

Geary Co, KS 245.5+/- acres

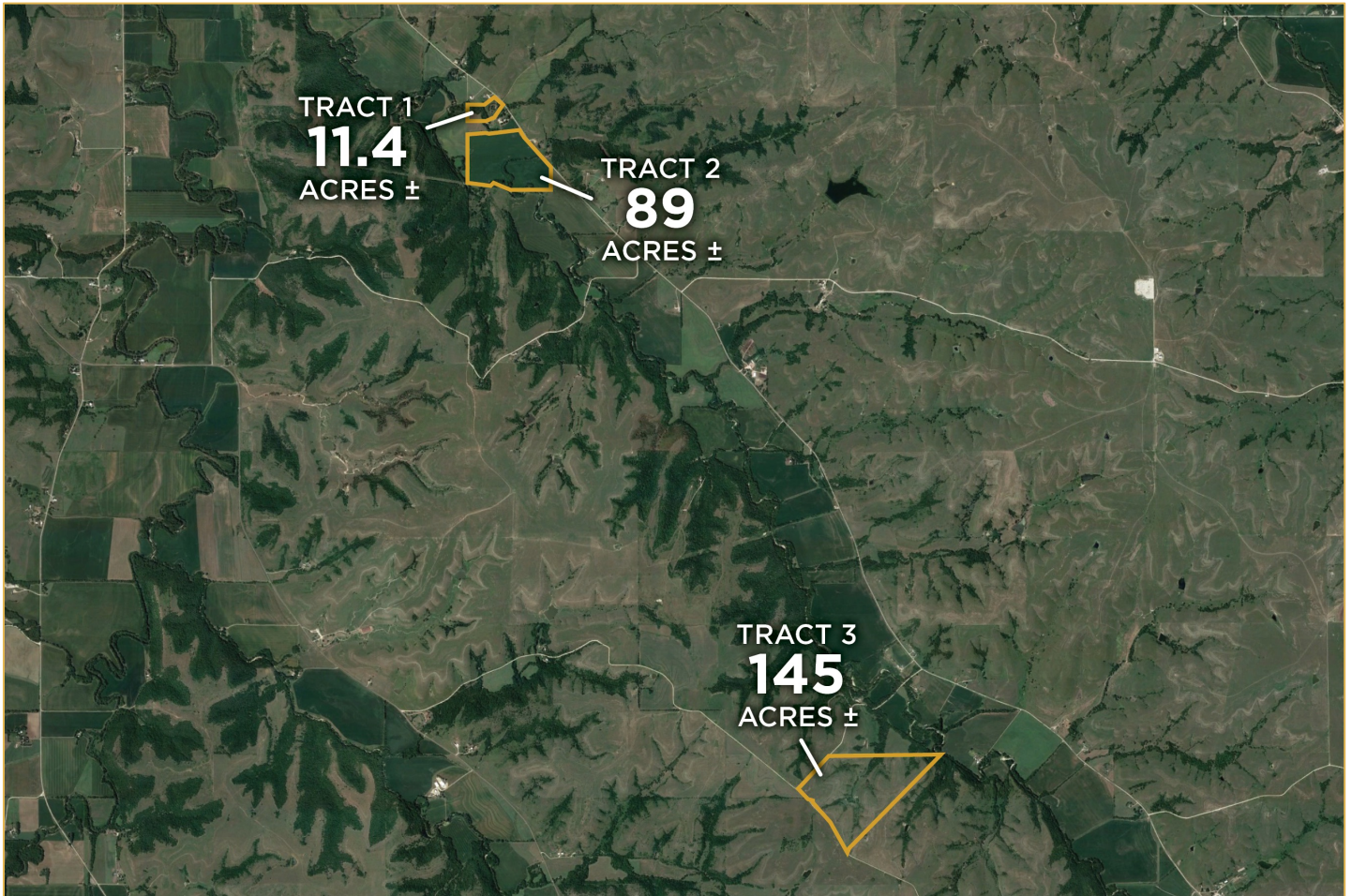
SALE DAY FLYER

AUCTION DETAILS

11/29/23 at 11:30 AM CDT
Live And Online
Municipal Building
700 N Jefferson
Junction City, KS 66441

PROPERTY DETAILS

Total Acres: 245.5+/- acres in 3 tracts
Method: Bid By The Acre/Total dollar on the home
Seller: Humboldt Creek Station LLC/Colin A and Barbara K Kennedy Trust
Agents: Matt Palmquist



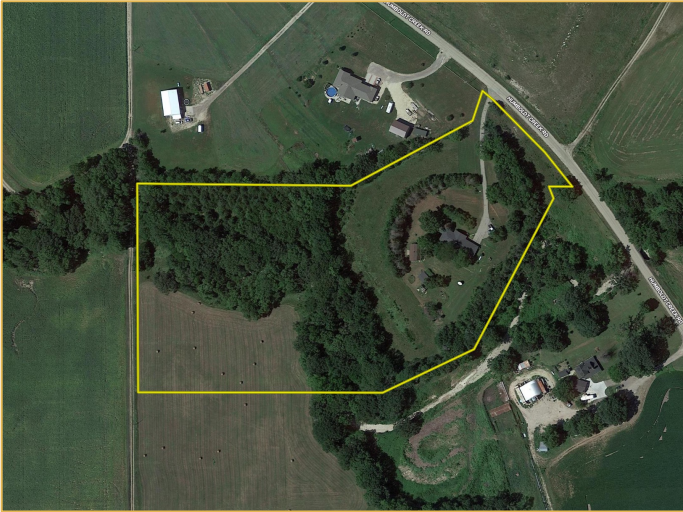
Entire Farm Description:

Join the Ranch & Farm Auctions team in this opportunity as we present this diverse land Auction featuring 245.4+/- acres being offered in three individual tracts. The tracts consist of native flint hills pasture, excellent tillable along Humboldt Creek, and a House and barn on acreage, resulting in an auction that provides an opportunity for many different buyers, including farmers, ranchers, home buyers, or investors looking for an opportunity close to Manhattan and Junction City. Don't miss this chance to participate in a competitive bidding event that showcases all facets of Flint Hills living in close proximity to population centers Contact local Land Specialist Matt Palmquist for any additional information and to schedule your own private tour.



RANCH & FARM AUCTIONS LLC

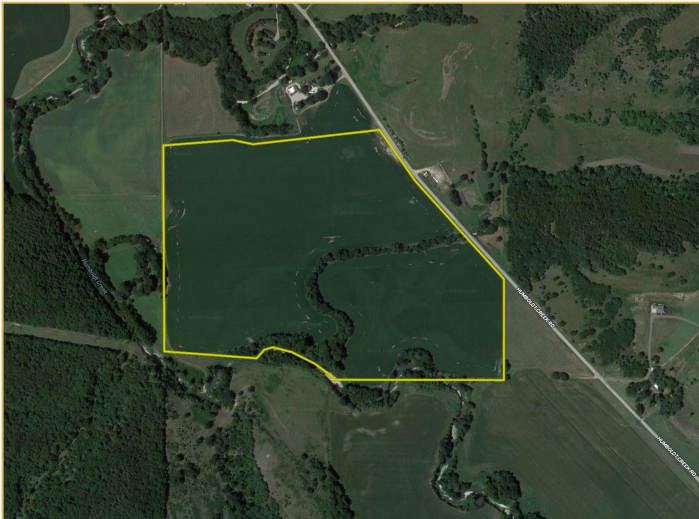
TRACT INFO



Tract #:	1
Deeded acres:	11.4+/- acres
Taxes:	\$3537.40 (will be higher because this was for 4.3 acres
Lease Status:	Currently Vacant
Possession:	Immediate possession upon closing
Survey needed?:	No survey needed
Brief Legal:	NW ¼ of NW ¼ Section 7 T12S R7E
PIDs:	093-07-0-00-00-003.00-0, and part of 093-07-0-00-00-002.01-0
Lat/Lon:	39.02914, -96.70335
Zip Code:	66441

This Two Bedroom, 3 Bathroom home is located approximately three miles south of I70 on Humboldt Creek Road. Access to the house and two outbuildings is provided by an asphalt driveway off a paved road. They are nestled off the roadway and very protected from the Kansas winds by a planted windbreak as well as native hardwoods. The home sits on 11.4+/- acres that includes a mixture of hardwoods creek, a small hay meadow that could be utilized for livestock or converted into a food plot, and a large yard that has an additional area of brome grass on the north side of the creek. The ability to see and hear wildlife in your yard is a reality, and if you choose to hunt in your backyard that could be accomplished as well.

The 1568 sq. ft. home includes an attached two car garage that has a breezeway providing weather free access. The walkout basement is mostly finished with ample storage area and a nice office space. Two composite decks extend off the rear of the house overlooking the backyard. There is a stone paver retaining wall adding to the appearance. Don't miss the chance of country living less than 20 miles from Manhattan and Junction City, the opportunity doesn't happen very often! Contact Land Specialist Matt Palmquist with additional questions.



Tract #:	2
Deeded acres:	+/- 89 acres
FSA Farmland Acres:	+/- 83.9
Soil Types:	7173-Reading Silty Clay Loam; 4151-Kahola Silt Loam; 4781-Tully Silty Clay loam 1-3%
Soil PI/NCCPI/CSR2:	78.7 NCPPI
Taxes:	2000.14
Lease Status:	Open Tenancy for 2024 after Wheat Harvest
Possession:	Immediate possession subject to current tenants rights for 2023
Survey needed?:	No survey needed
Brief Legal:	NW ¼ Section 7 T12S R7E
PIDs:	093-07-0-00-00-002.01-0(not in it's entirety)
Lat/Lon:	39.02592,-96.70246
Zip Code:	66441

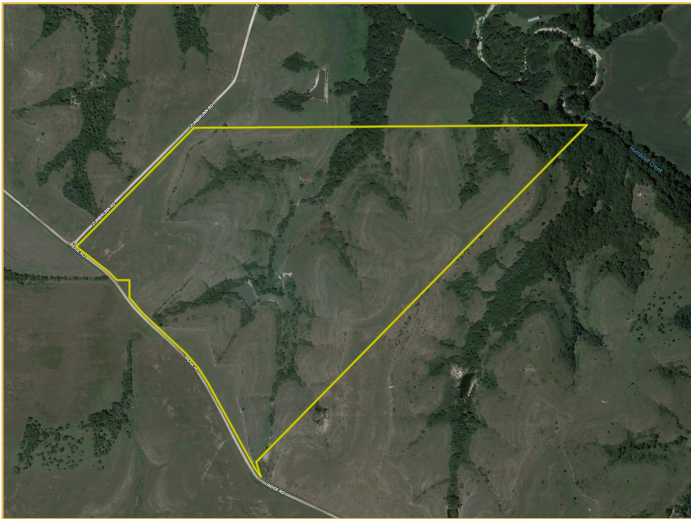
Tract 2 Description:

This 89+/- acre tract consists almost entirely of excellent tillable land. The soils are predominantly class 1 and class 2 soils with a NCPPI score of 78.7. This is a great opportunity to add additional acres into your farm or would be an excellent opportunity for an investor looking to diversify their portfolio. Humboldt Creek runs along the south boundary, with a secondary creek feeding into it, providing added value with recreational opportunities for deer, turkey, small game and upland hunting, as well as fishing on Humboldt creek. Cropland is limited in southern Geary county, don't miss the chance at this productive farm. Contact Land Specialist Matt Palmquist for additional information



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract #:	3
Deeded acres:	+/- 145 acres
Taxes:	\$394.38
Lease Status:	Immediate possession subject to current tenants rights for 2023
Possession:	Immediate possession upon closing
Survey needed?:	No survey needed
Brief Legal:	NW ¼ of NW ¼ Section 7 T12S R7E
PIDs:	098-28-0-00-00-003.00-0; 098-33-0-00-00-002.00-0
Lat/Lon:	38.97268,-96.66471
Zip Code:	66441

Tract 3 Description:

Whether you are seeking additional grass for your cow herd, or a hunting opportunity in the legendary flint hills, you won't want to miss the opportunity at this +/-145 acre farm. This native grass pasture is the epitome of the flint hills region with rock outcroppings along the ridge tops, with brushy drainages leading to lower timber pockets. This place has something for everyone. A nice pond provides water for livestock and could provide a fishing opportunity. A 5x8' concrete stock tank sits below the pond dam and could provide a secondary water source. While walking the property I flushed a nice covey of quail and witnessed excellent deer sign. Humboldt Creek runs just north of the property, nearly touching the NE corner. This area is known for great genetics producing large antlered whitetails. It is safe to expect rutting bucks to push does into the brushy draws and timber pockets that this farm provides.

Additional Home Photos-Tract 1



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: By the acre

Sale Method: Selling Subject to seller acceptance

Closing: On or before 30 days from seller acceptance

Possession: At closing

Taxes: Prorated to date of closing

Tenancy: Open tenancy 2024

Buyers Premium: NONE

Survey: Complete

Down Payment: 10% due immediately

CRP and Cash Rents: 2023 Rent retained by seller.

Closing Costs: Split 50/50

Seller: Humboldt Creek Station LLC/Colin A and Barbara K Kennedy Trust Split 50/50.

Mineral Rights: All seller owned rights will transfer but are not guaranteed.

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Closing costs split between buyer and seller.