LAND AUGTION

320 +/- ACRES • FORD COUNTY, KANSAS Thursday, December 15th, 2022 — 3:00pm Minneola Civic Connection / 130 South Main St. MINNEOLA, KS







Seller: Todd E. Scheib Estate

AUCTIONEER'S NOTE: Live and work right here! This highly productive ground produces wind, mineral and farm income making it easy to fit into anyone's operation. This property is not far from town located only 3 miles North of Minneola, KS on a blacktop road.

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



For detailed photos, virtual video and printable sale bill visit www.soldbyburkhart.com.

> Mike Burkhart, Broker/Auctioneer 620-430-2000







PROPERTY DESCRIPTION: 288+/- acres of tillable dryland ground with the balance of 32+/- acres of homesite, improvements, and pasture.

LEGAL DESCRIPTION: South half (S/2) of Section Twentynine (29), Township Twenty-four (24), Range Twenty-four (24) in Ford County, Kansas.

DIRECTIONS FROM DODGE CITY: From the junction of US-400 & US-283 HWY go South 16 miles then East on Yucca Rd./W Bloom Rd. 2 miles to the subject property. **Signs will be posted.**



DIRECTIONS FROM MINNEOLA: From the junction of US-54 & US-283 Hwy go North 3 miles then East on Yucca Rd./W Bloom Rd. 2 miles to the subject property. **Signs will be posted.**

WIND TURBINE: There is one wind turbine located on this tract that generates an annual lease payment of \$10,004.50. The wind lease also includes a royalty payment. The annual royalty payment will increase .5% every five years. The current lease is a 20-year term with 15 years remaining. After the current lease term concludes there is an option to renew for another 10 years. The new buyer will receive the full 2023 annual and royalty payment.

MINERALS: 100% of the minerals are owned and intact, leased and unitized with the Dufford 1-32 & 2-32 oil leases. The interest being transferred on 1-32 is 1.953% and 2-32 is 1.704%. Minerals and all interest will be sold with the land and will transfer to the buyer at closing.

POSSESSION: Upon closing, the new buyer will receive immediate possession on the homesite and pasture. Possession will be given on the tillable land after the 2023 wheat harvest. Tenant has planted approx. 288+/- acres to wheat for the 2023 wheat harvest. The new buyer will receive the seller's 1/3 portion of the 2023 wheat crop. After closing the new buyer will be responsible for their 1/3 share of any fertilizer and chemical applications to the current wheat acres.

FSA INFORMATION:

CROP BASIS:

Crop	Base Acres	PLC Yield	
Wheat	224.7	53	
Grain Sorghum	51.2	38	

Base Payment	EFT	5/29/2020	\$10,004.50
Royalty Payment	EFT	6/19/2020	\$3,176.61
Base Payment	EFT	5/21/2021	\$10,004.50
Royalty Payment	EFT	6/25/2021	\$3,053.39
Base Payment	EFT	5/20/2022	\$10,004.50
Royalty Payment	EFT	6/29/2022	\$1,914.57

Dufford 1-32

Dufford 2-32

Year	Production	Wells		
<u>P</u> :	Production Plots			
2012	2.040	1		
	3,049	1		
	2,926	1		
	2,518	1		
	2,709	1		
2016	3,023	1		
	1,920	1		
2018	1,606	1		
	1,934	1		
2020	1,322	1		
	1,124	1		
2022	465	1		
Reported through 5-2022.				

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<u>P</u> 1	Production Plots			
	7,365	1		
2015	2,369	1		
2016	1,422	1		
2017	1,117	1		
2018	972	1		
2019	800	1		
2020	792	1		
2021	981	1		
2022	479	1		
Reported through 5-2022.				

Daniels rust etal 162.12	Daniels Harshberger Land LLC 157.9	Howard 83 McCune 25 1 Ust etal 25	Robert Main Trust etal 318.17	Robert Main Trust etal 160.65 Lokken Family Trust 159.82	High Plains Pthrshp LLLP 478.54 2-8 Lokken	Heartland Weddle Farm LLC Beritage LP 161.12 Peritage LP 27
rshberger and LLC 159.97	Harshberger Land LLC 200.79 Stape-coath	1 Sylvest et al 25 Sylv	Keith Eileen Cooper 155.33 158.17	Todd E. Scheib	Family Trust 160.33	Heritage LP 137.93 Trust 160.8 Lec
Ratzlaff Family rust etal 149.7	Robert Askew etal 238.11	Elsey Luann & Elsey Land LLC 157.64 Richard Cannon Trust 159.99	Bryan Irons etal 156.98 B Martam LLC 159.38	Maragan 32 Donald	Shelor 118.52 3-2	Gary W Lorraine Rextord Schmidt 160.46 Trust 206.99
Richard Cannon Trust 159.17	Gail Norton etal 159.07 Mildred Fager Trust etal 156.69	Licate Christian S Williamson Canada Mark Powerli P. P. Carlo S. Williamson Canada S. William	Elvin Lewis Trust etal 158.58 Matthew Shelor etal 160.73	B Marfam LLC 159.83	Roger Jones etal 158.7 Dayna Reed Trust etal 160.43	Gregory Shelor 124.29 Hearlland Farm LLC 97.62
lildred I. Fager	PRD Fund LLC	Craig & Virgil & Luann Elsey	Deniston & Carol S. & Kenneth Pitetti	Irons Feed Irons Yard Inc. Inc.	Bill Templeman TRUST	Joann B. Roth Wm. Kerri Baker TRUST
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	G.J. & G.L. Williamson W.&B.	Roger A. & Viola Jones	Mark . Mahieu ETAL Alice O'Brien	Louise A. West & Bill Thomas L. Templeman	John L. Bair Mary J.	Mary Family Riley





11306 Yucca Rd, Minneola, KS - Homesite

This custom ranch style home was built in 1948. The home features 3 bedrooms, 3 bathrooms and is surrounded by mature trees and several outbuildings. Surrounding the home is approximately 32 +/-acres of fenced pasture grass, corrals and cattle pens. There is a domestic water well that services the home and corrals.

- Over 2,000 SF of living space
- Large covered front porch
- Living Room: 19x14 w/ bay style window
- Dining Room: 12x15
- Kitchen: 13x19 w/ custom cabinets and ceramic tile
- Den: 13x12 w/ brick gas fireplace and custom woodwork
- Bed 1: 12x12, reach-in cedar closet w/ attached bathroom and 2nd reach-in closet
- Bed 2: 15x11, large reach-in his & her closet w/ attached bathroom
- Bed 3: 15x12, reach-in closet
- Full unfinished basement
- Newer Lennox furnace w/ attached humidifier
- 3 Car detached garage: 36x24
- Barn: 40x40 w/ Electric overhead door
- Quonset round top shed: 80x46
- 4 Grain Bins
- Several other buildings







(Vehicle will be sold after the real estate) 2015 ZL1 Camaro, automatic/optional standard with paddle shifters on steering wheel, 40,000 miles, sport leather interior, car is very clean!





INFORMATION

LAND LOCATION: See maps – SIGNS WILL BE POSTED!

MANNER OF SALE: This real estate will be offered in 1 individual tract only. The homesite and pasture acres will not be divided.

CROPS: Winter wheat has been planted on approximately 288 +/- acres. Buyer will receive seller's 1/3 portion of those wheat acres.

CROP INSURANCE: The current wheat crop is insured through Pike Insurance, Bucklin, KS. The new buyer will be responsible for transferring the current insurance policy into their name and paying the seller's portion of the annual premium at closing.

TERMS: \$25,000 to be paid down day of sale with the signing of 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 January 12, 2023.

FSA INFORMATION: All FSA information is deemed correct and was obtained from reliable sources. Any future FSA payments will follow the crops and new buyer.

TAXES: 2022 taxes total \$6,042.14. Buyer will be responsible for all of the 2023 taxes.

VEHICLE: Will be sold after the real estate.

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

