



P.O. Box 225, Burlington, KS 66839 ♦ Phone: (620) 888-3040 ♦ Fax: (620) 888-3044 ♦ Email: info@VaughnRoth.com ♦ Website: VaughnRoth.com

TERMS AND CONDITIONS OF SALE

ACREAGE: Selling as 99 acres more or less.

PROPERTY DESCRIPTION: Located just west of Neosho Falls, this stunning property is situated on the bank of the Neosho River that forms its north boundary. Totaling 99 acres more or less, this is the ultimate parcel for the discerning buyer that wants river-bottom cropland with hunting appeal. It's a rare 4 bagger property for waterfowl, whitetail, turkey and quail hunters offering return on investment with a high-quality farm tenant in place.

The cropland acreage totals approximately 64 acres and is composed of a mixture of Osage Silty Clay, Verdigris Silt Loam and Dennis Silt Loam varieties. The soybeans currently growing on the property look exceptional for the extreme drought conditions they've been put through this year. Again, there's a high-quality farm tenant farming this tract that would be interested in continuing the lease. With conservation and wildlife in mind, there's a Riparian CRP buffer strip flanking the river that the landowner diligently implemented by planting a diverse mix of hardwoods and berry producing shrubs. This should serve to your asset by protecting the riverbank as well as provide sustenance for the local wildlife.

The CRP contract totals 2.43 acres paying \$195 annually and expiring in 2032. The Buyer will need to transfer the CRP contract into their name within two weeks after closing.

The avid deer and duck hunter as well as fisherman will quickly fall in love with this offering, with a long stretch of Neosho River consisting of approximately 1/2 mile comprising the north boundary line. Mature hardwood timber bisects this tract from north to south and the deer hunter couldn't ask for much better funneling as there's timber feeding from four directions including an abandoned railroad right-of-way coming from the southeast that feeds directly into this tract. The landowner has done a

great job of mowing trails through the timbered portions making easy travel corridors for the resident deer and turkeys. A huge bonus for the wildlife on this tract is an incredible population of paw paw trees that seem to be everywhere you turn when walking through the timber. Waterfowlers are well aware of the productivity of this area of the Neosho River extending north through the Flint Hills National Wildlife Refuge and close proximity to Wolf Creek Generating Station that is an unrivaled winter destination for ducks and geese along their flyway.

There is a small amount of oil production on this tract with the landowner receiving a standard 1/8th royalty interest according to the rendition sheets provided by Woodson County which you can view under the "Downloads" tab.

Please give Cameron Roth a call at 785-917-0867 to set up a tour of this absolutely beautiful offering!

AUCTION DETAILS: Online Land Auction to begin on November 8th, 2023 at 12:00 p.m. CST. with a dynamic closing starting at 2:00 p.m. on November 13th, 2023.

BRIEF LEGAL DESCRIPTION: The Southeast 1/4 South of River in Section 30, Township 23 South, Range 17 East of the 6th P.M., Woodson County, KS. 99 acres, more or less.

RESTRICTIONS: This real estate sells subject to (1) all County and State laws, ordinances, and regulations and (2) any easements, encumbrances, leases, and restrictions applicable to the property.

EARNEST DEPOSIT: Earnest money in the amount of \$40,000.00 payable to Coffey County Land Title is due on auction day and upon signing the purchase contract. The earnest deposit can be paid in the form of personal or business check, cashier's check or certified check. The Buyer's earnest deposit is non-refundable unless the Seller fails to close on this transaction due to the Seller's inability to deliver marketable title.

MINERALS: The Seller's mineral interest shall transfer to the Buyer.

POSSESSION AND TENANCY: Full possession shall be at closing subject to the tenant's right to harvest the currently growing 2023 soybean crop.

TAXES: Property taxes will be pro-rated to the date of closing. Taxes for any previous years are to be paid by the Seller. The 2022 real estate taxes were \$846.57.

TITLE/CLOSING COSTS: Seller and Buyer shall share equally in the cost of owner's title insurance and escrow closing fee. A preliminary title policy has been prepared by Coffey County Land Title and will be updated with Buyer information prior to closing. Buyer is responsible for cost of any lender's policy.

TITLE EVIDENCE/DEED: Seller will deliver to Buyer an insurable deed for the property at time of closing, conveying clear and marketable title to said property, free of all encumbrances, liens and judgment, except for those lawful conveyances and restrictions that exist on record before the date of the auction as noted in the title insurance commitment.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND: This real property shall be sold subject to conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and untitled mechanic's and material liens.

CLOSING: Buyer must close the transaction for this real estate on or before December 14, 2023. The balance of the purchase price must be paid by cashier's check or wired funds at closing. The purchase is not contingent on financing.

AGENCY: The Broker/Auctioneer is acting as Agent for the Seller only. All information and materials provided by the Broker is subject to inspection by all interested parties. Prospective bidders should independently verify any information being relied upon in making a purchasing decision.

LIQUIDATED DAMAGES: Buyer will forfeit all their earnest deposit if they cannot close within the stated time herein and no written extension has been granted by the Seller. If such actions occur, Coffey County Land Title hereby has the right to disperse the earnest deposit as determined by Vaughn-Roth Land Brokers and the Buyer has no claims to such money or property being sold. If the Sellers default on this transaction due to inability to deliver marketable title, the earnest money will be returned to the Buyer in full.

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 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 be 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 at the time of auction take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are bidding to purchase the property as is.

CONTRACT: Vaughn-Roth Land Brokers requires that the winning bidder close on this transaction prior to assigning the property to another party. There will not be any division of the property, writing of multiple contracts or requirement of more than one closing related to this transaction.

BIDDING: Will be by the total dollar amount.

CONTINGENCIES: This real estate is selling as-is and is not contingent upon inspections, appraisals, approval of financing or any other requirements by any entity. If the Buyer fails to close on this transaction, the earnest money due on auction day shall not be refunded unless the Seller cannot deliver marketable title.

Buyer Signature: _____

Date: _____

Buyer Printed Name: _____

Buyer Signature: _____

Date: _____

Buyer Printed Name: _____