

# Bidding will not end prior to **June 4, 2019**

**Directions:** From Rolla, KS; Southwest on HWY 56 to RD J, then west 1 mile to the southeast corner. (Signs

**Tract #1: Legal Description:** Surface rights in the East-Half (E/2) of Section 5-34-40, Morton County, Kansas.  
**Acres:** 320+/-

**Tenant:** Ron Degarmo receives 30.5% of the annual CRP payment.

**Minerals:** Selling separately.

**Real Estate taxes:** \$942.86

**Possession:** Upon closing; subject to existing CRP contract. *Seller's 69.5% of 2019 CRP payment to be*

*prorated to the date of closing.*

**Crops:** 316.16 acres CRP.

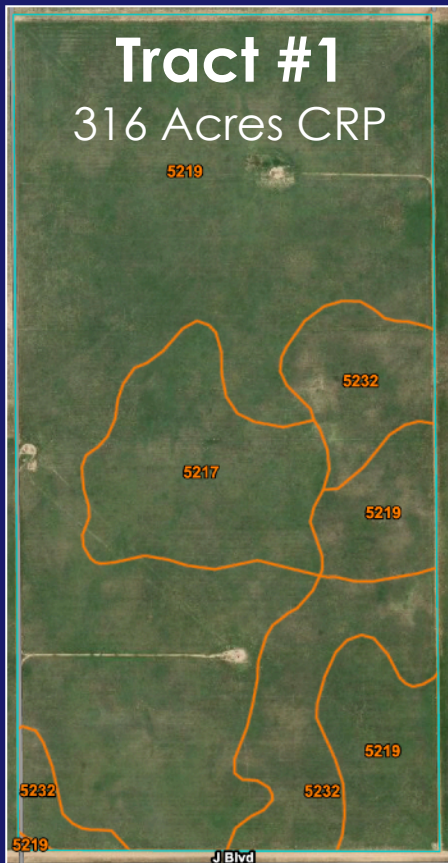
**CRP Info:** Contract#111104- (Tenant receive 30.5%)  
**Acres Enrolled:** 316.16      **Ann. PMT:** \$11,274  
**Term:** 10-1-2017 to 9-30-2032

**Soils:** Approximately 73% Dalhart loamy fine sand 0-3% slope, 15% Eva loamy fine sand 1-3% slope & 12% Dalhart loamy fine sand 0-1% slope.

**Tract #2 Mineral Rights: Legal Description:** All of Seller's one-half (1/2) mineral rights rights in the East-Half (E/2) of Section 5-34-40, Morton County, Kansas.  
**Mineral Acres:** 160

**Royalty taxes:** \$982.77

**Note:** Renditions below- call or visit our website for more details.



## Section 5-34-40, Morton Co. Mineral Production

Owner's Int: .046875

Well: Bohn C 1

Year	Prod. (Mcf)
2014	9,508
2015	9,839
2016	9,591
2017	8,885
2018	8,318

Well: Bohn C 2

Year	Prod. (Mcf)
2014	15,299
2015	14,583
2016	13,160
2017	11,547
2018	10,703

Well: Bohn C 4

Year	Prod. (Mcf)
2014	12,828
2015	12,573
2016	11,253
2017	10,485
2018	9,663

## Section 6-34-40, Morton Co. Mineral Production

Owner's Int: .0158228 (interest acquired through unionization)

Well: Bohn B 1

Year	Prod. (Mcf)
2014	21,276
2015	20,761
2016	18,356
2017	17,347
2018	15,935

Well: Bohn B 2

Year	Prod. (Mcf)
2014	11,174
2015	11,072
2016	10,086
2017	9,654
2018	9,129

## Tract #2 Income:

Year	Income
2016	\$5,505
2017	\$6,902
2018	\$6,637

**READ THESE IMPORTANT TERMS & BID ACCORDINGLY:** Selling by *Private Auction* through Mark Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no agency relationship. Successful bidder will sign contract and deposit 10% earnest money with **Frazer Abstract & Title, Inc.** as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday July 11, 2019. Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, mineral interests, mineral leases, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.