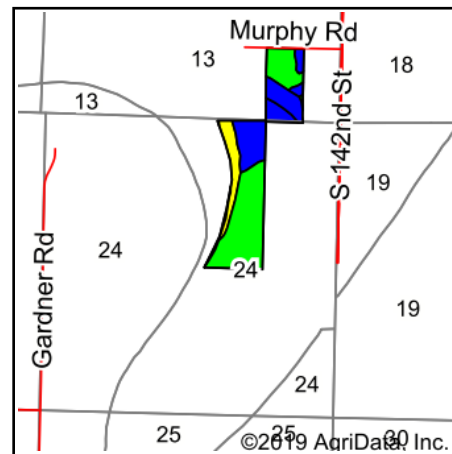


4/20/2019

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Leavenworth**
 Location: **24-12S-22E**
 Township: **Sherman**
 Acres: **64.18**
 Date: **4/20/2019**



KW PARTNERS
 KELLER WILLIAMS

Maps Provided By:



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Area Symbol: KS103, Soil Area Version: 13

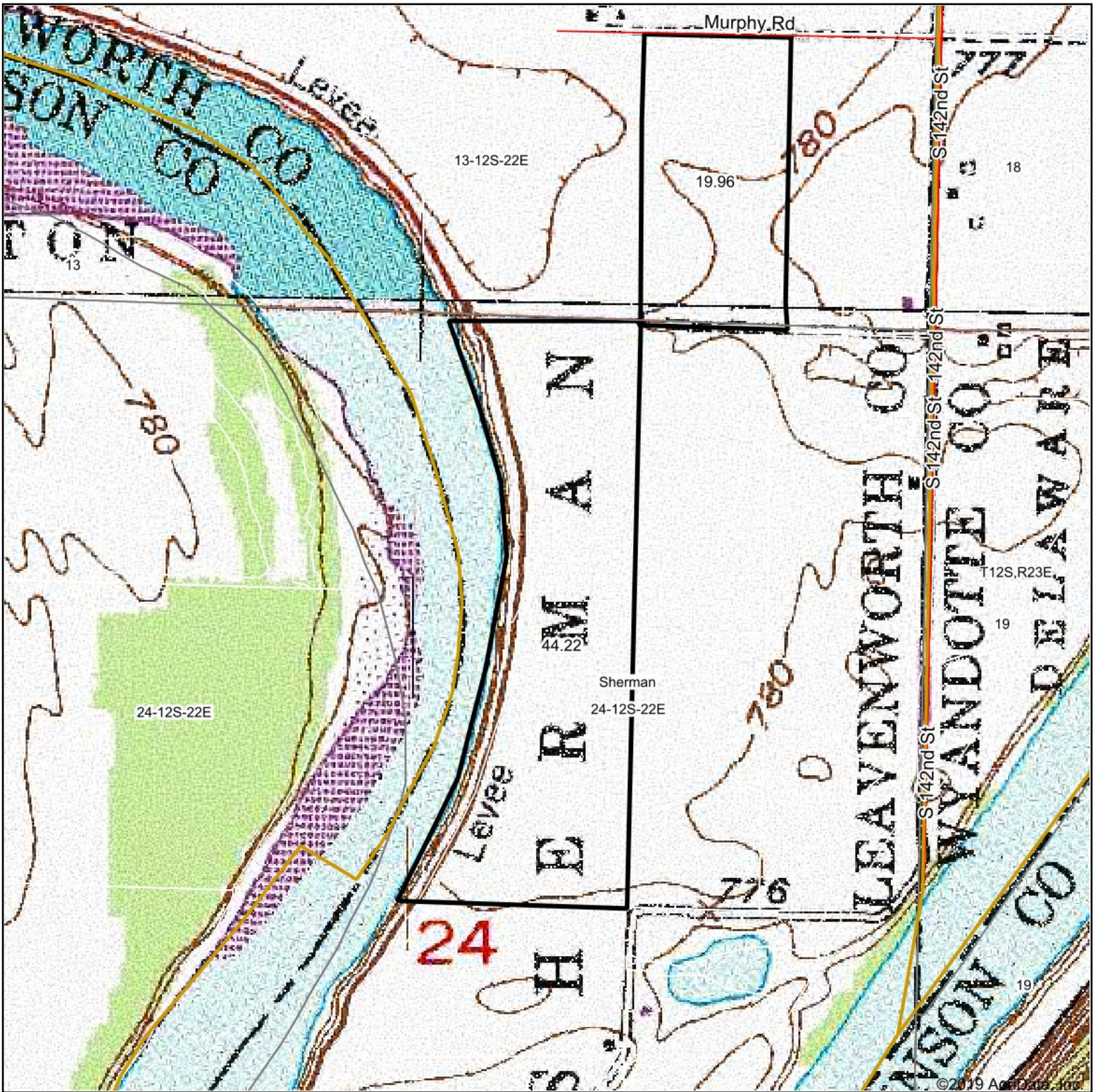
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Restrictive Layer	Non-Irr Class *c	Cor n	Corn Irrigated	Soybeans	Soybeans Irrigated	*n NCCPI Corn	*n NCCPI Soybeans
7106	Eudora-Bismarckgrove silt loams, rarely flooded	35.54	55.4%		> 6.5ft.	> 6.5ft.	lw	94	80	35	29	70	65
7036	Eudora-Bismarckgrove silt loams, occasionally flooded	12.70	19.8%		> 6.5ft.	> 6.5ft.	llw	83	73	31	26	67	64
7089	Stonehouse-Eudora fine sandy loams, overwash, occasionally flooded	7.19	11.2%		> 6.5ft.	> 6.5ft.	IVs	49	74	23	16	50	34
7055	Kimo silty clay loam, occasionally flooded	5.90	9.2%		2ft.	> 6.5ft.	llw					71	68
7155	Kimo silty clay loam, rarely flooded	2.20	3.4%		2ft.	> 6.5ft.	llw	68		32		72	70
9999	Water	0.65	1.0%		> 6.5ft.	> 6.5ft.						0	0
Weighted Average								76.3	67	29.2	23	*n 66.6	*n 61.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

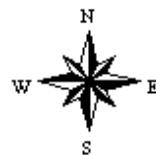
Topography Map



map center: 38° 59' 49.13, -94° 54' 53.44

A horizontal number line with tick marks at 0, 351, 702, 1053, and 1404. The segments are labeled 0ft, 702ft, and 1404ft.

24-12S-22E
Leavenworth County
Kansas



4/20/2019



Maps Provided By:



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4 Year Crop History

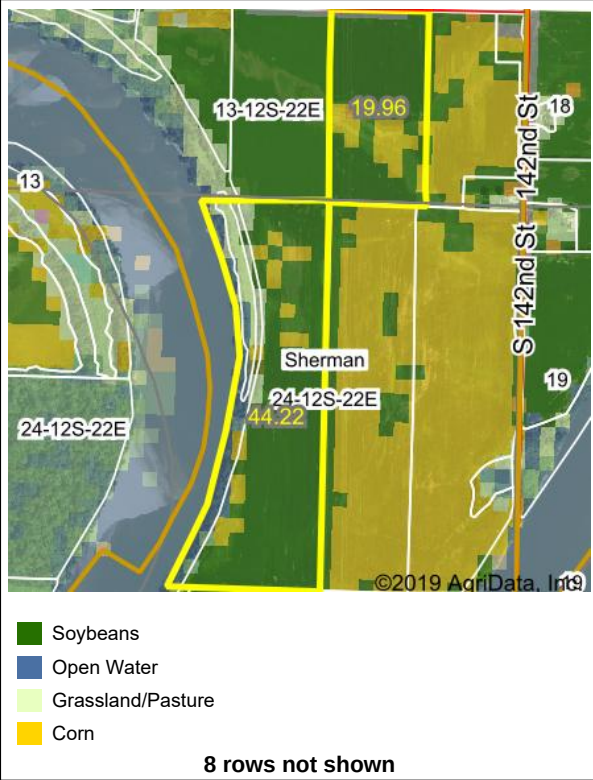
Owner/Operator:
Address:
Address:
Phone:

Date:
Farm Name:
Field ID:
Acct. #:



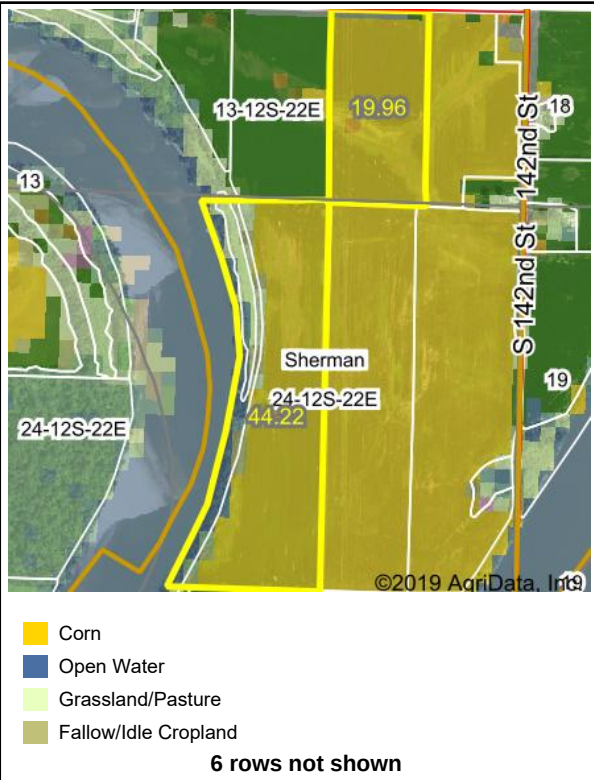
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Map Center: 38° 59' 49.13, -94° 54' 53.44
State: KS County: Leavenworth
Legal: 24-12S-22E Twnshp: Sherman



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



MURPHY RD

13

142ND ST

Deeded
Access to
142nd
street

24

on



Abbreviated 156 Farm Record

Operator Name : STEPHEN WAYNE TUTTLE

20-209-77, 20-209-116, 20-103-604, 20-209-661, 20-209-668, 20-103-775, 20-209-853, 20-103-869, 20-209-872,
20-209-905, 20-209-906, 20-103-958, 20-103-978, 20-209-1003, 20-103-1062, 20-103-1392, 20-103-1560,
20-103-1783, 20-103-1847, 20-103-2018, 20-103-4003, 20-103-4264, 20-103-5130, 20-103-5312, 20-103-5361,
20-103-5527, 20-103-5600, 20-103-5701

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
75.64	69.83	69.83	0.00	0.00	0.00	0.00	0.00	Active	2
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	69.83	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	31.00	0.00	0	110	
Soybeans	34.30	0.00	0	30	
TOTAL	65.30	0.00			

NOTES

Tract Number : 1123

Description : I14/2A All E. of River 24-12-22 13-12-22

FSA Physical Location : KANSAS/LEAVENWORTH

ANSI Physical Location : KANSAS/LEAVENWORTH

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : STEPHEN WAYNE TUTTLE, MRS DIANA LYNN TUTTLE

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
58.22	58.22	58.22	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	58.22	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
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PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
15510 State Ave #10A
Basehor, KS 66007
Phone: 913-721-2021
Fax: 913-728-2034

Contact: **Lindsay Morrow**
Email: **lmorrow@security1st.com**

Prepared Exclusively For:
Keller Williams Realty Partners, Inc.
6850 College Blvd
Overland Park, KS 66211
Phone: 913-906-5400
Fax: 913-906-5433

Contact: **Williams J. Gaughan**
Email: **ruralkc@gmail.com**

Report No: **2310742**

Report Effective Date: **June 19, 2019, at 7:30 a.m.**

Property Address: **00000 142nd St., Bonner Springs, KS 66012**

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

Stephen W. Tuttle and Diana L. Tuttle

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

Tract One

Lots Seven (7) and Eight (8) of Section 24, in Township 12 South of Range 22 East of Sixth P.M. (also known as West 1/2 of Northeast 1/4) except tract deeded to West Loring Drainage District (deed recorded in Book 278 at Page 468)

A Strip of land one rod in width described as beginning at the Northeast corner of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 24, in Township 12 South, of Range 22 East of the sixth P.M., and extending West 80 rods along the North boundary of the above East Half (E 1/2) of the Northeast Quarter (NE 1/4) to the Northwest corner of East Half (E 1/2) of Northeast Quarter (NE 1/4) of said Section.

Tract Two

The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirteen (13), in Township Twelve (12) South, of Range

Any questions regarding this report should be directed to: **Lindsay Morrow**

Phone: **785-856-2900**, Email: **lmorrow@security1st.com**

Twenty-Two (22) East of the Sixth P.M.

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:
 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. **File a release of the Mortgage dated April 25, 2012, recorded April 26, 2012, as Document No. 2012R03801, made by Stephen W. Tuttle and Diana Lynn Tuttle a/k/a Diana L. Tuttle, Husband and Wife, to Frontier Farm Credit, FLCA, in the amount of \$188,800.00.**
NOTE: This mortgage encumbers additional land
 6. **File a Warranty Deed from Stephen W. Tuttle and Diana L. Tuttle, stating marital status and joined by spouse, if any, to TBD.**
 7. **The application for title insurance does not give the name of the prospective purchaser. We reserve the right to make any additional requirements we deem necessary when such name is ascertained.**
 8. **Provide this Company with a properly completed and executed Owner's Affidavit.**
 9. **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)



Security 1st Title

Any questions regarding this report should be directed to: **Lindsay Morrow**
Phone: **785-856-2900**, Email: **lmorrow@security1st.com**

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.

(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.

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



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Phone: **785-856-2900**, Email: **lmorrow@security1st.com**

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 **2019**, and thereafter.
8. **General taxes and special assessments for the fiscal year 2018 in the original amount of \$1,071.76.**
First Installment: \$535.88, PAID
Second Installment: \$535.88, PAID
Property I.D. # 20837 / Tract One
PIN #236-24-0-00-00-002.00-0
9. **General taxes and special assessments for the fiscal year 2018 in the original amount of \$511.66.**
First Installment: \$255.83, PAID
Second Installment: \$255.83, PAID
Property I.D. # 20785 / Tract Two
PIN #236-13-0-00-00-010.00-0
10. **An easement for Right of Way recorded in/on Book 0832, Page 1082 and Book 539, Page 742 and Book 304, Page 524 and Book 189, Page 282 and Book 194, Page 540.**
11. **The following matters disclosed by a survey made on April 27, 1926, at Book 1, Page 10**
12. **Terms and provisions of the Home Owners Association, if any, which provide for, among other things, the levy of assessments, which if unpaid, may become a lien thereon.**

The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.



Security 1st Title

Any questions regarding this report should be directed to: **Lindsay Morrow**
Phone: **785-856-2900**, Email: **lmorrow@security1st.com**

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

Deed Type: Warranty Deed

**Grantor(s): Harry Linn Hall and Marcy Lea Hall, Husband and Wife and
Richard Thomas Hall, a single person**

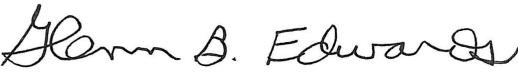
Grantee(s): Stephen W. Tuttle and Diana L. Tuttle, Husband and Wife

Recorded Date: March 14, 2011

Recorded As: 2011R01934

Dated: June 19, 2019, at 7:30 a.m.

SECURITY 1ST TITLE

By: 

LICENSED ABSTRACTER

Bid Form 64.11+- Acres in Leavenworth County, Kansas

Parcel Legal Description: 19.97 acres defined as:S13, T12, R22E, ACRES 19.97, W1/2SE1/4SE1/4 LESS ROW Deed Book/Page 11 /1934 11 /1931 10 /9291 10PR/ 645 081P/0077 0362/0605 PLUS 44.14 acres defined as: S24, T12, R22E, ACRES 44.14, N16.5' OF NE1/4NE1/4 & PT W1/2 NE1/4 LYING E OF KANSAS RIVER Deed Book/Page 11 /1934 11 /1931 10 /9291 10PR/0645 081P/0077 0360/0379 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 the bid terms listed below.

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 within 3 days of being awarded the bid. I will pay the balance due in full within 30 days of signing the contract. 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 the end of the 2019 harvest, or Dec. 31, 2019 whichever occurs first. I understand all crops currently in the ground belong to the seller 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, August 6th 2019 to:

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

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