

94.5± Acres in Reno County

Information Packet

S16, T22, R17W & S17, T22, R17W

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AGENCY: The Broker is acting as agent for the Seller only. In the event of any dispute after the sale, Results Realty auction/Realty's record of final sale shall be conclusive. All information and materials provided by Broker is subject to inspection by all appropriate parties and the Broker assumes no liability for its accuracy, errors, or omissions nor its agents, the Seller or its agents. **Prospective bidders should independently verify any information being materially relied upon in making a purchasing decision.**

Liquidate damages: If purchaser chooses not to close within the stated time herein and no written extension has been granted by the Seller, the Purchaser will forfeit all of the deposit. If such action occurs, Results Realty hereby has the right to disperse the deposit as stated in the listing agreement and the purchaser, has no claims to such money or property being sold. Liquidated damages are to cover cost of auction, cost incurred by seller, labor cost, and additional cost of auction as not defined in this agreement. These liquidated damages do not restrict the seller from suing the purchaser for performance damages and/or any additional damages the seller suffers by the default of the purchaser.

BUYER'S NOTE: Individual purchases are to be considered as singular transaction not contingent in the sale of the other properties or tracts. Results Realty reserves the right to offer the property in individual tracts, combination of tracts, as a whole or in anyway that we see fit in order for it to bring the most money for the owner. The sale of combinations supersedes the sale of individual tracts. **The decision of the Broker is final. Seller and Results Realty, reserve the right to amend any terms and conditions prior to or during the auction.**

BIDDER'S DUTY TO INSPECT: All information published, announced, or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller, the broker, or any other person or entity. Personal on site inspection of all property by potential bidders is strongly recommended. All sales are subject to the conditions and terms contained herein. The failure of any bidder to inspect, or to fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, rights-of-way, or any other information that can be obtained as public record in the county courthouse or any municipal office concerning subject properties. Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are bidding to purchase the Property "As is, Where is" with no guarantee or warranty.

Results Realty is the agent of the seller and their fiduciary duties of loyalty and faithfulness are owed to their client (the Seller).

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NOTICE TO BUYER

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

The property described is being sold in "**AS-IS, WHERE-IS, WITH ALL FAULTS**" condition. Neither Results Realty, Results Land Co., the seller, nor their respective agents make any express or implied warranties of any kind. This listing may be withdrawn and/or modified without notice at any time.

Results Land Co. are Kansas Licensed Real Estate Brokers acting as agents of the Seller.

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TERMS AND CONDITIONS OF SALE

ORDER OF SALE: Final order of sale to be provided prior to the sale.

RESTRICTIONS: Subject only to (1) all City, County, and state laws, ordinances and regulations and (2) any easements, encumbrances and restrictions applicable to the Property. Seller is placing no restrictions on the property.

UTILITIES: Results Realty/Results Land Co, nor the seller, guarantees the availability of utilities, public or private. This consists of but is not limited to: wells, septic tanks, access to public utilities or any hook up fees therewith. Confirmation of utility availability is the bidder's sole responsibility.

TAXES: Seller shall pay taxes prorated to date of closing and all prior years. Purchaser shall pay taxes prorated after closing. Tax amount TBD.

POSSESSION: At Closing.

SURVEY: See enclosed.

TITLE/CLOSING COSTS: Seller and Purchaser shall share equally in the cost of title insurance and escrow closing.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND: The real property shall be sold subject to conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and unfiled mechanic's liens, if any, and all other matters of record taking priority, subject to the rights; if any, of tenants-in-possession, and further subject to all conditions announced at the sale; and confirmation of the seller. Announcements made day of auction take precedence over previously printed material and oral statements.

CLOSING: Buyer must close on the sale of property within 30 days of signed contract. **TIME IS OF THE ESSENCE:** The entire purchase price must be paid by cashier's or certified check or wired funds at closing. No purchase is contingent on financing. Buyer is entitled to a deed for property upon full payment. Buyers should have all tests and inspections completed prior to the date that the sealed bids are due. Only the Contract for Sale of Real Estate shall set forth Seller's obligations to the successful Bidder.

ADDITION OR WITHDRAWAL FROM SALE; CONDITION OF SALE: Property selling subject to motivated seller's confirmation. The Broker reserves the right to cancel the auction up to the time prior to the final due date of bidding. If a subsequent survey by the purchaser shows a greater or lesser number of acres or square footage this will not affect the purchase or purchase price.

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TRACT INFORMATION

Parcel: 43.87± Acres in S16, T22, R17W & 48.31± Acres in S17, T22, in Reno County, KS

FSA BASES & YIELDS: See Enclosed

SOIL TYPE: Web Soil Survey Enclosed

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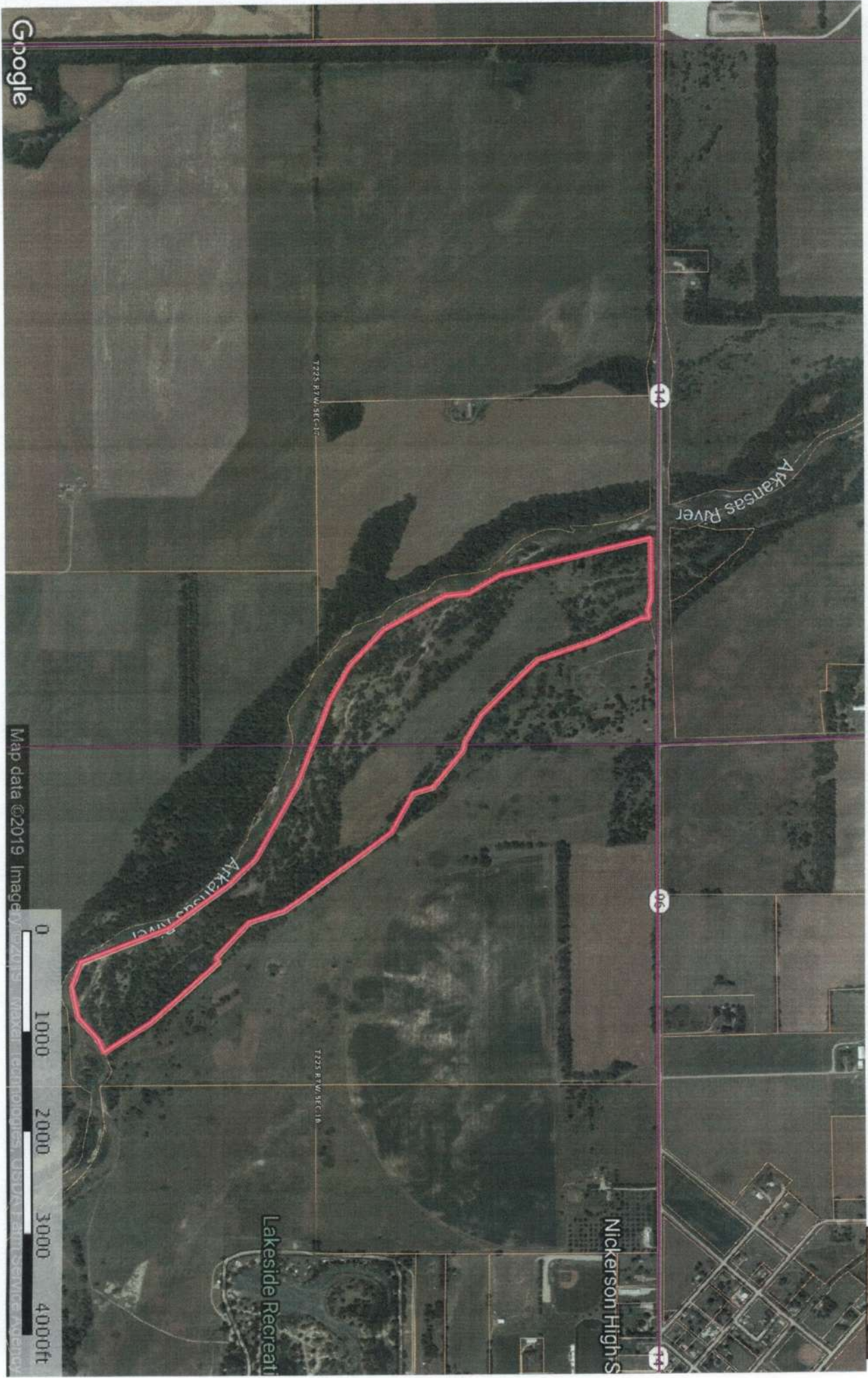
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James Holmes
Kansas, 92.17 AC +/-

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Mark E. Phillips & Family, Realtors



Boundary

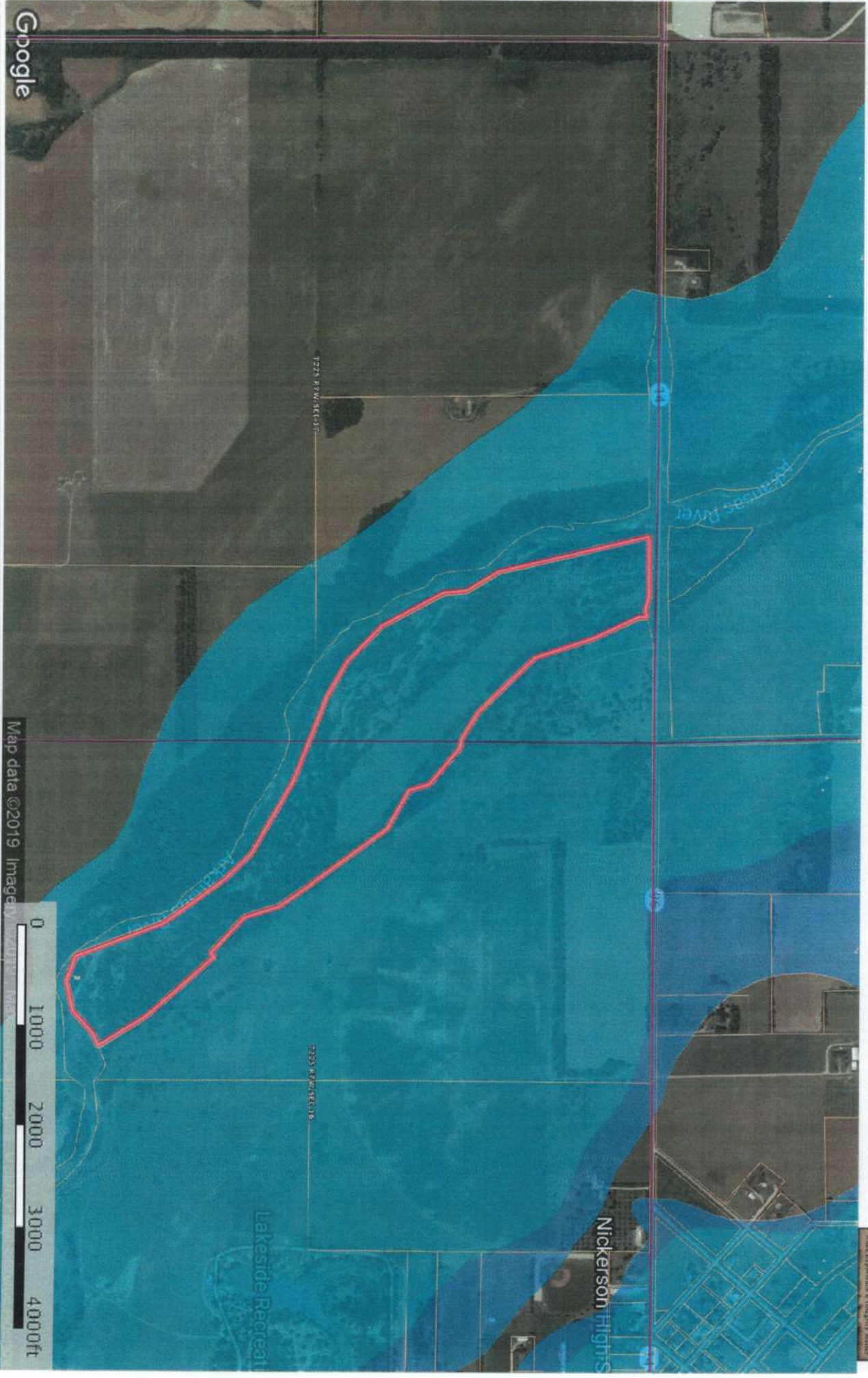
Alan Howard
P: 620.465.3499
www.resultsre.com



The information published herein was obtained from sources deemed to be reliable. Mapbox Services makes no representation or guarantee as to the completeness or accuracy thereof.

James Holmes
Kansas, 92.17 AC +/-

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When Representing a Property Owner

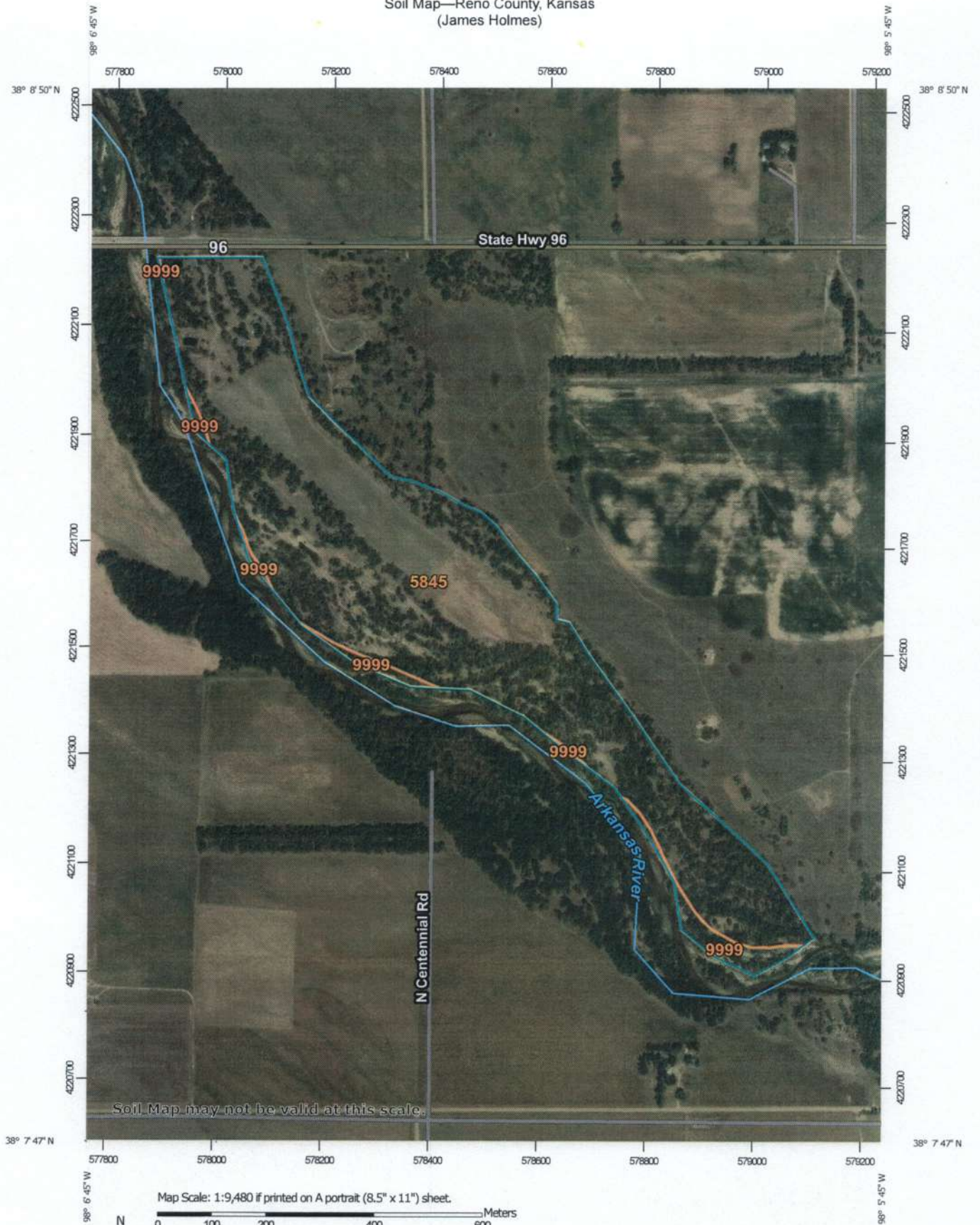


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not included

Alan Howard
P: 620.465.3499
www.resultsre.com

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Soil Map—Reno County, Kansas
(James Holmes)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Reno County, Kansas
Survey Area Data: Version 15, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

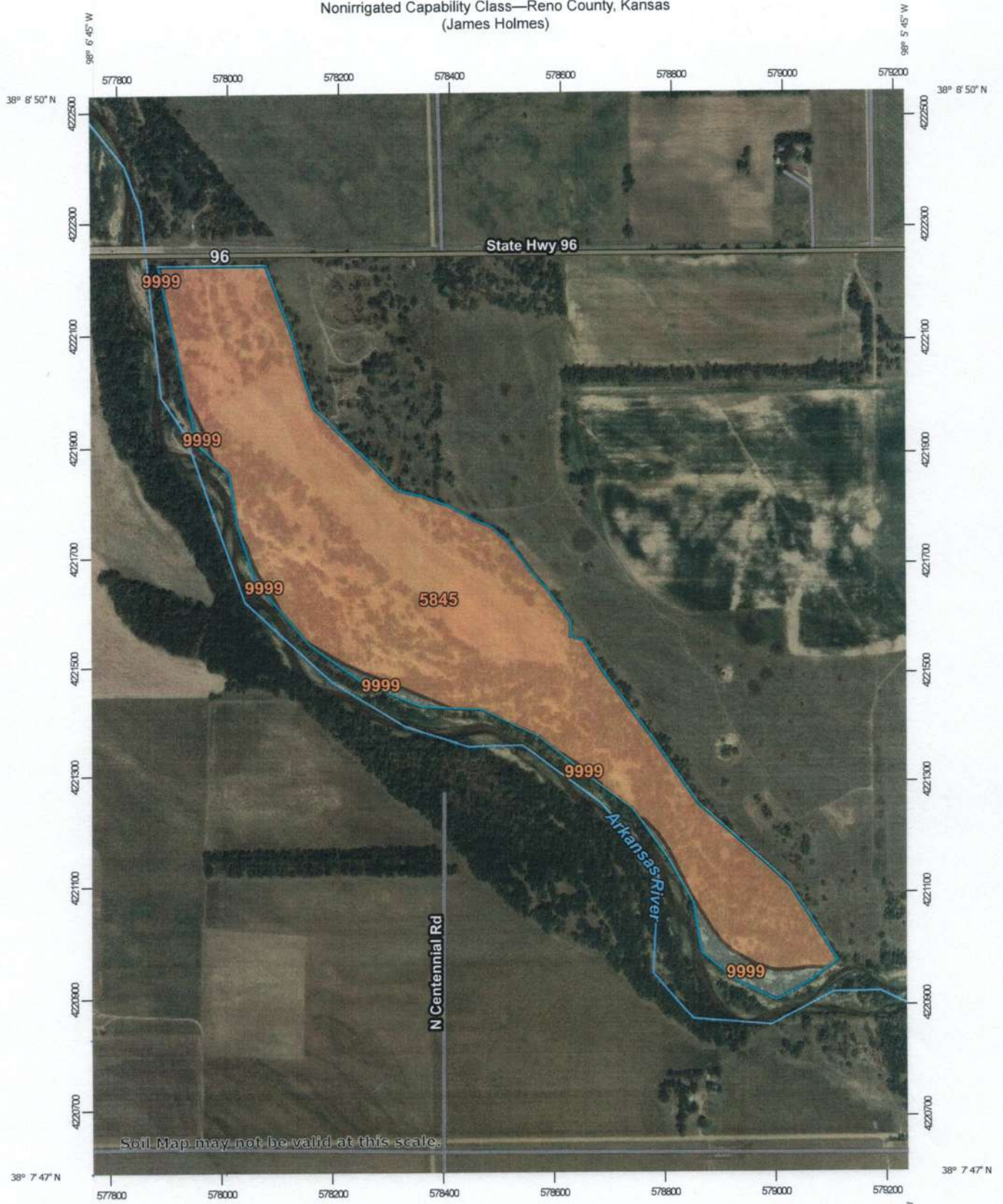
Date(s) aerial images were photographed: Sep 11, 2011—Nov 14, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

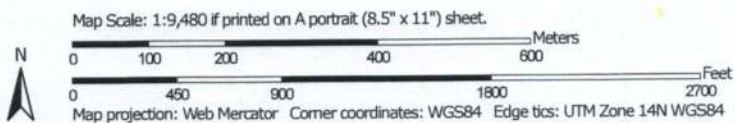
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5845	Yaggy fine sandy loam, 0 to 1 percent slopes	87.9	95.3%
9999	Water	4.4	4.7%
Totals for Area of Interest		92.3	100.0%

Nonirrigated Capability Class—Reno County, Kansas
(James Holmes)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/23/2019
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MAP LEGEND

Area of Interest (AOI)			Capability Class - III
			Capability Class - IV
Soils			Capability Class - V
Soil Rating Polygons			Capability Class - VI
			Capability Class - VII
			Capability Class - VIII
			Not rated or not available
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			

MAP INFORMATION

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Reno County, Kansas
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Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2011—Nov 14, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Nonirrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5845	Yaggy fine sandy loam, 0 to 1 percent slopes	2	87.9	95.3%
9999	Water		4.4	4.7%
Totals for Area of Interest			92.3	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

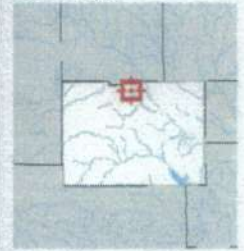
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Overview



Legend

- Parcel Numbers
- Parcels
- Townships
- City Limits
- Road Centerline
- Reno County Boundary

<p>Parcel ID 0451600000003000</p> <p>Sec/Twp/Rng 16-22-07W</p> <p>Property Address W K96 HWY</p> <p style="padding-left: 20px;">Nickerson</p> <p>District 050</p> <p>Brief Tax Description GRANT TOWNSHIP, S16, T22, R07W, ACRES 43.87, ALL THAT PART OF FOLLOWING DESC TR LYING IN SEC 16: TR COM NW COR NW/4 TH S 1489.54 FT FOR POB TH SE 12.85 FT TH ELY 65.76 FT TH SE 369.58 FT TH SLY 162.84 FT TH SE 344.85 FT TH SE 731.05 FT TH SE 43.05 FT TH SE 254.02</p> <p style="color: red;">(Note: Not to be used on legal documents)</p>	<p>Alternate ID R7623</p> <p>Class A - Agricultural Use</p> <p>Acreage 43.87</p>	<p>Owner Address HOLMES, JAMES L JR & JOY M</p> <p>1813 JAMES ST</p> <p>HUTCHINSON, KS 67502-3523</p>
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Overview



Legend

- Parcel Numbers
- Parcels
- Townships
- City Limits
- Road Centerline
- Reno County Boundary

Parcel ID	0441700000002000	Alternate ID	R7480	Owner Address	HOLMES, JAMES L JR & JOY M
Sec/Twp/Rng	17-22-07W	Class	A - Agricultural Use		1813 JAMES ST
Property Address	W K96 HWY	Acreage	48.31		HUTCHINSON, KS 67502-3523
	Nickerson				
District	050				
Brief Tax Description	GRANT TOWNSHIP, S17, T22, R07W, ACRES 48.31, ALL THAT PART OF FOLLOWING DESC TR LYING IN SEC 17: TR COM NW COR NW/4 TH S 1489.54 FT FOR POB TH SE 12.85 FT TH ELY 65.76 FT TH SE 369.58 FT TH SLY 162.84 FT TH SE 344.85 FT TH SE 731.05 FT TH SE 43.05 FT TH SE 254.02				
	(Note: Not to be used on legal documents)				

Date created: 1/13/2020
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Summary

Tax ID HOLM00098
Tax Year 2019
Name HOLMES, JAMES L J
Property Address 00000 W K96
Sec-Twp-Rng 16--2-07
Description
Parcel ID/Cama 0451600000003000
Parcel Classes RL
Tax Unit 50

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ
2019	\$0	0.000	\$0.00	\$0.00	\$46.74	\$46.74	N
2019	\$0	0.000	\$0.00	\$0.00	\$2.19	\$2.19	N
2018	\$0	0.000	\$0.00	\$0.00	\$37.68	\$37.68	N
2018	\$0	0.000	\$0.00	\$0.00	\$2.19	\$2.19	N
2017	\$0	0.000	\$0.00	\$0.00	\$33.18	\$33.18	N
2017	\$0	0.000	\$0.00	\$0.00	\$2.19	\$2.19	N
2016	\$0	0.000	\$0.00	\$0.00	\$31.30	\$31.30	N
2016	\$0	0.000	\$0.00	\$0.00	\$2.19	\$2.19	N
2015	\$0	0.000	\$0.00	\$0.00	\$34.10	\$34.10	N

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Summary

Tax ID: HOLM00098
 Tax Year: 2019
 Name: HOLMES, JAMES L J
 Property Address: 00000 W K96
 Sec-Twp-Rng: 17--2-07
 Description:
 Parcel ID/Cama: 0441700000002000
 Parcel Classes: RL
 Tax Unit: 50

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	Delq
2019	\$0	0.000	\$0.00	\$0.00	\$128.44	\$128.44	N
2019	\$0	0.000	\$0.00	\$766,080.00	\$96.00	\$96.00	N
2019	\$0	0.000	\$0.00	\$0.00	\$2.42	\$2.42	N
2018	\$0	0.000	\$0.00	\$0.00	\$116.46	\$116.46	N
2018	\$0	0.000	\$0.00	\$734,252.00	\$92.00	\$92.00	N
2018	\$0	0.000	\$0.00	\$0.00	\$2.42	\$2.42	N
2017	\$0	0.000	\$0.00	\$0.00	\$111.40	\$111.40	N
2017	\$0	0.000	\$0.00	\$0.00	\$2.41	\$2.41	N
2016	\$0	0.000	\$0.00	\$0.00	\$108.56	\$108.56	N
2016	\$0	0.000	\$0.00	\$0.00	\$2.42	\$2.42	N
2015	\$0	0.000	\$0.00	\$0.00	\$110.88	\$110.88	N

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