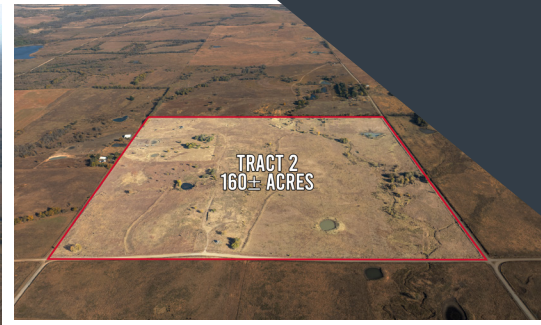


PROPERTY INFORMATION

1050 Saddle Rd. Moline, KS 67353

WEIGAND

AUCTION



280± ACRES - HOMESITE, PASTURE & RECREATIONAL LAND

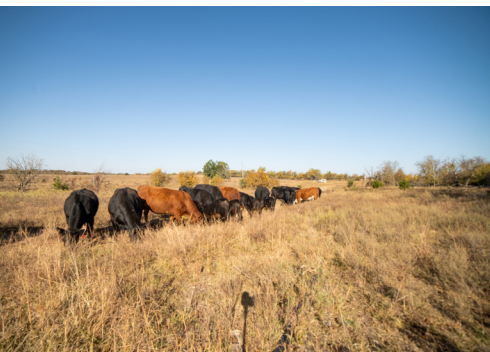
ONLINE ONLY AUCTION | BIDDING ENDS DECEMBER 10, 2024

Tract #1 - Begins Closing at 1:00 PM | Tract #2 Begins Closing at 2:00 PM

PROPERTY FEATURES

280 ± Acres of land located in the Flint Hills region of Kansas. Situated 97 Miles southeast of Wichita, KS this land features 2 separate tracts, great for hunting and recreation. Bardominium on tract 1 would make a great homesite or hunting cabin.

TAXES: In 2023 taxes were \$2,244.66 for all acreage.



Rick Hopper, Certified Auctioneer
620-229-3590 | rhopper@weigand.com

Kevin Howell, Certified Auctioneer
316-292-3971 | khowell@weigand.com



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Rick Hopper, Certified Auctioneer
620-229-3590 | rhopper@weigand.com

Kevin Howell, Certified Auctioneer
316-292-3971 | khowell@weigand.com



Property Details for PID: 0100441800000002000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0100441800000002000
Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0100441800000002000
QuickRef ID :	R453
Owner Name :	STEWART WILLIAM CHARLES & VICKI ANN REVOCABLE TRUST
Location:	1050 SADDLE RD, Moline, KS 67353
Abbreviated Boundary Description:	S18 , T32 , R10E , ACRES 278.7 , E2NW4 & NE4SW4 & SE4 LESS ROW
Owner Information:	
Owner	STEWART WILLIAM CHARLES & VICKI ANN REVOCABLE TRUST
Mailing Address	1050 SADDLE RD MOLINE, KS 67353
Property Information:	
Type	Farm Homesite
Status	Active

Taxing Unit	044
-------------	-----

Neighborhood Code	900.0
-------------------	-------

Secondary Address Details

Address	00000 RR, Moline, KS 67353
---------	----------------------------

Market Land Details:

Actual Width:	0
---------------	---

Eff. Width	0
------------	---

Eff. Depth	0
------------	---

Acres	1
-------	---

Square Feet	43,560
-------------	--------

No Permit Details found

Deed Book Page Details

Book	Page
------	------

187	244
-----	-----

Additional Deed Book Page Details

Deed Book/Page 111 /617 111 /375 95 /208 73 /219

Value Details

Current Final Value (Agricultural)	Year	2024
	Land	\$25,410.00
	Building	\$16,080.00
	Total	\$41,490.00

Current Final Value (Farm Homesite)	Year	2024
	Land	\$3,500.00
	Building	\$41,770.00
	Total	\$45,270.00

Current Final Value (Agricultural)	Year	2023
	Land	\$25,140.00
	Building	\$15,070.00
	Total	\$40,210.00

Current Final Value (Farm Homesite)	Year	2023
	Land	\$3,500.00
	Building	\$37,810.00
	Total	\$41,310.00

Dwelling Details

Story Height	One Story	Style	Metal	Year Built	2000
Total Sq Ft Living Area	1024	Main Floor Living SqFt :	1024	Upper Floor Living Pct :	
Total Rooms:	3	Bedrooms:	1	Remodel Year:	
Full Baths:	1	Half Baths:	0	Basement:	Slab - 1
Depreciation Rating:	AV-	Physical Condition:	AV	Quality:	FR-

No Manufactured Home Details found

Additional Dwelling Details

Residential Component	Units	Quality	Year Built
Attached Garage	704		
Frame, Metal or Vinyl Siding	100%		
Galvanized Metal	100%		
Slab on Grade	1024		
Warmed & Cooled Air	100%		
Plumbing Fixtures	5		
Slab Porch with Roof	648		2011

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Farm Sun Shade Shelter	1	378	2012	LO	AV

No Commercial Building Details found

No Commercial Building Section Details found

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
Native Grass - NG	42.60	6971		
Native Grass - NG	2.00	7301		
Native Grass - NG	8.40	8204		
Native Grass - NG	105.00	8679		
Native Grass - NG	59.60	8683		
Native Grass - NG	43.20	8691		
Native Grass - NG	13.50	8733		
Native Grass - NG	3.40	8747		
Total Acres :	277.70			

Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Farm Utility Building		40X60	2003	AV	AV
Lean-to, Farm Utility		15X60	2003	FR	AV



Commitment Cover Page

Order Number: **3099553**

Delivery Date: **10/21/2024**

Property Address: **1050 SADDLE RD, Moline, KS 67353**

For Title Assistance

Diane Williams
216 E. 9th Avenue
PO Box 541
Winfield, KS 67156
Office: (620) 221-0430
dnwilliams@security1st.com

Seller/Owner

STEWART WILLIAM CHARLES & VICKI ANN
REVOCABLE TRUST
Delivered via: Electronic Mail

Transaction Coordinator - Buyer Side

J.P. Weigand & Sons, Inc. - Belle Plaine
Attention: Diana Frazier
415 E. 4th, PO Box 368
Belle Plaine, KS 67013
dfrazier@weigand.com
Delivered via: Electronic Mail

Agent for Buyer

J.P. Weigand & Sons, Inc. - Belle Plaine
Attention: Rick Hopper
415 E. 4th
PO Box 368
Belle Plaine, KS 67013
(620) 229-3590 (Cell)
(620) 488-2283 (Work)
(620) 488-2219 (Work Fax)
rhopper@weigand.com
Delivered via: Electronic Mail

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Title Fee Invoice

Date:	10/21/2024	Buyer(s):	A legal entity, to be determined
Order No.:	3099553	Seller(s):	William Charles Stewart and Vicki Ann Stewart Revocable Trust dated August 28, 2002
Issuing Office:	Security 1st Title 216 E. 9th Avenue PO Box 541 Winfield, KS 67156	Property Address:	1050 SADDLE RD, Moline, KS 67353

Title Insurance Fees	
ALTA Homeowner's Policy 07-01-2021 (\$1,000.00)	\$415.00
ALTA Loan Policy 07-01-2021 (TBD)	
	Total TBD
If Security 1st Title will be closing this transaction, the fees listed above will be collected at closing. Otherwise, please remit payment to the issuing office above.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Vesting Documents:

[Chautauqua county recorded 09/16/2002 at book 111 page 375](#)

[Chautauqua county recorded 08/20/2020 at book 187 page 246](#)

Tax Information:

[CAMA 044-18-0-00-00-002.00-0 TAX ID CE0091 QUICK REF R453](#)

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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
Westcor Land Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, WESTCOR LAND TITLE INSURANCE COMPANY, a Colorado Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
President
Attest: [Signature]
Secretary

**Issuing Agent: Security 1st
Title**

 Security 1st Title

Diane Williams
(620) 221-0430 (Work)
dnwilliams@security1st.com

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Transaction Identification Data for reference only:

Issuing Agent:	Security 1st Title	Buyer:	A legal entity, to be determined
Issuing Office:	216 E. 9th Avenue PO Box 541 Winfield, KS 67156	Title Contact:	Diane Williams (620) 221-0430 (Work) dnwilliams@security1st.com
ALTA Universal ID:	0001152		
Loan ID Number:			
Commitment No.:	KS-R3099553		
Property Address:	1050 SADDLE RD, Moline, KS 67353		

SCHEDULE A**1. Commitment Date:**

10/16/2024 at 7:00 AM

2. Policy to be issued:

ALTA Homeowner's Policy 07-01-2021 \$1,000.00

Proposed Insured: A legal entity, to be determined

The estate or interest to be insured: Fee Simple

ALTA Loan Policy 07-01-2021

Proposed Insured: TBD

TBD

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

William Charles Stewart and Vicki Ann Stewart Revocable Trust dated August 28, 2002

5. The Land is described as follows:

The East Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter and the Southeast Quarter less right of way, all in Section 28, Township 32 South, Range 10 East of the 6th P.M., Chautauqua County, Kansas.

Security 1st Title, LLC

By: 

David Armagost, President

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, and recorded in the Public Records.
5. **For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in the Conditions, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**
6. **We require all general taxes and special assessments for the current year, and all previous years, to be paid in full or as otherwise agreed to by the parties. County tax information is hyperlinked on the Cover Page of this Commitment. General taxes and special assessments for the Land are currently taxed as follows, subject to interest and penalties:**

Tax Year: 2023

Full Amount: \$2,244.60, Paid

Tax Parcel Number: CE0091 (R453)

7. **File a release of Mortgage dated September 29, 2023, recorded October 12, 2023, as Book 195, Page [182](#), made by Vicki Ann Stewart, Trustee of the William Charles Stewart and Vicki Ann Stewart Revocable Trust dated August 28, 2002, to Community National Bank & Trust, in the amount of \$70,000.00.**
8. **We have a copy of the William Charles Stewart and Vicki Ann Stewart Revocable Trust dated August 28, 2002. We must be furnished with copies of any Amendments to said Trust, and reserve the right to then make any additional requirements we deem necessary.**
9. **File a Trustee's Deed from Vicki Ann Stewart, Trustee of the William Charles Stewart and Vicki Ann Stewart Revocable Trust dated August 28, 2002 to A legal entity, to be determined.**
NOTE: Said instrument must make reference to the terms and provisions of the Trust Agreement; be made pursuant to the powers conferred by said Agreement; state that the Trust Agreement remains in full force and effect at this time and that the same has not been amended or revoked, and finally, recite the full consideration being received.
10. **File a Mortgage from A legal entity, to be determined, stating marital status and joined by spouse, if any, to TBD in amount of \$0.00.**
11. **Provide this company with a properly completed and executed Owner's Affidavit.**

12. Recording Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

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SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records at Date of Policy.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. **General taxes and special assessments for the year 2024, and subsequent years, none now due and payable.**
NOTE: We reserve the right to amend the above exception if any taxes remain due and payable, but not delinquent, for the current tax year.
8. **Roadway easement, if any, over the South and East sides of subject property.**
9. **An easement for right of way granted to Cities Service Gas Company recorded in/on July 15, 1971 in Misc. Book 3, Page [463](#).**
10. **An easement for right of way granted to Rural Water District #1 recorded in/on October 21, 1981 in Misc Book 8, Page [450](#).**
11. **An easement for right of way granted to Rural Water District #1 recorded in/on December 9, 1981 in Misc Book 8, Page [657](#).**
12. **An easement for right of way granted to Caney Valley Electric Cooperative, Inc. recorded in/on August 8, 2000 in Book 105, Page [108](#).**
13. **Any interest outstanding of record in and to all the oil, gas and other minerals in and under and that may be produced from said premises, together with all rights incident to or growing out of said outstanding minerals, including but not limited to outstanding oil and gas leases and easements.**

14. The actual value of the estate or interest to be insured must be disclosed to the Company, and subject to approval by the Company, entered as the amount of the policy to be issued. It is agreed that, as between the Company, the applicant for this commitment, and every person relying on this commitment, the amount of the requested policy will be assumed to be \$1,000.00, and the total liability of the Company on account of this commitment shall not exceed that amount, until such time as the actual amount of the policy to be issued shall have been agreed upon and entered as aforesaid, and the Company's applicable insurance premium charge for same shall have been paid.

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I—Requirements; and
 - f. Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to

this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE

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TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Notice of Privacy Policy
of
Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC's website at www.wltic.com.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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PRIVACY POLICY

WHAT DOES SECURITY 1ST TITLE DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Security 1ST Title, LLC, pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Security 1st Title, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes —to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes —to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes —information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.	Yes	No
For our affiliates' everyday business purposes —information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.	No	We don't share

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. (We do not control their subsequent use of information, and suggest you refer to their privacy notices.)

Sharing practices	
How often does Security 1st Title notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How does Security 1st Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How does Security 1st Title collect my personal information?	We collect your personal information, for example, when you - request insurance-related services - provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.
Contact Us	If you have any questions about this privacy notice, please contact us at: Security 1st Title, 727 N. Waco, Suite 300, Wichita, KS 67203

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions

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4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

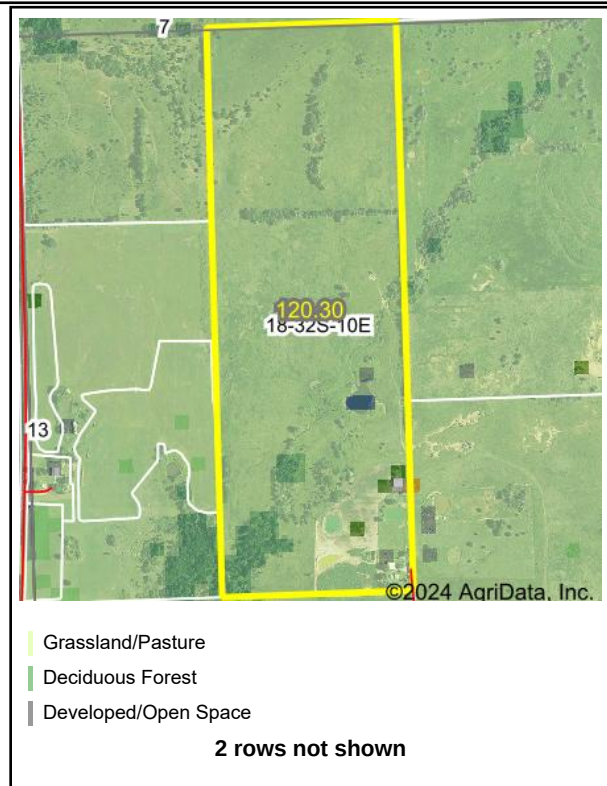
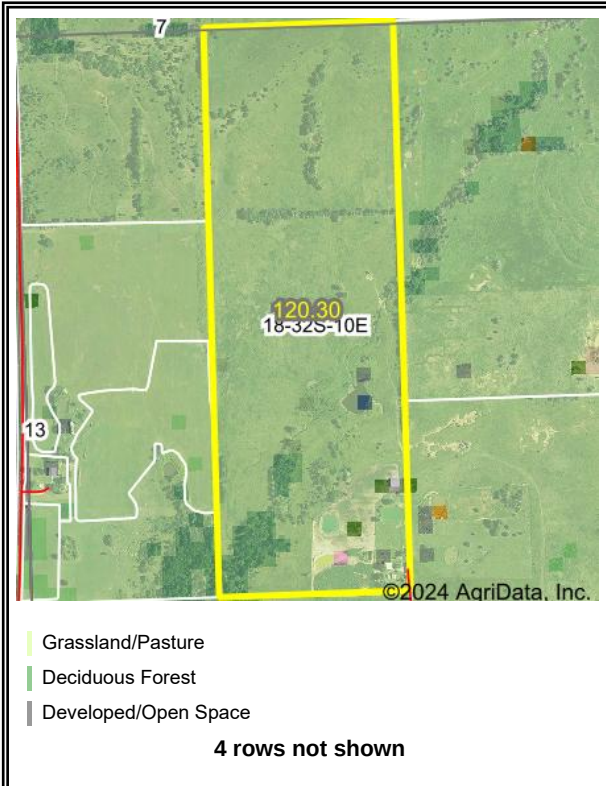
Farm Name:

Field ID:

Acct. #:

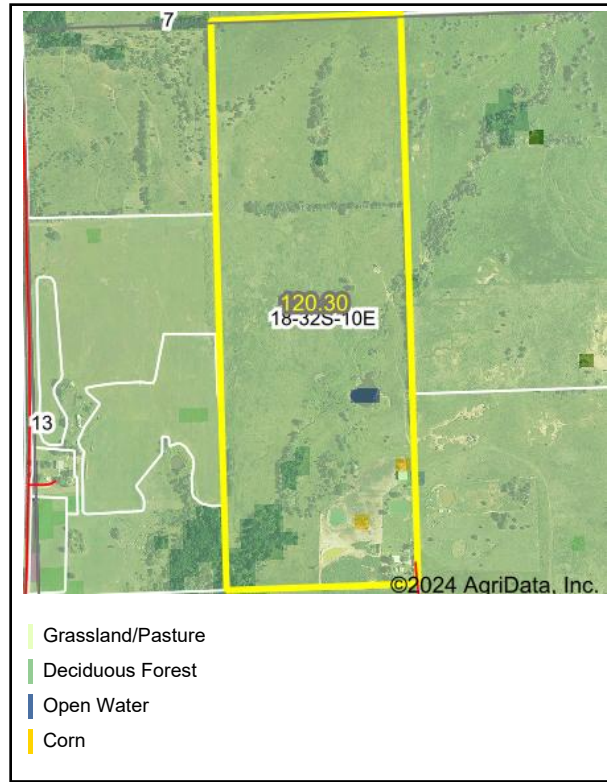
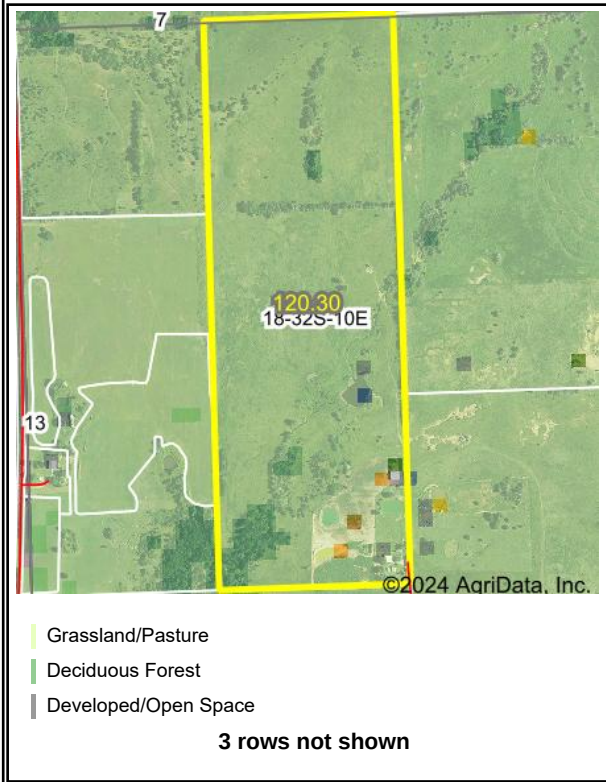
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 37° 16' 2.77, -96° 21' 22.02

State: KS

County: Chautauqua

Legal: 18-32S-10E

Twnshp: Center

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



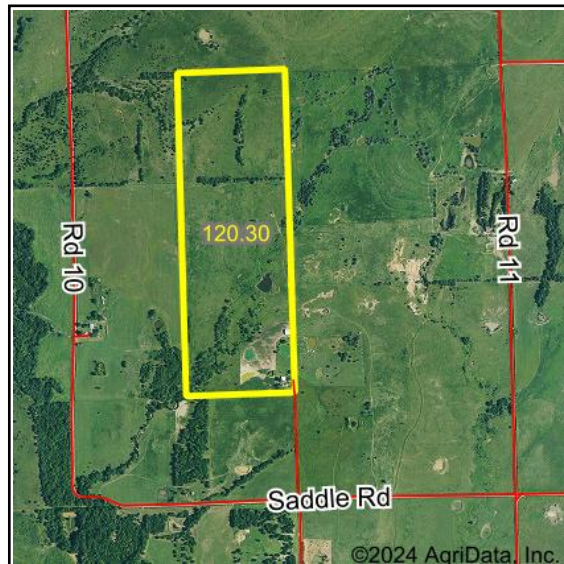
Maps Provided By:



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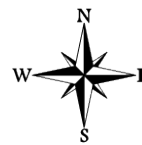
FEMA Report



Map Center: 37° 16' 2.77, -96° 21' 22.02
 State: KS Acres: 120.3
 County: Chautauqua Date: 11/5/2024
 Location: 18-32S-10E
 Township: Center



Maps Provided By:



Name	Number	County	NFIP Participation	Acres	Percent
Total				0	0%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
Total				0	0%
Panel		Effective Date		Acres	Percent
Total				0	0%

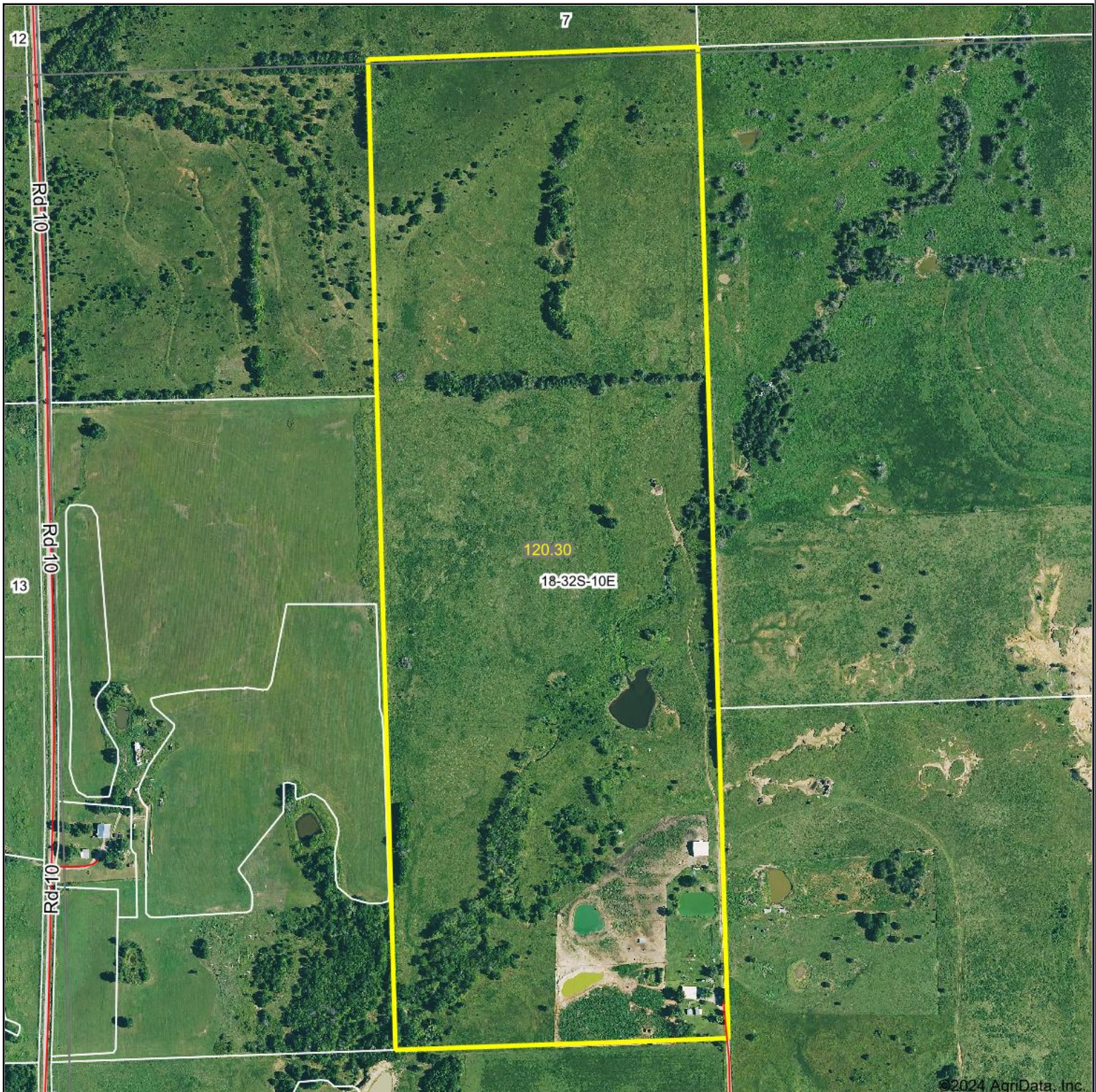
NOTICE!

It appears that your mapped area does not have digital FEMA information available to us.

[Click Here to search FEMA.gov](#)

for the non-digitized flood maps for this area.

Aerial Map



©2024 AgriData, Inc.

Map Center: 37° 16' 2.77, -96° 21' 22.02

0ft 621ft 1242ft

18-32S-10E
Chautauqua County
Kansas



11/5/2024



Maps Provided By:

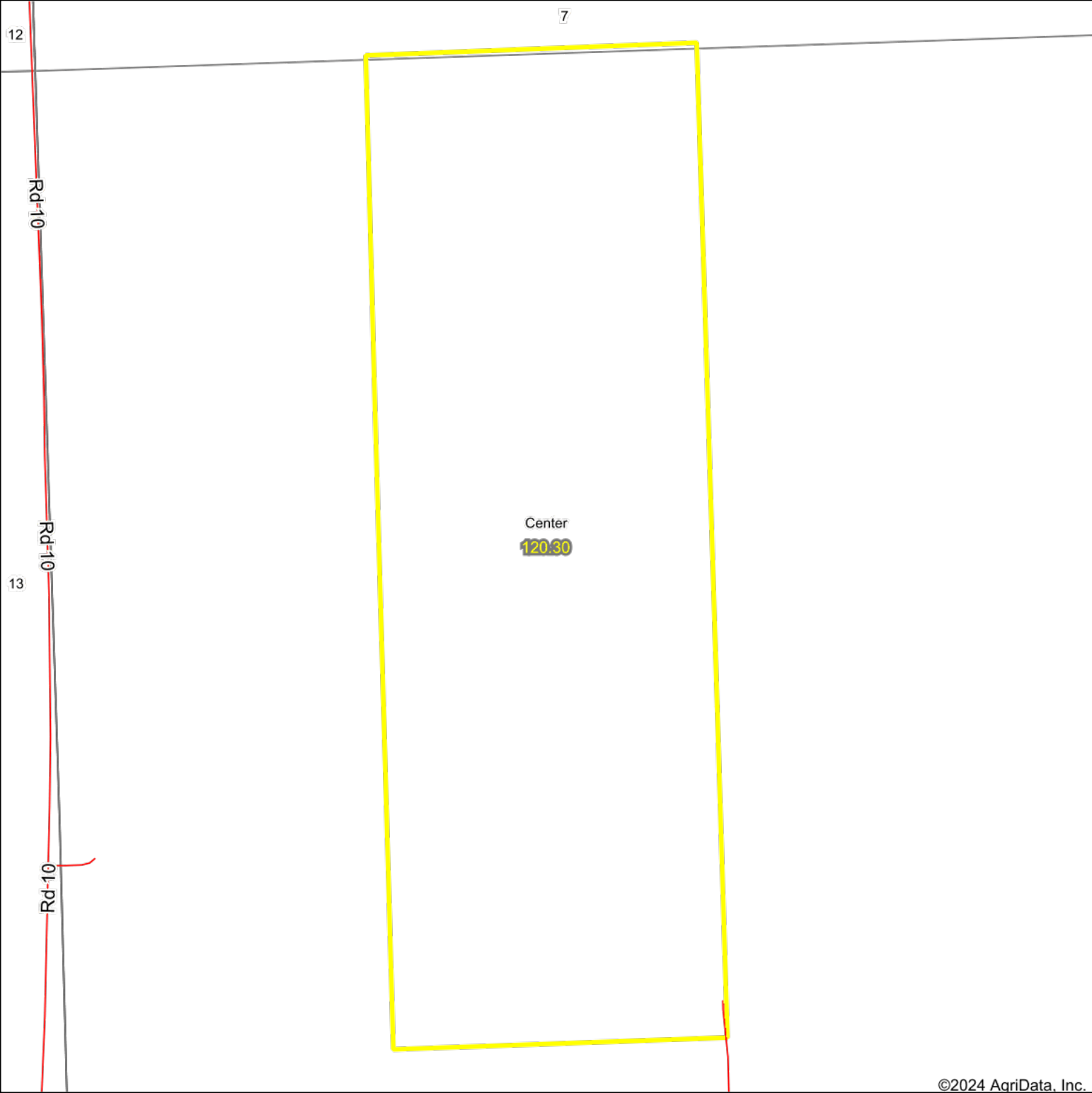


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Field borders provided by Farm Service Agency as of 5/21/2008.

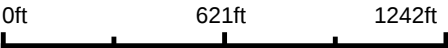
Overview Map



©2024 AgriData, Inc.



Map Center: 37° 16' 2.77, -96° 21' 22.02

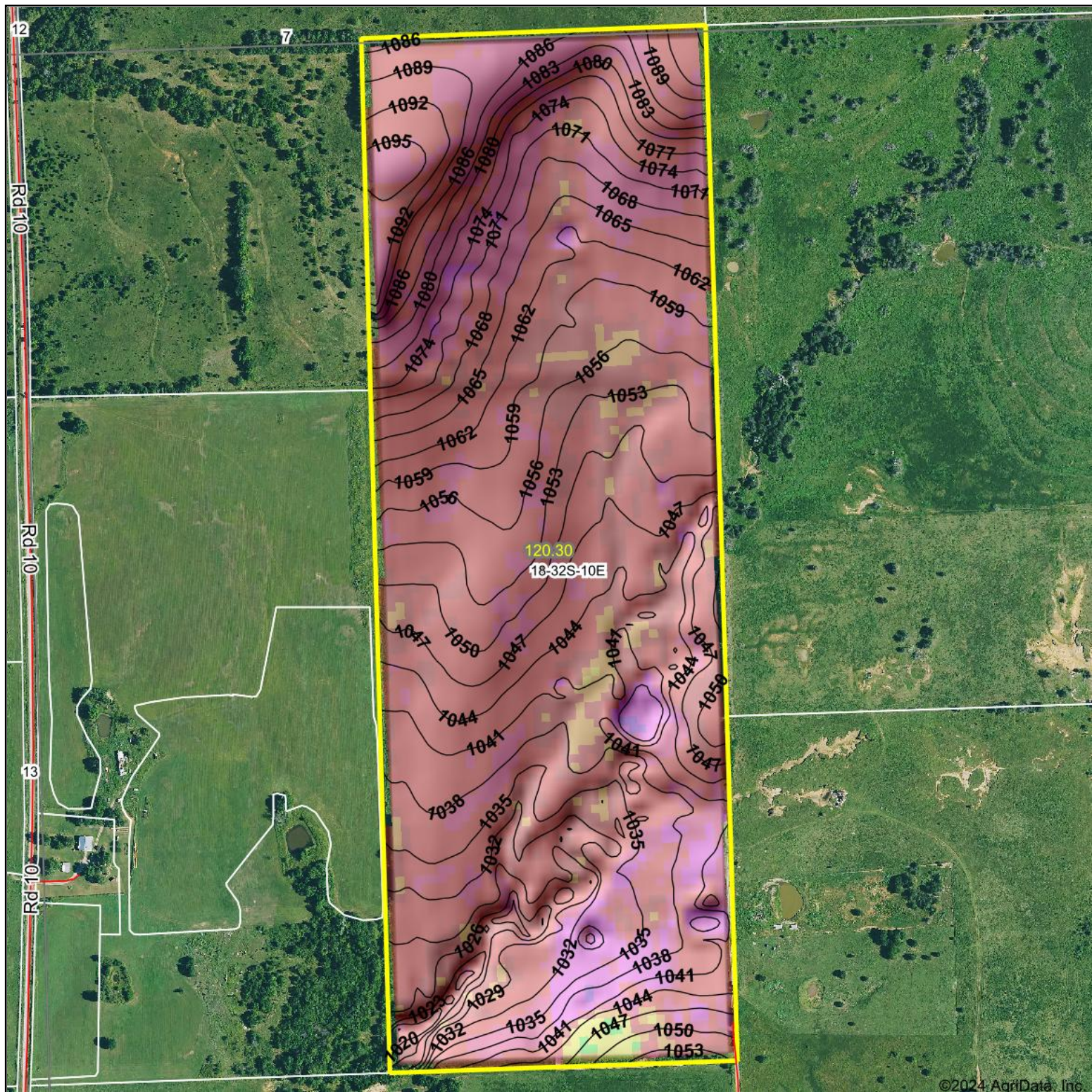


11/5/2024

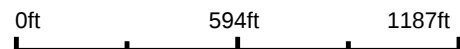


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Plant Growth(NDVI) with Hillshade 2024



Crop:



Maps Provided By:



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www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Elevation Min: 1,014.9

Max: 1,098.2

Range: 83.3

Average: 1,054.2

Standard Deviation: 18.04 ft

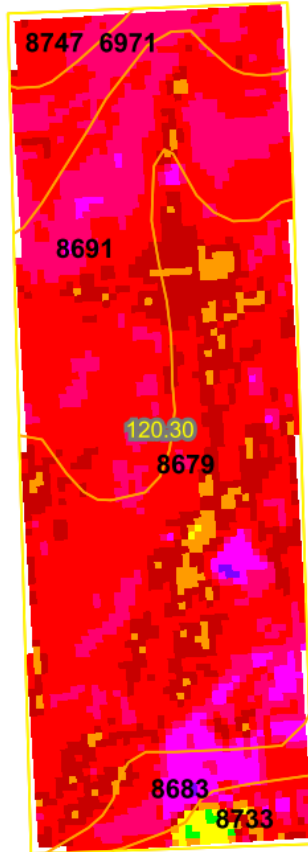


11/5/2024

18-32S-10E
Chautauqua County
Kansas

Boundary Center:
37° 16' 2.77, -96° 21' 22.02

Crop Growth - NDVI(2024) with Soils



Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

State: **Kansas**
 County: **Chautauqua**
 Location: **18-32S-10E**
 Township: **Center**
 Acres: **120.3**
 Date: **11/5/2024**

Crop:



Maps Provided By:



©2024 AgriData, Inc.

Soils data provided by USDA and NRCS.

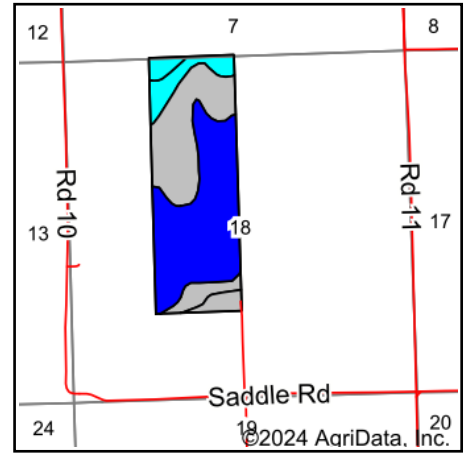
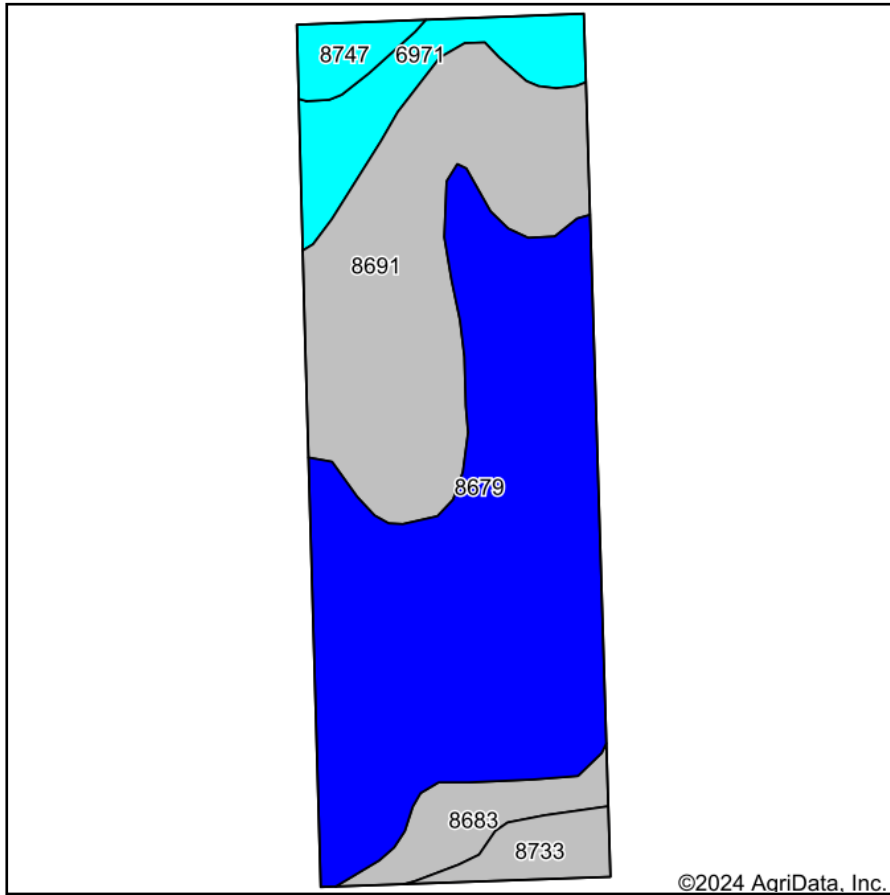
Area Symbol: KS019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2024
8679	Dennis silt loam, 1 to 3 percent slopes	61.51	51.1%	Somewhat poorly drained	Ile	79	56.4
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	35.43	29.5%	Somewhat poorly drained	IIle	65	53
6971	Steedman stony clay loam, 8 to 20 percent slopes	9.65	8.0%	Moderately well drained	VIle	40	51
8683	Dennis silt loam, 3 to 7 percent slopes	6.32	5.3%	Somewhat poorly drained	IIle	76	44.2
8733	Eram silty clay loam, 1 to 3 percent slopes	4.25	3.5%	Moderately well drained	IIle	54	59.5
8747	Eram-Collinsville complex, 1 to 5 percent slopes	3.14	2.6%	Moderately well drained	VIle	38	53.6
Weighted Average					2.81	*n 69.6	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



State: **Kansas**
 County: **Chautauqua**
 Location: **18-32S-10E**
 Township: **Center**
 Acres: **120.3**
 Date: **11/5/2024**



Maps Provided By:



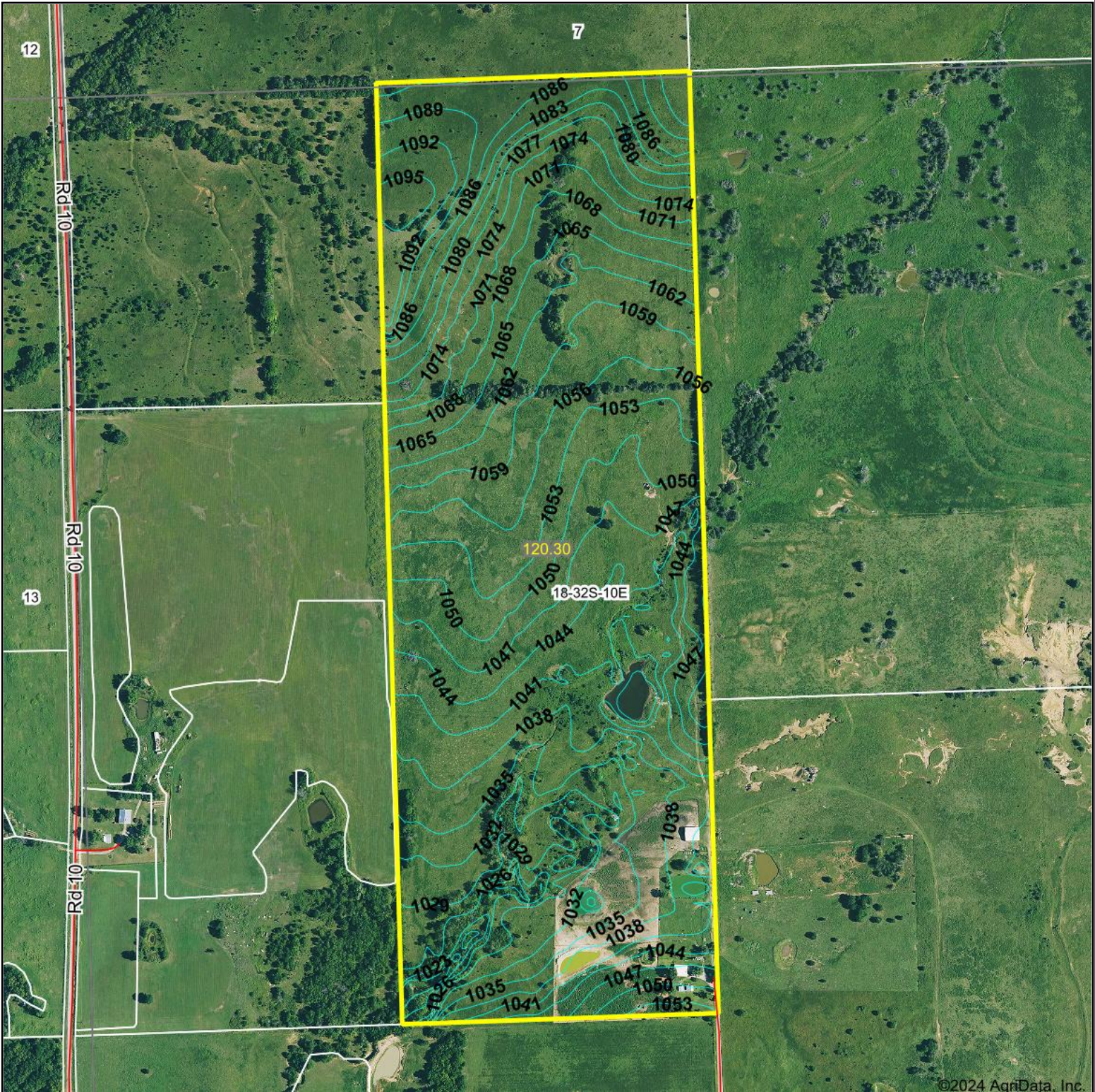
Area Symbol: KS019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Warm season grasses AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
8679	Dennis silt loam, 1 to 3 percent slopes	61.51	51.1%		1.7ft.	Ile	4838		79	78	59	64	69
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	35.43	29.5%		1.7ft.	IIle	5073		65	65	52	52	60
6971	Steedman stony clay loam, 8 to 20 percent slopes	9.65	8.0%		1.5ft.	VIle	4750	1	40	40	37	34	14
8683	Dennis silt loam, 3 to 7 percent slopes	6.32	5.3%		1.7ft.	IIle	5048		76	76	60	65	66
8733	Eram silty clay loam, 1 to 3 percent slopes	4.25	3.5%		1.5ft.	IIle	4100		54	54	40	39	34
8747	Eram-Collinsville complex, 1 to 5 percent slopes	3.14	2.6%		1ft.	VIle	3735	1	38	38	38	32	15
Weighted Average						2.81	4856.3	0.1	*n 69.6	*n 69.1	*n 54	*n 56.4	*n 59.1

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Contours



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,014.9

Max: 1,098.2

Range: 83.3

Average: 1,054.2

Standard Deviation: 18.04 ft

0ft 654ft 1308ft

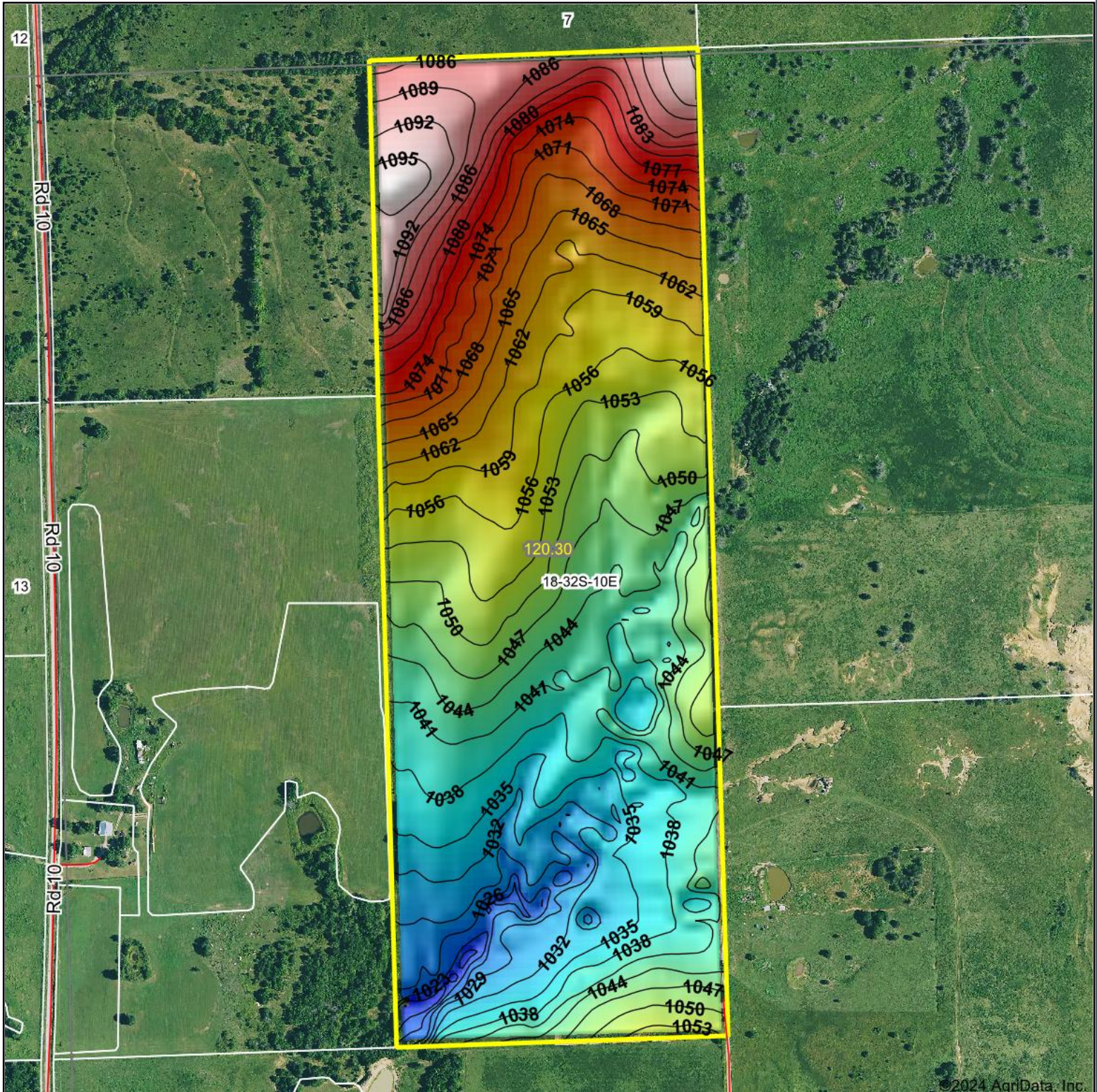


11/5/2024

18-32S-10E
Chautauqua County
Kansas

Boundary Center: 37° 16' 2.77, -96° 21' 22.02

Topography Hillshade



Low Elevation High



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,014.9

Max: 1,098.2

Range: 83.3

Average: 1,054.2

Standard Deviation: 18.04 ft

0ft 624ft 1248ft

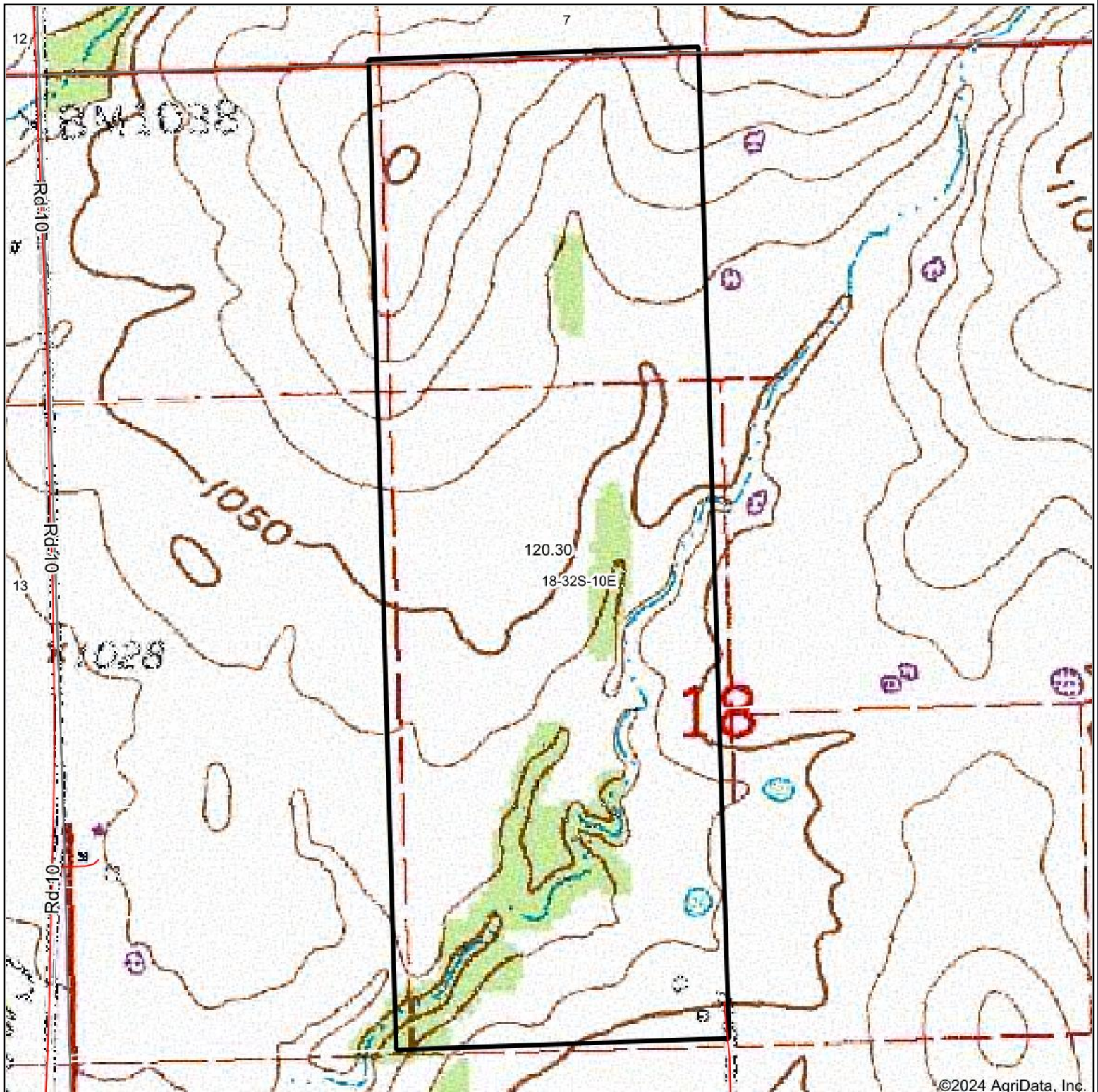


11/5/2024

18-32S-10E
Chautauqua County
Kansas

Boundary Center: 37° 16' 2.77, -96° 21' 22.02

Topography Map



©2024 AgriData, Inc.

Map Center: 37° 16' 2.77, -96° 21' 22.02

0ft 621ft 1242ft

18-32S-10E
Chautauqua County
Kansas



11/5/2024



Maps Provided By:

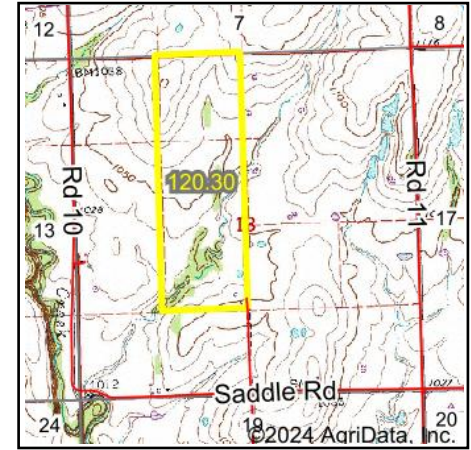
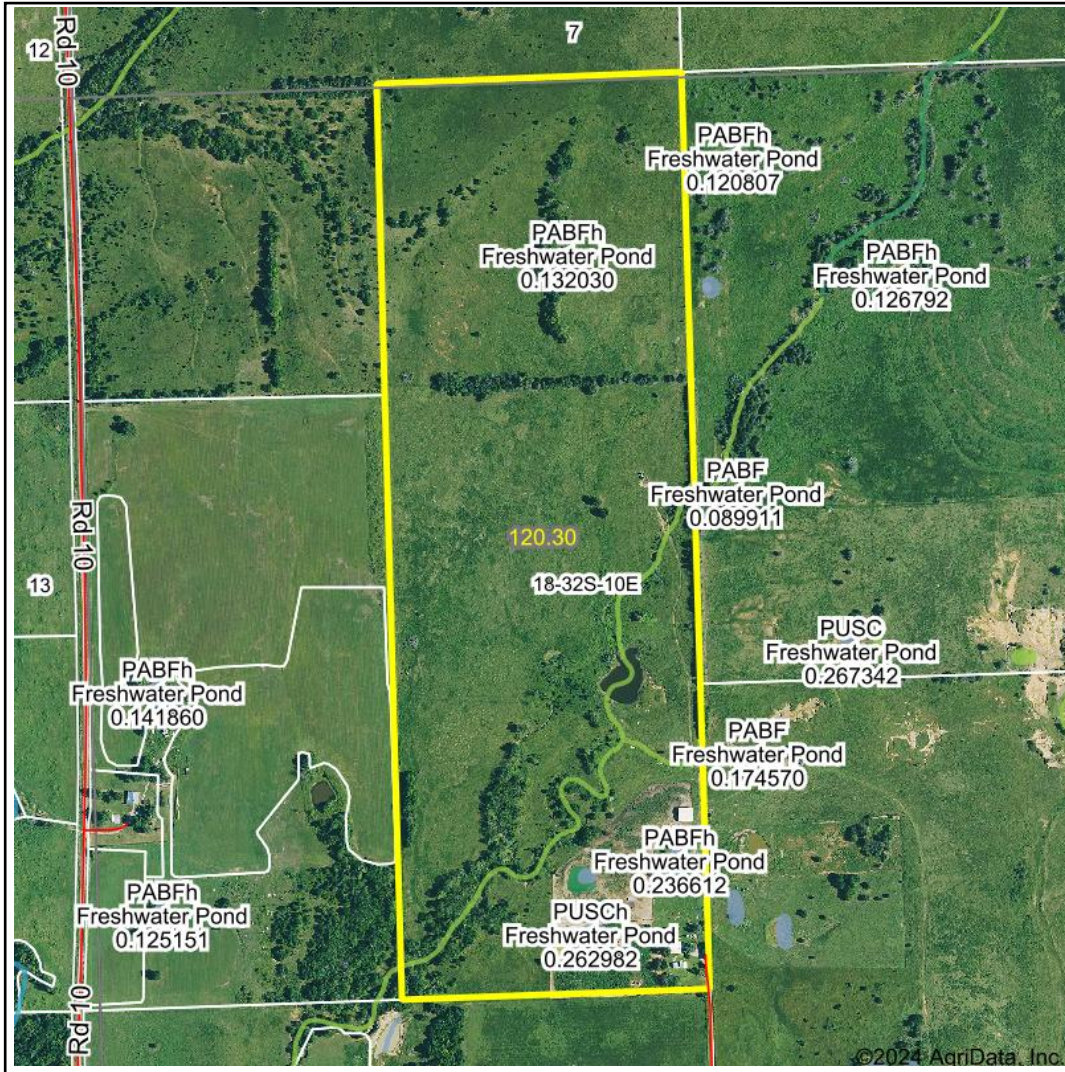


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Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



State: **Kansas**
 Location: **18-32S-10E**
 County: **Chautauqua**
 Township: **Center**
 Date: **11/5/2024**



Maps Provided By:



0ft 951ft 1902ft

Classification Code	Type	Acres
PEM1C	Freshwater Emergent Wetland	1.56
PABFh	Freshwater Pond	0.46
PUSCh	Freshwater Pond	0.26
Total Acres		2.28

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

Farm Name:

Field ID:

Acct. #:

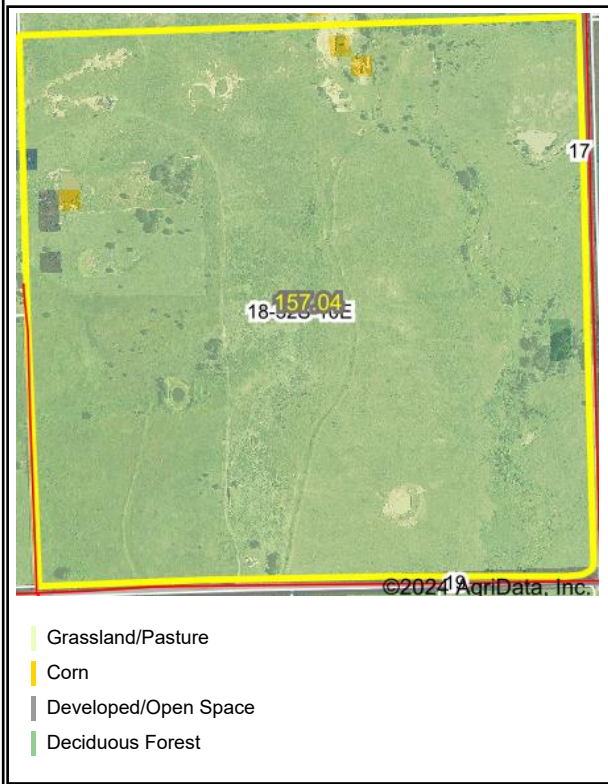
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 37° 15' 43.41, -96° 20' 57.52

State: KS

County: Chautauqua

Legal: 18-32S-10E

Township: Center

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



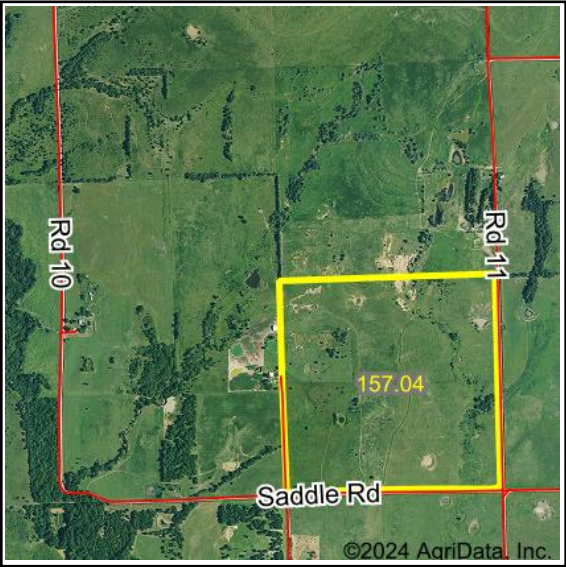
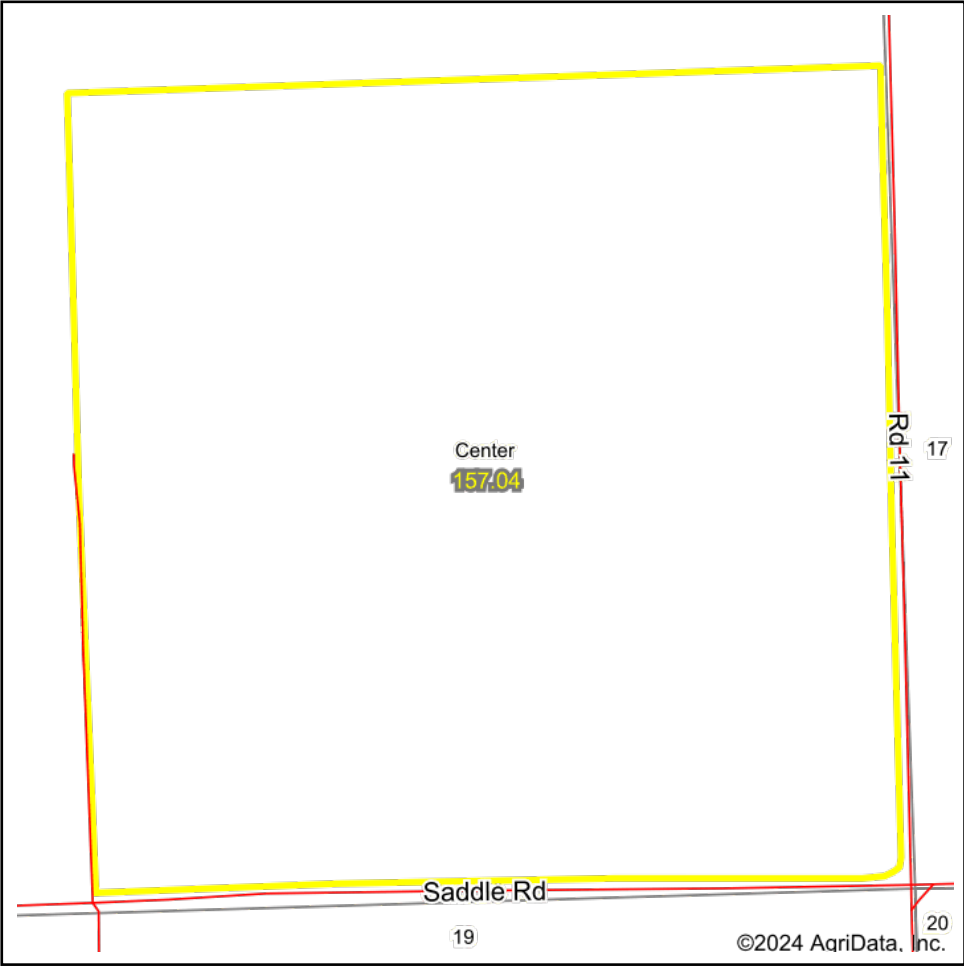
Maps Provided By:



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FEMA Report



Map Center: 37° 15' 43.41, -96° 20' 57.52
State: KS Acres: 157.04
County: Chautauqua Date: 11/5/2024
Location: 18-32S-10E
Township: Center



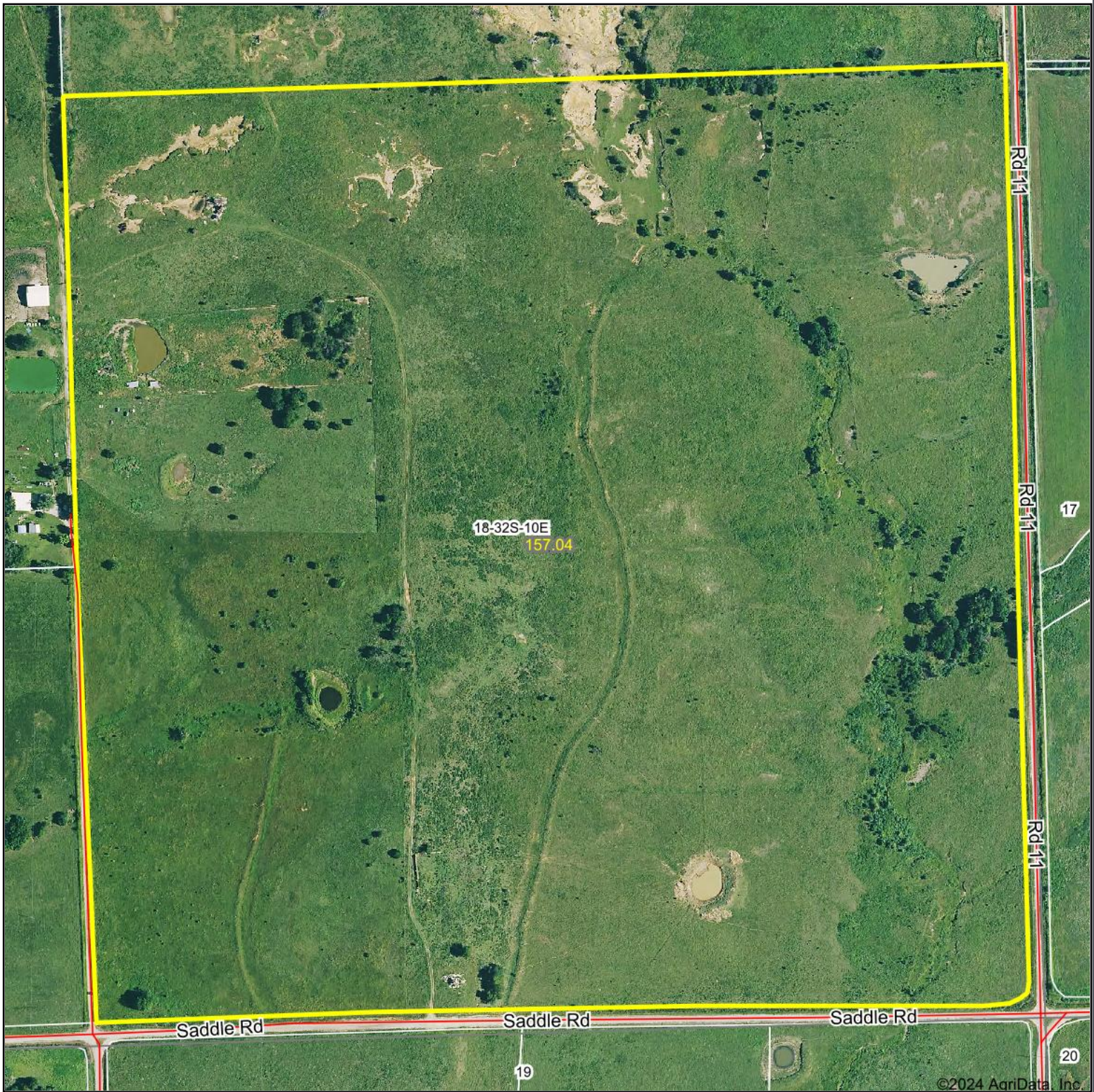
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Total				0	0%
Map Change		Date	Case No.	Acres	Percent
No				0	0%
Zone	SubType		Description	Acres	Percent
Total				0	0%
Panel		Effective Date		Acres	Percent
Total				0	0%

NOTICE!
It appears that your mapped area does not have digital
FEMA information available to us.
[Click Here to search FEMA.gov](#)
for the non-digitized flood maps for this area.

Aerial Map



©2024 AgriData, Inc.

Map Center: 37° 15' 43.41, -96° 20' 57.52

0ft 434ft 869ft

18-32S-10E
Chautauqua County
Kansas



11/5/2024



Maps Provided By:

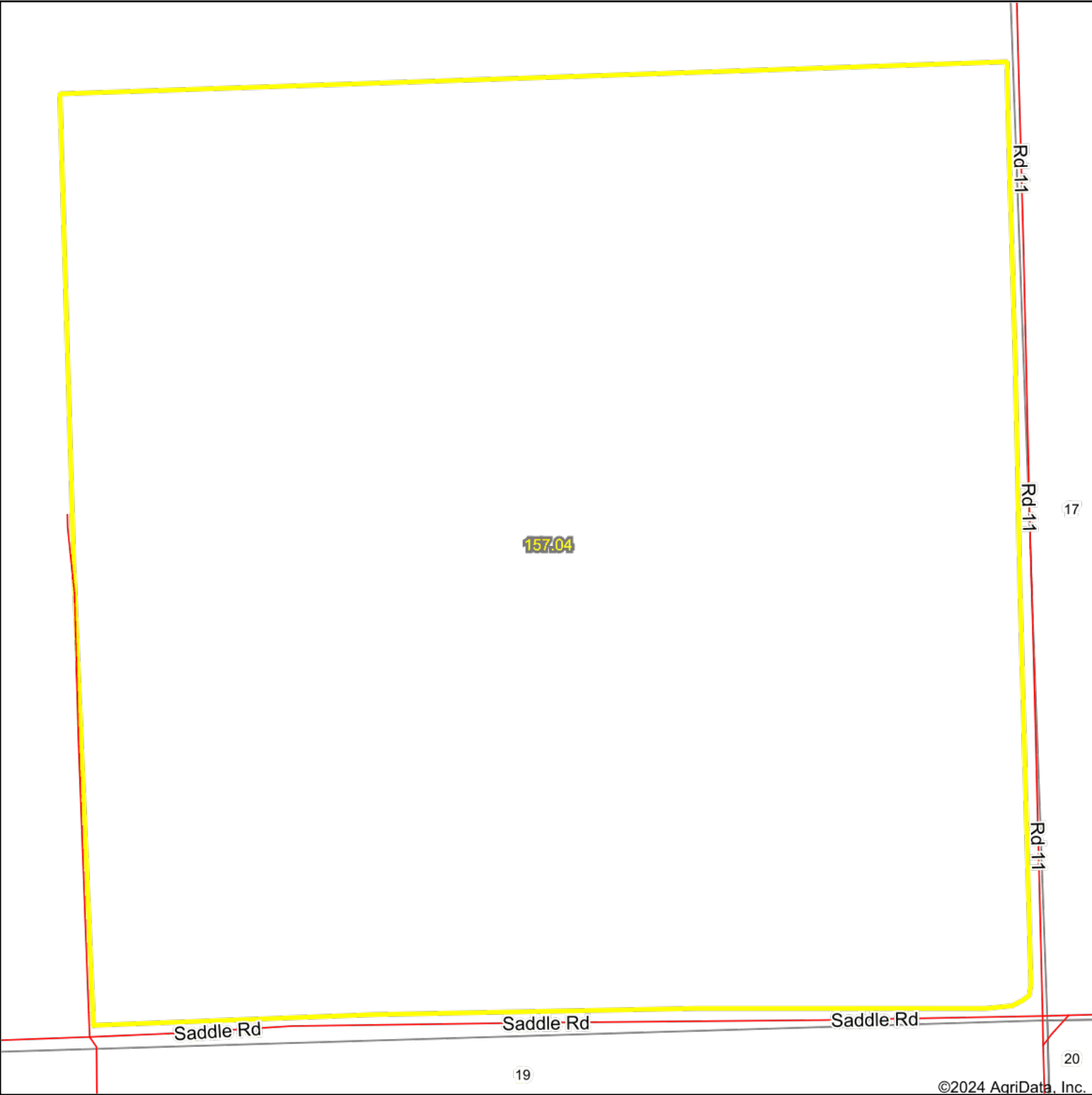


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Field borders provided by Farm Service Agency as of 5/21/2008.

Overview Map



©2024 AgriData, Inc.



Map Center: 37° 15' 43.41, -96° 20' 57.52

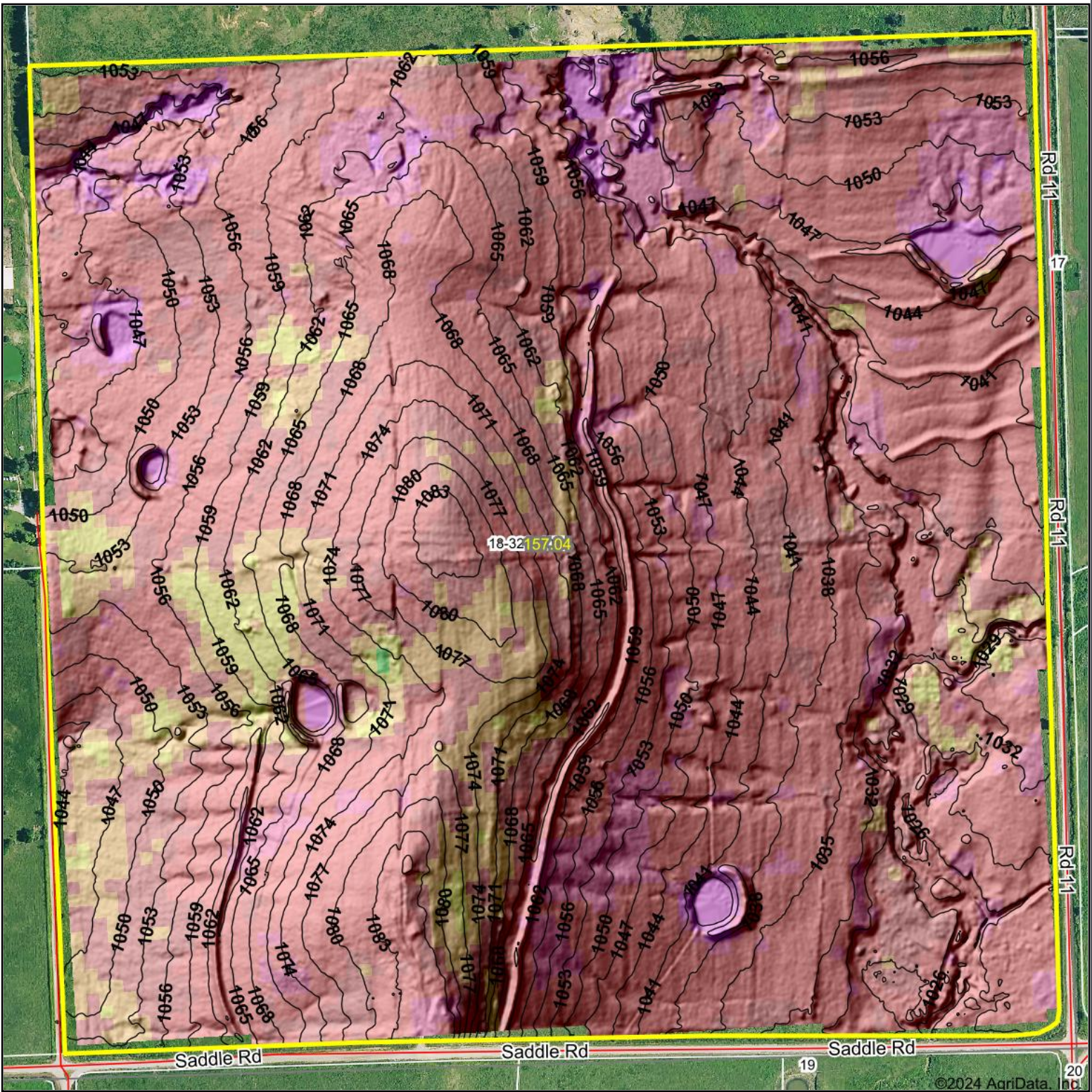


11/5/2024

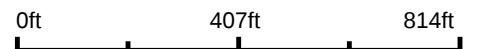


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Plant Growth(NDVI) with Hillshade 2024



Crop:



Maps Provided By:



Field borders provided by Farm Service Agency as of 5/21/2008.

Elevation Min: 1,021.2

Max: 1,086.8

Range: 65.6

Average: 1,053.1

Standard Deviation: 14.3 ft

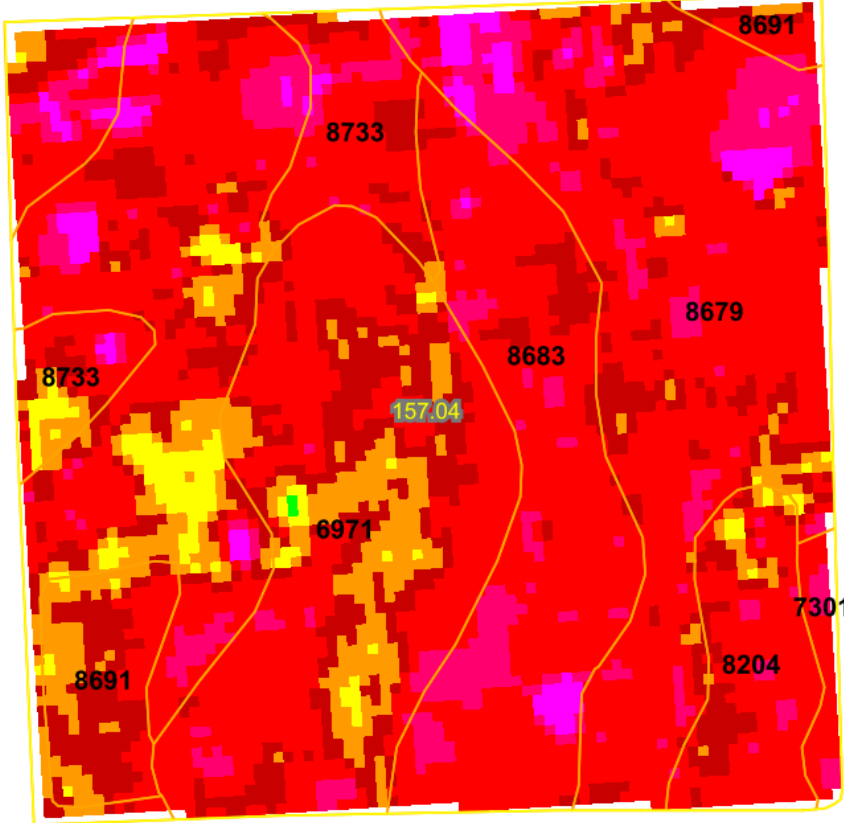


11/5/2024

18-32S-10E
Chautauqua County
Kansas

Boundary Center:
37° 15' 43.41, -96° 20' 57.52

Crop Growth - NDVI(2024) with Soils



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Low RELATIVE BIOMASS High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

Crop:

State: **Kansas**
 County: **Chautauqua**
 Location: **18-32S-10E**
 Township: **Center**
 Acres: **157.04**
 Date: **11/5/2024**



Maps Provided By:



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surety
 CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

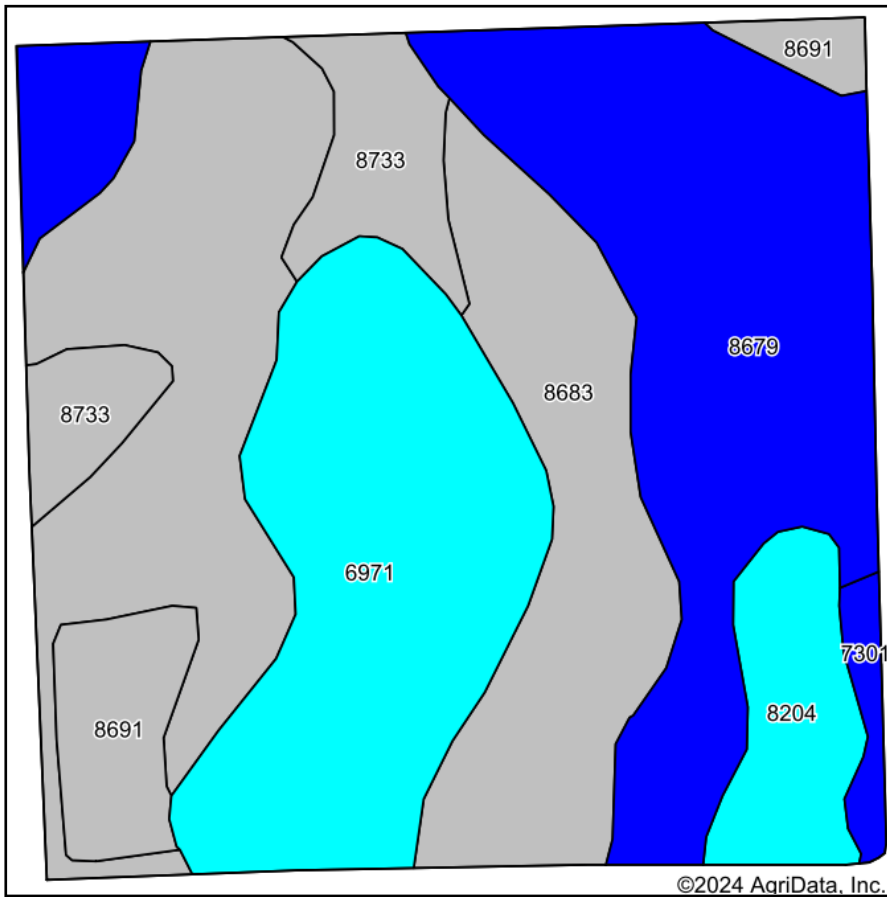
Area Symbol: KS019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	*n NCCPI Overall	NDVI 2024
8683	Dennis silt loam, 3 to 7 percent slopes	52.24	33.3%	Somewhat poorly drained	IIIe	76	56.4
8679	Dennis silt loam, 1 to 3 percent slopes	43.73	27.8%	Somewhat poorly drained	Ile	79	54.8
6971	Steedman stony clay loam, 8 to 20 percent slopes	32.75	20.9%	Moderately well drained	VIe	40	60.2
8733	Eram silty clay loam, 1 to 3 percent slopes	9.91	6.3%	Moderately well drained	IIIe	54	57.4
8204	Osage-Drummond complex, occasionally flooded	8.45	5.4%	Poorly drained	Vw	31	58
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	8.00	5.1%	Somewhat poorly drained	IIIe	65	62.5
7301	Martin silty clay loam, 1 to 3 percent slopes	1.96	1.2%	Moderately well drained	Ile	53	52.8
Weighted Average					3.44	*n 64.7	

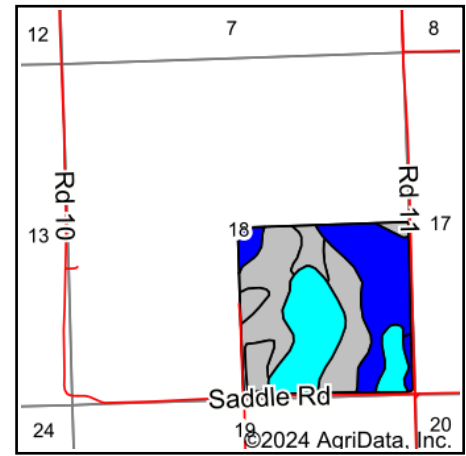
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Chautauqua**
 Location: **18-32S-10E**
 Township: **Center**
 Acres: **157.04**
 Date: **11/5/2024**



Maps Provided By:



Area Symbol: KS019, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Grain sorghum Bu	Soybeans Bu	Warm season grasses AUM	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
8683	Dennis silt loam, 3 to 7 percent slopes	52.24	33.3%		1.7ft.	IIle		5048					76	76	60	
8679	Dennis silt loam, 1 to 3 percent slopes	43.73	27.8%		1.7ft.	Ile		4838					79	78	59	
6971	Steedman stony clay loam, 8 to 20 percent slopes	32.75	20.9%		1.5ft.	Vle		4750			1		40	40	37	
8733	Eram silty clay loam, 1 to 3 percent slopes	9.91	6.3%		1.5ft.	IIle		4100					54	54	40	
8204	Osage-Drummond complex, occasionally flooded	8.45	5.4%		0.5ft.	Vw		4688	34	20	1	49	31	22	31	
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	8.00	5.1%		1.7ft.	IIle		5073					65	65	52	

Soils data provided by USDA and NRCS.

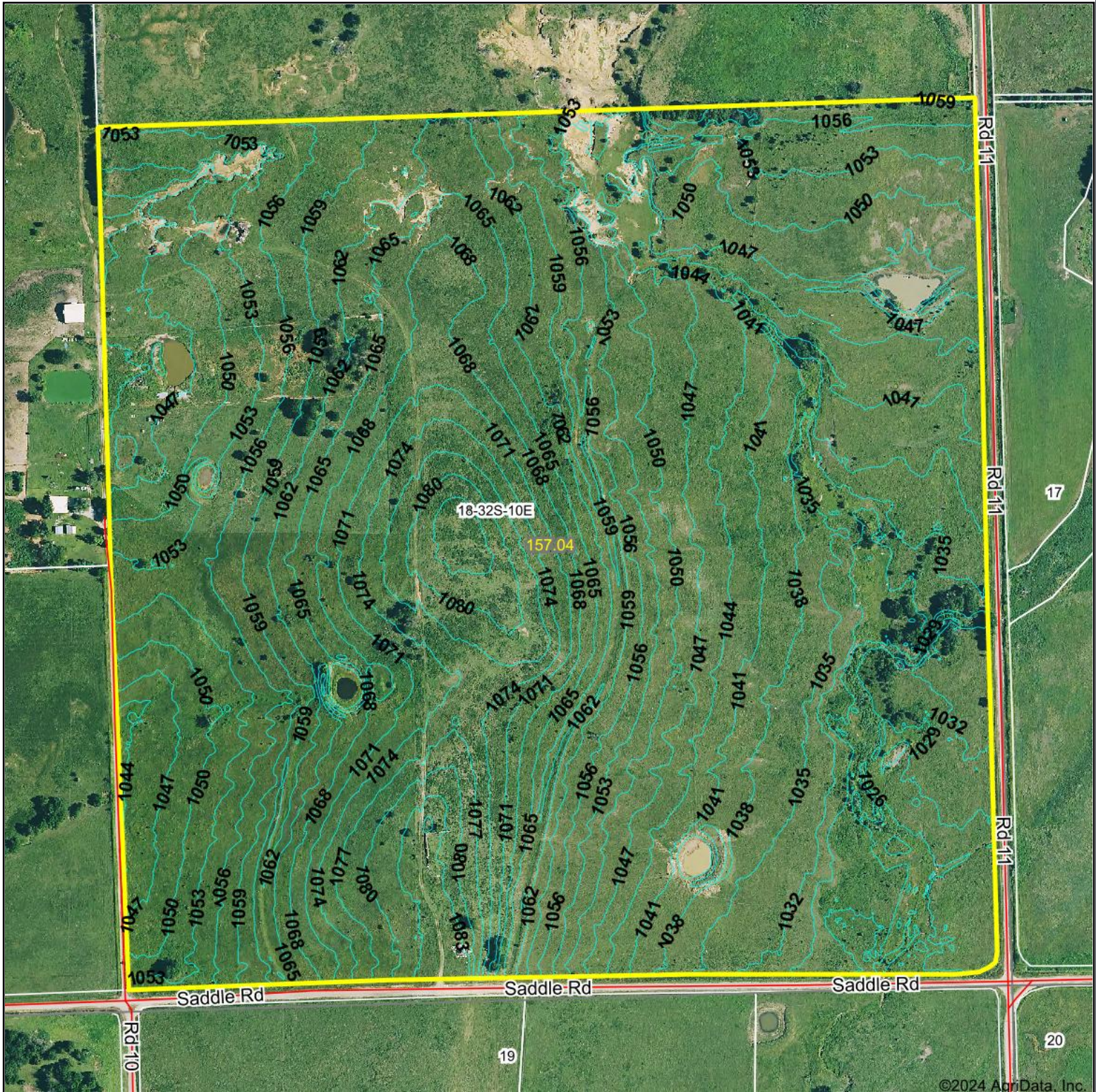
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Grain sorghum Bu	Soybeans Bu	Warm season grasses AUM	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
7301	Martin silty clay loam, 1 to 3 percent slopes	1.96	1.2%		2ft.	Ile	Ile	4915					53	44	52	
Weighted Average						3.44	*-	4847.8	1.8	1.1	0.3	2.6	*n 64.7	*n 63.8	*n 51.6	

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Contours



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,021.2

Max: 1,086.8

Range: 65.6

Average: 1,053.1

Standard Deviation: 14.3 ft

0ft 468ft 935ft

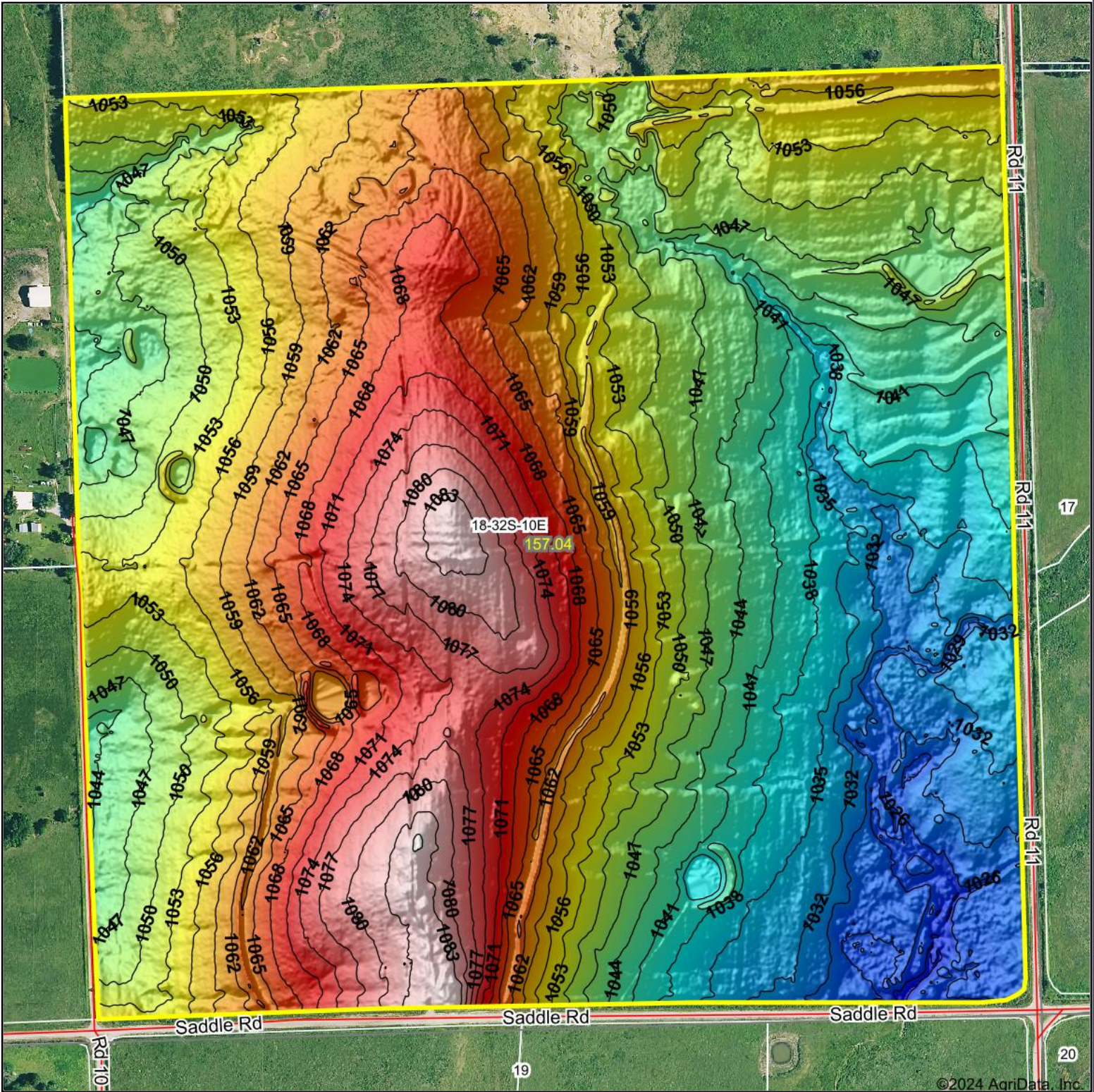


11/5/2024

18-32S-10E
Chautauqua County
Kansas

Boundary Center: 37° 15' 43.41, -96° 20' 57.52

Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,021.2

Max: 1,086.8

Range: 65.6

Average: 1,053.1

Standard Deviation: 14.3 ft



18-32S-10E
Chautauqua County
Kansas

Boundary Center: 37° 15' 43.41, -96° 20' 57.52



Maps Provided By:



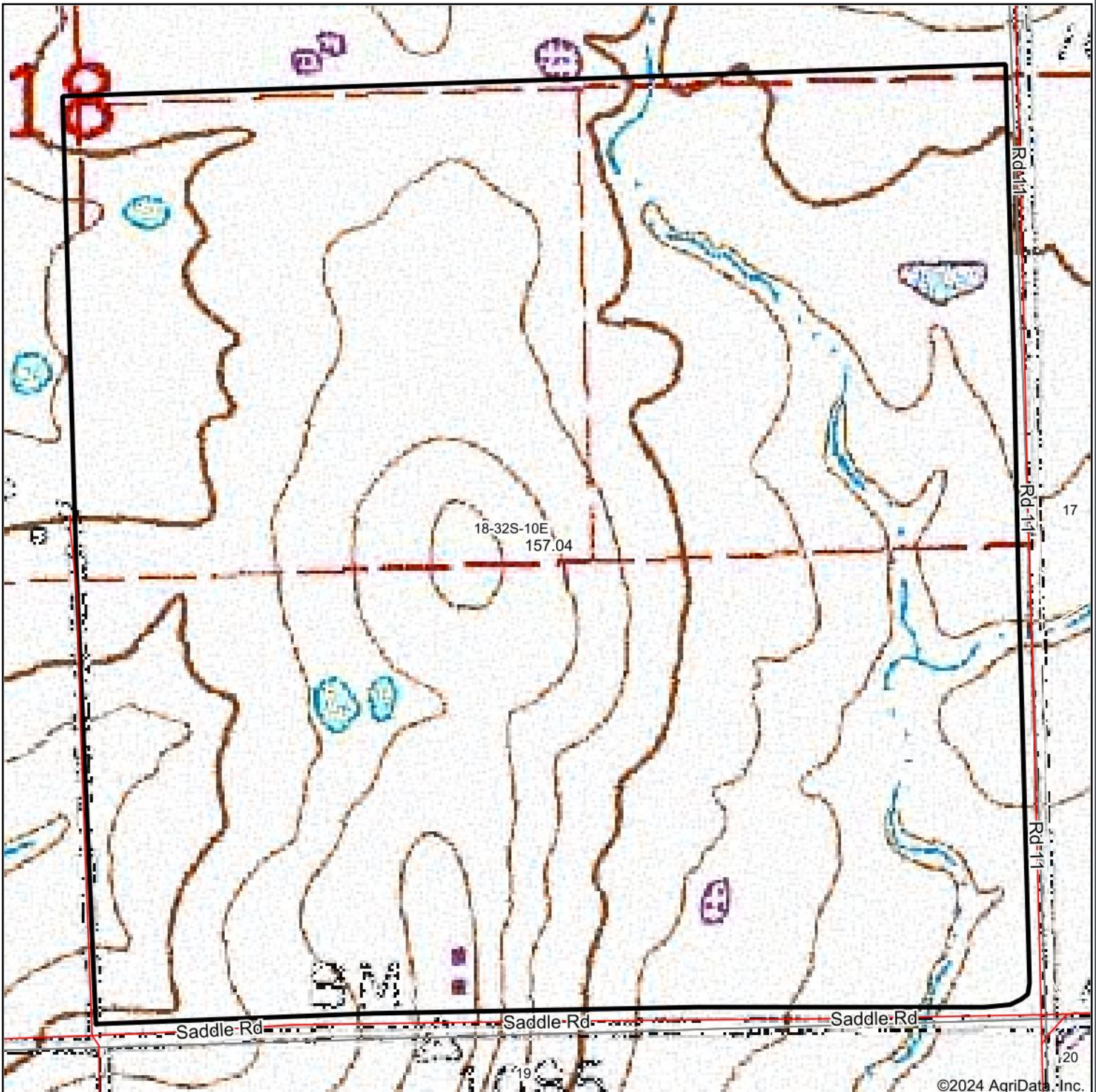
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Field borders provided by Farm Service Agency as of 5/21/2008.

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Topography Map



Maps Provided By:



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Map Center: 37° 15' 43.41, -96° 20' 57.52

0ft 434ft 869ft

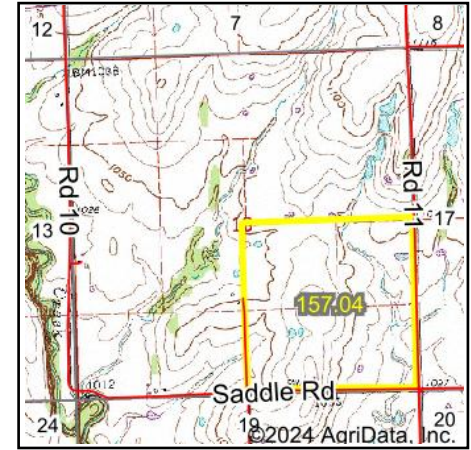
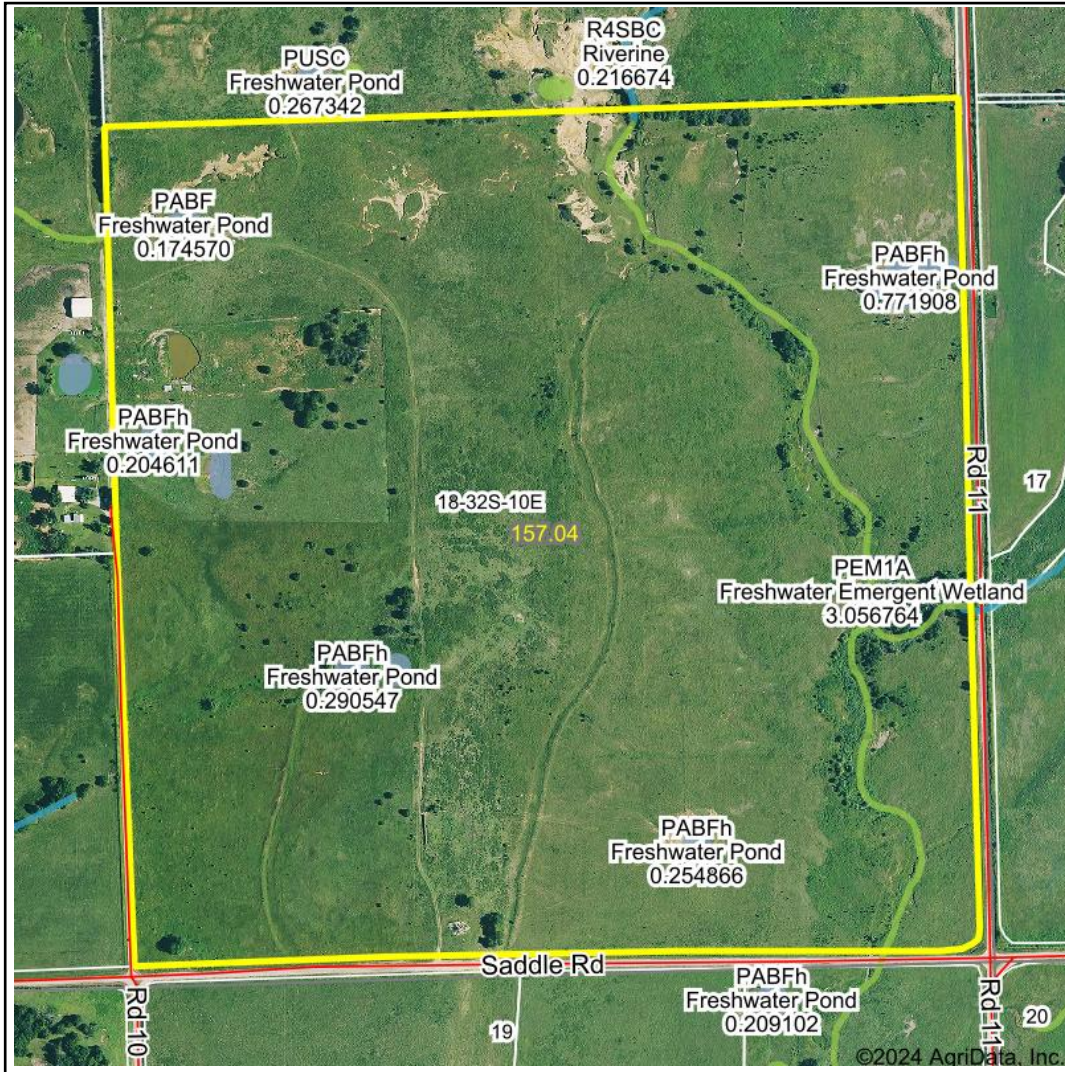
18-32S-10E
Chautauqua County
Kansas



11/5/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Wetlands Map



State: **Kansas**
 Location: **18-32S-10E**
 County: **Chautauqua**
 Township: **Center**
 Date: **11/5/2024**



Maps Provided By:



0ft 680ft 1360ft

Classification Code	Type	Acres
PABFh	Freshwater Pond	1.87
PEM1A	Freshwater Emergent Wetland	1.58
PABF	Freshwater Pond	0.17
R4SBC	Riverine	0.03
PEM1C	Freshwater Emergent Wetland	0.01
Total Acres		3.66

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



Weigand Auction
Broker Registration Form

J.P. Weigand & Sons, Inc.
150 N. Market
Wichita, KS 67202
(316) 262-3970
Email: khowell@weigand.com
CC: thake@weigand.com

Brokerage Company Name: _____
Brokerage License Number: _____ Telephone Number: _____
Address: _____
City: _____ State: _____ Zip: _____
Real Estate Agent's Name: _____
Real Estate Agent's License Number: _____ State: _____
Real Estate Agent's Email: _____
Buyer's Broker/Licensee, if applicable, is functioning as:

☐ Agent of the Buyer

☐ Transaction Broker

☐ Designated Buyer's Agent*

*Supervising Broker acts as a Transaction Broker

Auction Property/Location: 1050 Saddle Rd. Moline, KS 67353

Auction Date: December 3, 2024

Print Name of Prospective Bidder

(Company, Joint Venture, Trustee Name(s): (individual, signing on behalf of buying entity):

3% Broker Participation Fee

To qualify for the 3% Broker Participation Fee, the real estate broker(s) properly registered prospect must be the high bidder, as well as purchase and close on the auction property(s) registered above. Further, the broker must: Be an active, duly licensed in the State of Kansas, real estate broker, not prohibited by law, or Seller's policies and regulations, from participating.

In the case of multiple registrations of the same Prospective Bidder by different brokers, the first registration received by J.P. Weigand & Sons, Inc. will be recognized. The Broker may submit only one Broker Registration Form per auction and with only one Prospective Bidder. The real estate agent must attend live auctions with the Prospective Bidder. If a cooperating broker has not met all of the requirements. No commission will be paid, even if its Prospective Bidder purchases the property.

Broker and Buyer(s) acknowledge and agree that Seller and Auctioneer have not made and hereby specifically disclaims any warranty, guarantees or representation, oral or written, past, present or future of, as, to, or concerning, (i) the nature, square footage, condition, value, or quality of property, including but not by way of limitation, the water, soil, & geology and suitability of the property for any and all activities & uses the Buyer may elect to conduct thereon. Broker and Buyer(s) each hereby agree to indemnify and hold harmless the Auctioneer from and against any and all claims with respect to this transaction. This indemnification agreement of the properties shall survive the closing.

By signing below, we certify that we have both read the above terms and conditions of this registration, the terms and conditions of the auction brochure and due diligence package (if any), and agree to defend and hold J.P. Weigand & Sons, Inc. and Seller harmless if there is a claim by any other broker with this prospective bidder.

Broker Registration Forms must be received by J.P. Weigand & Sons, Inc. 24 hours before Prospective Bidder begins bidding.

Broker

Prospective Bidder

By: _____
Date: _____

By: _____
Date: _____

Received and Acknowledged by J.P. Weigand & Sons, Inc.

By: _____ Date/Time: _____