

LAND AUCTION

955 +/- TOTAL ACRES IN CLARK COUNTY, KS
Selling in Four Individual Tracts

Thursday, April 25, 2024 — 10:00am CST
Minneola Community Church / Awana Building
204 W. Elm St., Minneola, KS



Sellers:
George Black Estate via Our
Daily Bread Ministries, The
Salvation Army and First
Baptist Church of Adrian, MO.

AUCTIONEER'S NOTE: This high producing prime tillable farm land includes operating wind towers and wind energy leases. Selling in four individual tracts, don't miss your opportunity to add these tracts to your operation. The past tenant is interested in releasing the land.

Can't attend? Phone bids accepted by prior arrangements.



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www.soldbyburkhart.com.

Mike Burkhart, Broker/Auctioneer
620-430-2000

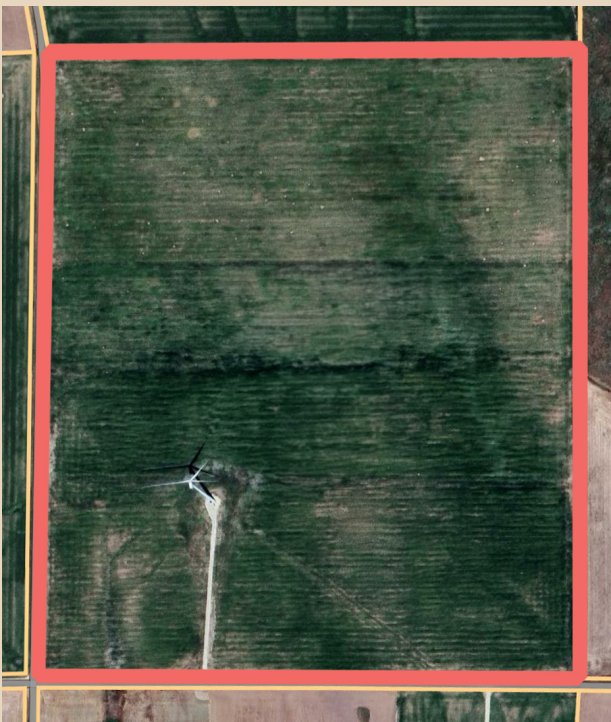
TRACT
1

CLARK COUNTY, KS
AUCTION ACRES: 143+/- ACRES OF TILLABLE DRYLAND
WITH ONE OPERATING WIND TURBINE

LEGAL DESCRIPTION: 143+/- acres in the Southwest quarter (SW/4) of Section Twelve (S12), Township Thirty (T30), Range Twenty-four West (R24W) in Appleton B Township, in Clark County, Kansas.

DIRECTIONS FROM MINNEOLA, KS: 5.5 miles East on E. Front Rd./ County Road C to the Southwest corner of the subject property.
Signs will be posted.

WIND TURBINE: *Wind Energy Lease – Black, George, et al. (Phase III)*
There is one wind turbine located on this tract that is in the extended term period and generated an annual lease payment of \$8,870.11 in 2023. The current lease commenced on April 1, 2020 and shall expire on December 31, 2060. The 2024 annual payment will be prorated to the date of closing. The buyer will receive a copy of the wind energy lease after closing. ***Tract 1 and Tract 2 are under one wind energy lease. Tract 1 receives approximately 30.11% of the total lease payment.**



CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	50.41	30
Grain Sorghum	49.99	40

MINERALS: The entirety of the seller’s mineral interest will sell with the land. All of the minerals are believed to be intact, open and unleased.

TAXES: The 2023 taxes totaled \$945.91. The buyer will be responsible for paying 100% of the 2024 taxes.

POSSESSION: All acres are currently open with resting milo stalks. The buyer will receive full possession upon closing.

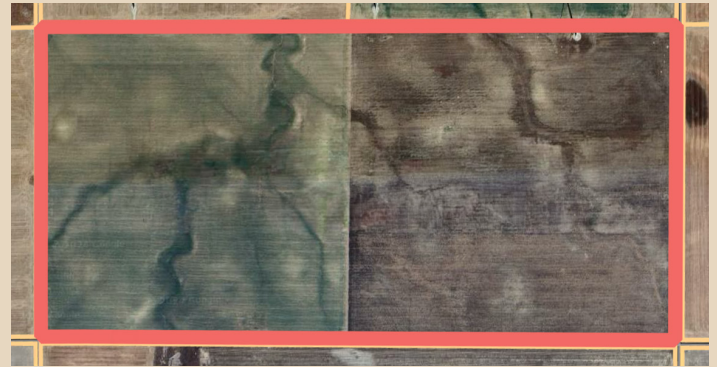


TRACT
2

CLARK COUNTY, KS
AUCTION ACRES: 332+/- ACRES OF TILLABLE DRYLAND WITH ONE OPERATING WIND TURBINE

LEGAL DESCRIPTION: 332+/- acres in the South half (S/2) of Section Twenty-nine (S29), Township Thirty (T30), Range Twenty-four (R24W) in Appleton B Township, in Clark County, Kansas.

DIRECTIONS FROM MINNEOLA, KS: 2.5 miles East on E. Front Rd./County Road C to County Road 9, then South 2.5 miles to the Northeast corner of the subject property.
Signs will be posted.



WIND TURBINE: Wind Energy Lease – Black, George, et al. (Phase III)
There is one wind turbine located on this tract that is in the extended term period and generated an annual lease payment of \$20,588.81 in 2023. The current lease commenced on April 1, 2020 and shall expire on December 31, 2060. The 2024 annual payment will be prorated to the date of closing. The buyer will receive a copy of the wind energy lease after closing. ***Tract 1 and Tract 2 are under one wind energy lease. Tract 2 receives approximately 69.89% of the total lease payment.**

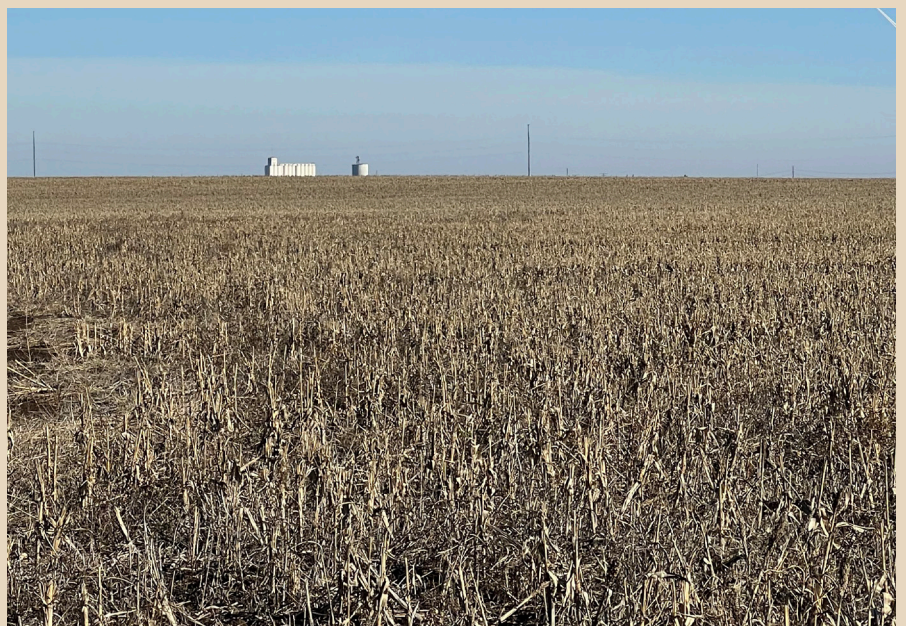
CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	118.23	30
Grain Sorghum	117.24	40

MINERALS: The entirety of the seller’s mineral interest will sell with the land. All of the minerals are believed to be intact, open and unleased.

TAXES: The 2023 taxes totaled \$1,980.43. The buyer will be responsible for paying 100% of the 2024 taxes.

POSSESSION: The East half is open, and the buyer will receive immediate possession upon closing. The West half is planted to wheat and the buyer will receive the seller’s 1/3 share of the wheat crop. The buyer will reimburse and be responsible for the seller’s 1/3 share of any fertilizer and chemical applications to the current wheat acres. This expense will be due upon closing. Possession of the West half will be given to the buyer at the conclusion of the 2024 wheat harvest. The buyer will be responsible for transferring the current crop insurance policy into the buyer’s name and upon closing will be responsible to pay the 2024 premium. The insurance premium totals \$378.00 and the insurance policy is held through Howell Insurance in Ashland, KS.



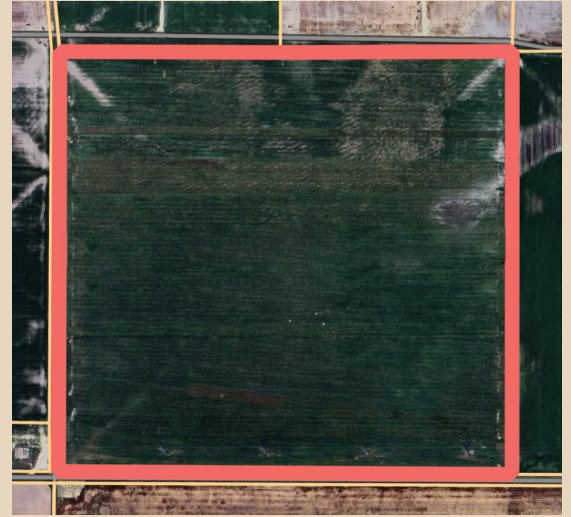
TRACT
3

CLARK COUNTY, KS
AUCTION ACRES: 160+/- ACRES OF TILLABLE DRYLAND

LEGAL DESCRIPTION: 160+/- acres in the Southwest quarter (SW/4) of Section Four (S4), Township Thirty-one (T31), Range Twenty-four West (R24W) in Appleton E Township, in Clark County, Kansas.

DIRECTIONS FROM MINNEOLA, KS: From the intersection of Hwy 283 and Hwy 54 go South 5 miles to County Road H, then East 3 miles to the Southwest corner of the subject property. **Signs will be posted.**

WIND ENERGY LEASE: *Wind Energy Lease – Black, George, et al. (Phase I)*
This tract is being sold subject to a wind energy lease that is in the extended term period and generated an annual lease payment of \$3,600.00 in 2023. The current lease commenced on May 20, 2016 and shall expire on December 31, 2056. In addition to the annual wind lease payment, a transmission line lease generated an annual lease payment of \$4,732.03 in 2023. The 2024 annual payments will be prorated to the date of closing. The buyer will receive a copy of the wind energy lease after closing.



CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	57.22	30
Grain Sorghum	56.74	40

MINERALS: The entirety of the seller's mineral interest will sell with the land. All of the minerals are believed to be intact, open and unleased.

TAXES: The 2023 taxes totaled \$885.23. The buyer will be responsible for paying 100% of the 2024 taxes.

POSSESSION: All acres are currently open with resting milo stalks. The buyer will receive full possession upon closing.



TRACT
4

CLARK COUNTY, KS
AUCTION ACRES: 320+/- ACRES OF TILLABLE DRYLAND

LEGAL DESCRIPTION: 320+/- acres in the South half (S/2) of Section Four (S4), Township Thirty-one (T31), Range Twenty-five West (R25W) in Appleton D Township, in Clark County, Kansas.

DIRECTIONS FROM MINNEOLA, KS: From the intersection of Hwy 283 and Hwy 54 go South 5 miles to County Road H, then West 2 miles to the Southeast corner of the subject property.
Signs will be posted.



WIND ENERGY LEASE: This tract is being sold subject to a wind energy lease that is in the development term period and generated an annual lease payment of \$7,349.88 in 2023. The current lease commenced on April 18, 2016 and shall expire on April 18, 2026. There is a possibility that this lease is in the extended term period, but that could not be confirmed. The buyer will receive a copy of the lease after the closing date.

CROP BASIS:

Crop	Base Acres	PLC Yield
Wheat	112.71	30
Grain Sorghum	111.76	40

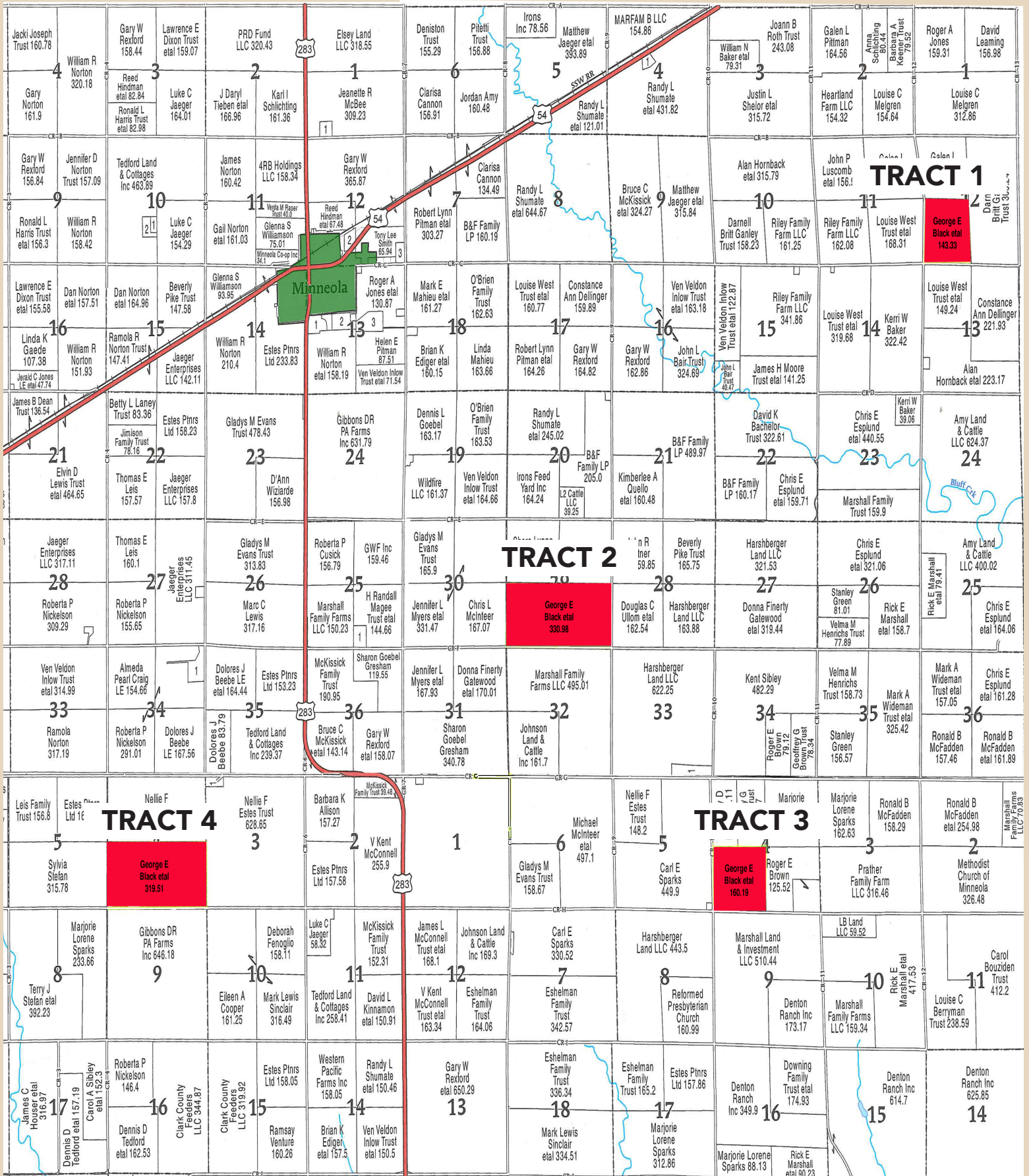
MINERALS: The entirety of the seller's mineral interest will sell with the land. All of the minerals are believed to be intact, open and unleased.

TAXES: The 2023 taxes totaled \$1,733.82. The buyer will be responsible for paying 100% of the 2024 taxes.

POSSESSION: The East half is open, and the buyer will receive immediate possession upon closing. The West half is planted to wheat and the buyer will receive the seller's 1/3 share of the wheat crop. The buyer will reimburse and be responsible for the seller's 1/3 share of any fertilizer and chemical applications to the current wheat acres. This expense will be due upon closing. Possession of the West half will be given to the buyer at the conclusion of the 2024 wheat harvest. The buyer will be responsible for transferring the current crop insurance policy into the buyer's name and upon closing will be responsible to pay the 2024 premium. The insurance premium totals \$362.00 and the insurance policy is held through Howell Insurance in Ashland, KS.



MAP



TRACT 1



TRACT 2



TRACT 3



TRACT 4



INFORMATION

MANNER OF SALE: This real estate will be offered in 4 individual tracts only. No acres will be divided. There will be no combination of any tracts.

TERMS: The successful bidder(s) will pay a \$25,000.00 earnest money deposit per tract to be paid down the day of sale with the signing of the contract. Buyer and seller will split the cost of title insurance & escrow fees 50/50. Balance of purchase price will be due at closing, on or before May 23, 2024, or upon such terms as may be acceptable to the sellers. Personal and corporate checks are acceptable for the down payment with the final payment to be made in certified funds. Earnest money will be held by High Plains Title in their trust account. High Plains Title will also serve as the closing agent and will prepare and complete all title work. **Financing, if necessary, must have been arranged and approved prior to the auction.**

INPUT EXPENSES: The buyer will be responsible for paying their 1/3 portion of input expenses associated with the wheat acres (Tract 2, Tract 4). A list of input expenses and totals will be available upon request. This expense will be due upon closing.

EVIDENCE OF TITLE: Seller will provide title insurance to the buyers in the amount of the purchase price, with the premium to be paid one-half by the sellers and one-half by the buyers. Escrow fee will be split 50/50.

FSA INFORMATION: All information is deemed correct. Acreage figures are considered to be approximate and are from reliable sources. However, it is the buyer's responsibility to do their own inspections and due diligence.

WIND LEASE PAYMENTS: The wind lease payments will be prorated to the date of closing.

INSPECTIONS: Each potential buyer is responsible for having conducted their own independent inspection and due diligence concerning pertinent facts about the property prior to signing of the contract. Neither Seller or Burkhart Real Estate & Auction, its agents or representatives, are making no warranties about the property, either expressed or implied.

Announcements made the day of the sale take precedence over any printed advertising.

For detailed photos, drone video and more information visit
www.soldbyburkhart.com

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