

GF&A

ABSOLUTE • MULTI PARCEL • LIVE & ONLINE LAND AUCTION

Tuesday, October 22, 2024 at 11:00 AM

LIVE LOCATION: GF&A Facility, 12140 W K-42 Hwy, Wichita, KS

ONLINE BIDDING: www.gavelroads.com



THIS 123± ACRES OF COVETED GROUND BORDERS K-42

highway just a few miles from the heart of Wichita. This special property is close to all of the city amenities while far enough away to provide sought after privacy and space. With paved roads to the west and north, each tract offers flexibility to build your dream homestead with no restrictions, provide additional income from cash rent on the cultivation, or future development. The four tracts are being offered through our multi-parcel auction process. The acreage can be purchased in single tracts, all tracts, or any combination.

Location: From I-235 and K-42 head southwest on K-42 for 7.5 miles to 151st St W. Turn south on 151st St W to 55th St S. The properties are on the southwest corner of 55th and 151st.

Legal Description: 123± acres in the NE/4 of S27-T28-R2W. Survey will be done prior to the closing date. The full legal description to be described by Security 1st Title.

Tract 1: 22 Acres - Tract 1 is nestled up against K-42 with access off of 55th St S. A small pond and trees add to the aesthetic of this tract, making it a great build site.

Tract 2: 22 Acres - Tract 2 sits on the corner of 55th and 151st with open space offering a great location for development or a homesite.

Tract 3: 39.5 Acres - The northwest corner of the Tract 3 sits on the edge of K-42 with the east boundary on 151st. This tract is currently in cultivation.

Tract 4: 39.5 Acres - Tract 4 is the farthest south of all acreage being auctioned. It is currently in cultivation with the southern boundary lined with trees.

Minerals: Seller's mineral interest will pass to the Buyer.

Possession: Possession of the cropland will be after 2025 wheat harvest. Buyer will receive \$60 per cultivated acre cash rent for the 2025 crop year.

Taxes: Due to the property being divided into multiple tracts, while not including the farmstead, the current taxes would not be accurate. 2024 Taxes will be prorated as of the date of closing.

Terms: Earnest money required and shall be paid the day of the auction with the balance due on or before November 22, 2024. Earnest money to be paid: \$7,500 for Tract 1; \$7,500 for Tract 2; \$15,000 for Tract 3; \$15,000 for Tract 4. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium.



Soil Types: 59.62% Blanket silt loam with 1-3% slopes; 18.73% Nalim loam with 1-3% slopes; 17.62% Punkin-Taver complex with 0-1% slopes; 2.75% Tabler silty clay loam with 0-1% slopes; 1.3% Blanket silt loam with 0-1% slopes.



GENE FRANCIS & ASSOCIATES
REAL ESTATE BROKERS & AUCTIONEERS

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tyler@genefrancis.com



For more information, please visit www.genefrancis.com



STANDARD



Aerial View

MLS # 645077
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 000 W 55th St S
Address 2
City Clearwater
State KS
Zip 67026
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent	Tyler Francis - CELL: 316-734-7342	List Date	8/29/2024
List Office	Gene Francis & Associates - OFF: 316-524-8345	Expiration Date	12/29/2024
Co-List Agent		Realtor.com Y/N	Yes
Co-List Office		Display on Public Websites	Yes
Showing Phone	316-5248345	Display Address	Yes
Zoning Usage	Rural	VOW: Allow AVM	Yes
Parcel ID	08719-8-27-0-11-00-001.00A	VOW: Allow 3rd Party Comm	No
Number of Acres	123.00	Virtual Tour Y/N	
Price Per Acre	0.00	Days On Market	34
Lot Size/SqFt	5357880	Cumulative DOM	34
School District	Clearwater School District (USD 264)	Cumulative DOMLS	
Elementary School	Clearwater West	Input Date	9/23/2024 1:11 PM
Middle School	Clearwater	Update Date	9/23/2024
High School	Clearwater	Off Market Date	
Subdivision	NONE LISTED ON TAX RECORD	Status Date	9/23/2024
Legal	123± acres in the NE/4 of S27-T28-R2W	HotSheet Date	9/23/2024
Original Price	\$0	Price Date	9/23/2024
Virtual Tour 2 Label		Term of Lease	
Virtual Tour 4 Label		Virtual Tour 3 Label	
Owner Name		Previous Status	
FIPS Code	20173	Owner Name 2	
On Market Date		Level of Service	Full Service
Agent Hit Count	32	COO Date	
Doc Manager	0	Client Hit Count	14
Geocode Quality	Manually Placed Pin	Listing Visibility Type	MLS Listing
Price Per SQFT		Picture Count	25
Mapping		Sold Price Per SQFT	
Input Date	9/23/2024 1:11 PM	Tax ID	
		Update Date	9/23/2024 1:47 PM
		Showing Start Date	

DIRECTIONS

Directions Tract of land at the SE intersection of K42 and 55th St S

FEATURES

SHAPE / LOCATION Irregular	UTILITIES AVAILABLE Electricity	FLOOD INSURANCE Unknown	SHOWING INSTRUCTIONS Call List Agent/Office
TOPOGRAPHIC Pond/Lake Rolling Treeline	IMPROVEMENTS None	SALE OPTIONS Build to Suit Other/See Remarks	LOCKBOX None
PRESENT USAGE Tillable Other/See Remarks	OUTBUILDINGS None	EXISTING FINANCING Conventional	AGENT TYPE Sellers Agent
ROAD FRONTAGE Gravel Paved Highway	MISCELLANEOUS FEATURES Mineral Rights Included Other/See Remarks	PROPOSED FINANCING Conventional	OWNERSHIP Individual
	DOCUMENTS ON FILE Aerial Photos Other/See Remarks	POSSESSION Date in Remarks	TYPE OF LISTING Excl Agency w/o Reserve
			BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N No

General Taxes \$4,304.92
General Tax Year 2023
Yearly Specials \$16.76
Total Specials \$16.76
HOA Y/N No
Yearly HOA Dues
HOA Initiation Fee
Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks LIVE AND ONLINE MULTI-PARCEL LAND AUCTION - ABSOLUTE - 123+- ACRES in the NE/4 of 27-28-2W, SEDGWICK COUNTY - TUESDAY, OCTOBER 22, 2024 AT 11AM. This 123± acres of coveted ground borders K-42 highway, just a few miles from the heart of Wichita. This special property is close to all of the city amenities while far enough away to provide sought after privacy and space. With paved roads to the west and north, each tract offers flexibility to build your dream homestead with no restrictions, provide additional income from cash rent on the cultivation, or future development. The four tracts are being offered through our multi-parcel auction process. The acreage can be purchased in single tracts, all tracts, or any combination. TRACT 1: 22 Acres - is nestled up against K-42 with access off of 55th St S. A small pond and trees add to the aesthetic of this tract, making it a great build site. TRACT 2: 22 Acres - sits on the corner of 55th and 151st with open space offering a great location for development or a homesite. TRACT 3: 39.5 Acres - the northwest corner of the Tract 3 sits on the edge of K-42 with the east boundary on 151st. This tract is currently in cultivation. TRACT 4: 39.5 Acres - is the farthest south of all acreage being auctioned. It is currently in cultivation with the southern boundary lined with trees. MINERALS: Seller's mineral interest will pass to the Buyer. POSSESSION: Possession of the cropland will be after 2025 wheat harvest. Buyer will receive \$60 per cultivated acre cash rent for the 2025 crop year. TAXES: Due to the property being divided into multiple tracts, while not including the farmstead, the current taxes would not be accurate. 2024 Taxes will be prorated as of the date of closing. TERMS: Earnest money required and shall be paid the day of the auction with the balance due on or before November 22, 2024. Earnest money to be paid: \$7,500 for Tract 1; \$7,500 for Tract 2; \$15,000 for Tract 3; \$15,000 for Tract 4. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. There is no Buyer's premium.

MARKETING REMARKS

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PRIVATE REMARKS

Private Remarks All information is deemed reliable but not guaranteed. Verify schools. Due to the property being divided into multiple tracts, while not including the farmstead, the current taxes would not be accurate. 2024 Taxes will be prorated as of the date of closing.

AUCTION

Type of Auction Sale	Absolute	
Method of Auction	Live w/Online Bidding	
Auction Location	12140 W K42 Hwy, Wichita	
Auction Offering	Real Estate Only	1 - Open for Preview
Auction Date	10/22/2024	1 - Open/Preview Date
Auction Start Time	11am	1 - Open Start Time
Auction End Date	10/22/2024	1 - Open End Time
Auction End Time	1pm	2 - Open for Preview
Broker Registration Req	Yes	2 - Open/Preview Date
Broker Reg Deadline	24 hours prior	2 - Open Start Time
Buyer Premium Y/N	No	2 - Open End Time
Premium Amount		3 - Open for Preview
Earnest Money Y/N	Yes	3 - Open/Preview Date
		3 - Open Start Time
		3 - Open End Time

Earnest Amount %/\$ 45,000.00

TERMS OF SALE

Terms of Sale Earnest money required and shall be paid the day of the auction with the balance due on or before November 22, 2024. Earnest money to be paid: \$7,500 for Tract 1; \$7,500 for Tract 2; \$15,000 for Tract 3; \$15,000 for Tract 4. The property is selling in "as is" condition and is accepted by the Buyer without any expressed or implied warranties. It is the Buyer's responsibility to have any and all inspections completed prior to bidding. The Buyer and Seller shall split equally in the cost of title insurance and the closing fee. Bidding is not contingent upon financing. If necessary, financing needs to be arranged and approved before the auction. Statements made on the day of the auction take precedence over all printed advertising and previously made oral statements. Gene Francis & Associates and Gavel Roads are agents of the Seller. There is no Buyer's premium.

PERSONAL PROPERTY

Personal Property none

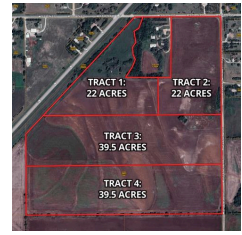
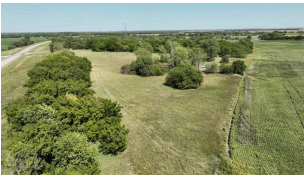
SOLD

How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N

Selling Agent
Co-Selling Agent
Selling Office
Co-Selling Office
Appraiser Name
Non-Mbr Appr Name

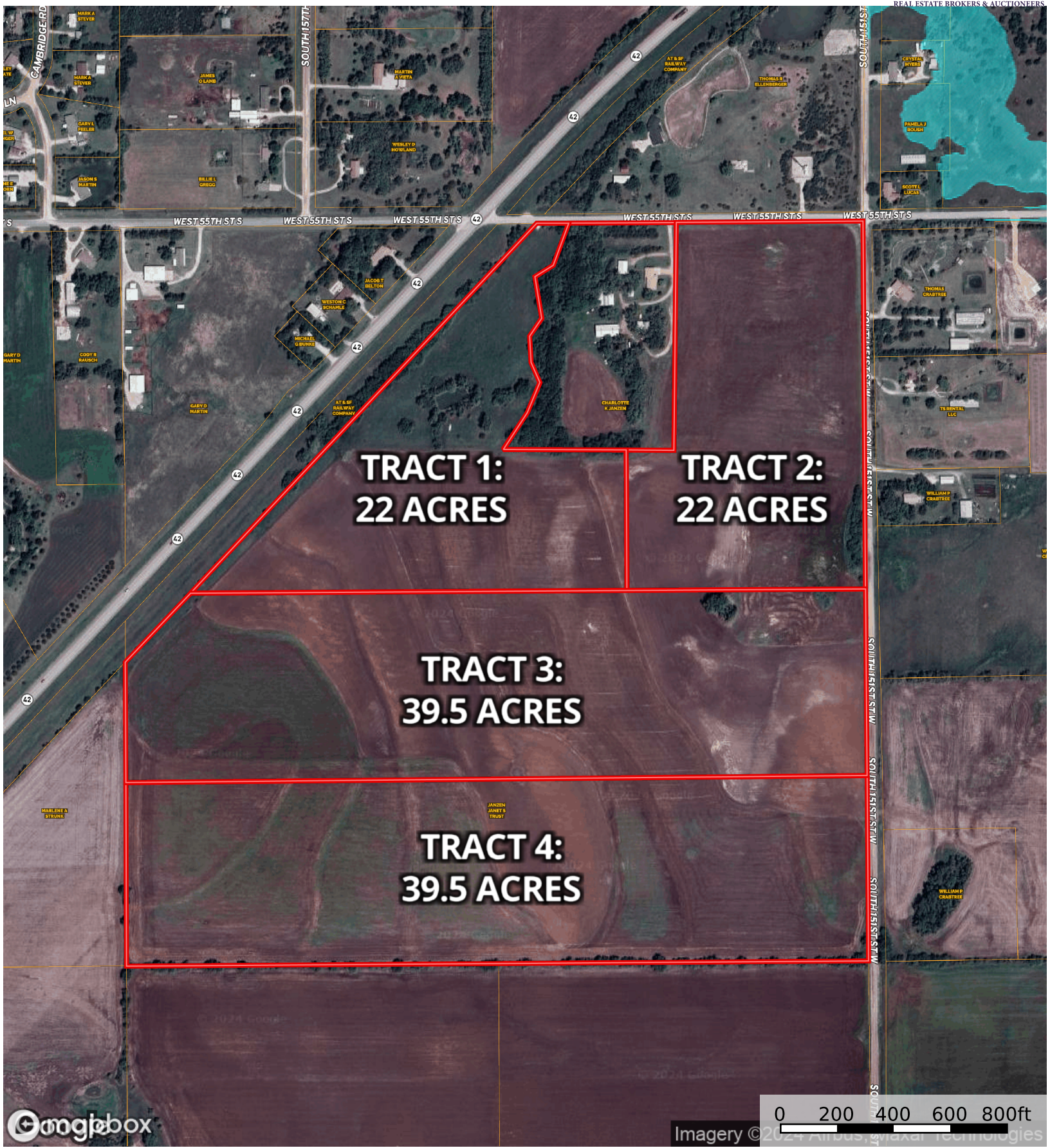
ADDITIONAL PICTURES





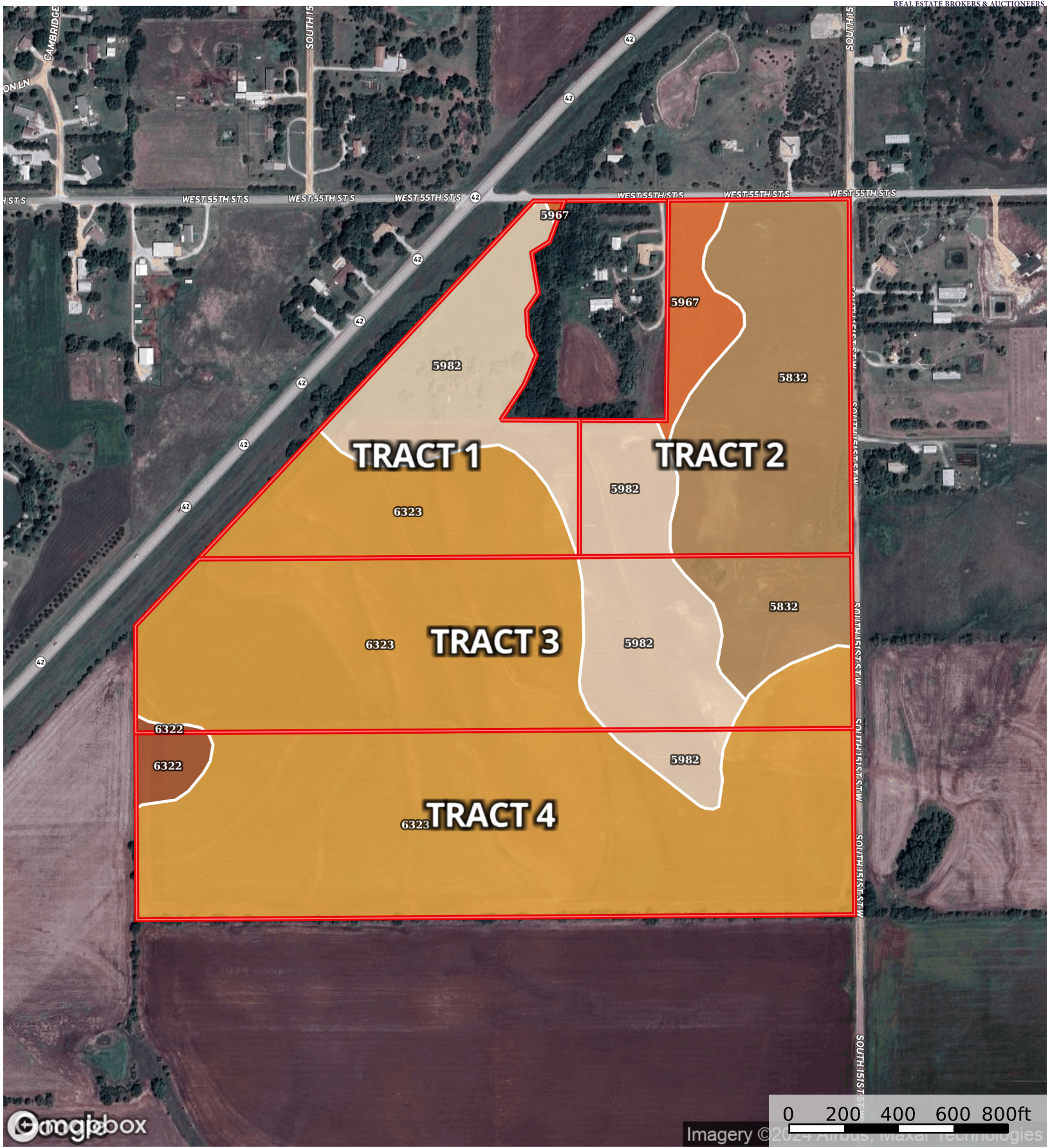
DISCLAIMER

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Imagery © 2024 Airbus, Maxar Technologies

- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



 Boundary

 All Polygons 122.72 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6323	Blanket silt loam, 1 to 3 percent slopes	73.16	59.62	0	63	2e
5982	Nalim loam, 1 to 3 percent slopes	22.98	18.73	0	68	2e
5832	Punkin-Taver complex, 0 to 1 percent slopes	21.62	17.62	0	37	3s
5967	Tabler silty clay loam, 0 to 1 percent slopes	3.37	2.75	0	56	2s
6322	Blanket silt loam, 0 to 1 percent slopes	1.59	1.3	0	64	2c
TOTALS		122.7 2(*)	100%	-	59.18	2.18

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 23.69 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5832	Punkin-Taver complex, 0 to 1 percent slopes	16.58	70.02	0	37	3s
5982	Nalim loam, 1 to 3 percent slopes	3.82	16.13	0	68	2e
5967	Tabler silty clay loam, 0 to 1 percent slopes	3.29	13.89	0	56	2s
TOTALS		23.69(*)	100%	-	44.66	2.7

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 20.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5982	Nalim loam, 1 to 3 percent slopes	10.39	51.23	0	68	2e
6323	Blanket silt loam, 1 to 3 percent slopes	9.81	48.37	0	63	2e
5967	Tabler silty clay loam, 0 to 1 percent slopes	0.08	0.39	0	56	2s
TOTALS		20.28(*)	100%	-	65.53	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 37.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6323	Blanket silt loam, 1 to 3 percent slopes	25.29	67.28	0	63	2e
5982	Nalim loam, 1 to 3 percent slopes	7.08	18.83	0	68	2e
5832	Punkin-Taver complex, 0 to 1 percent slopes	5.04	13.41	0	37	3s
6322	Blanket silt loam, 0 to 1 percent slopes	0.18	0.48	0	64	2c
TOTALS		37.59(*)	100%	-	60.46	2.13

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 41.16 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6323	Blanket silt loam, 1 to 3 percent slopes	38.06	92.45	0	63	2e
5982	Nalim loam, 1 to 3 percent slopes	1.69	4.1	0	68	2e
6322	Blanket silt loam, 0 to 1 percent slopes	1.41	3.42	0	64	2c
TOTALS		41.16(*)	100%	-	63.22	2.0

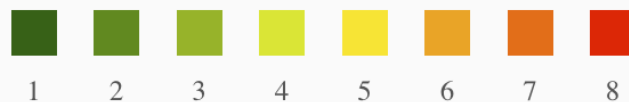
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

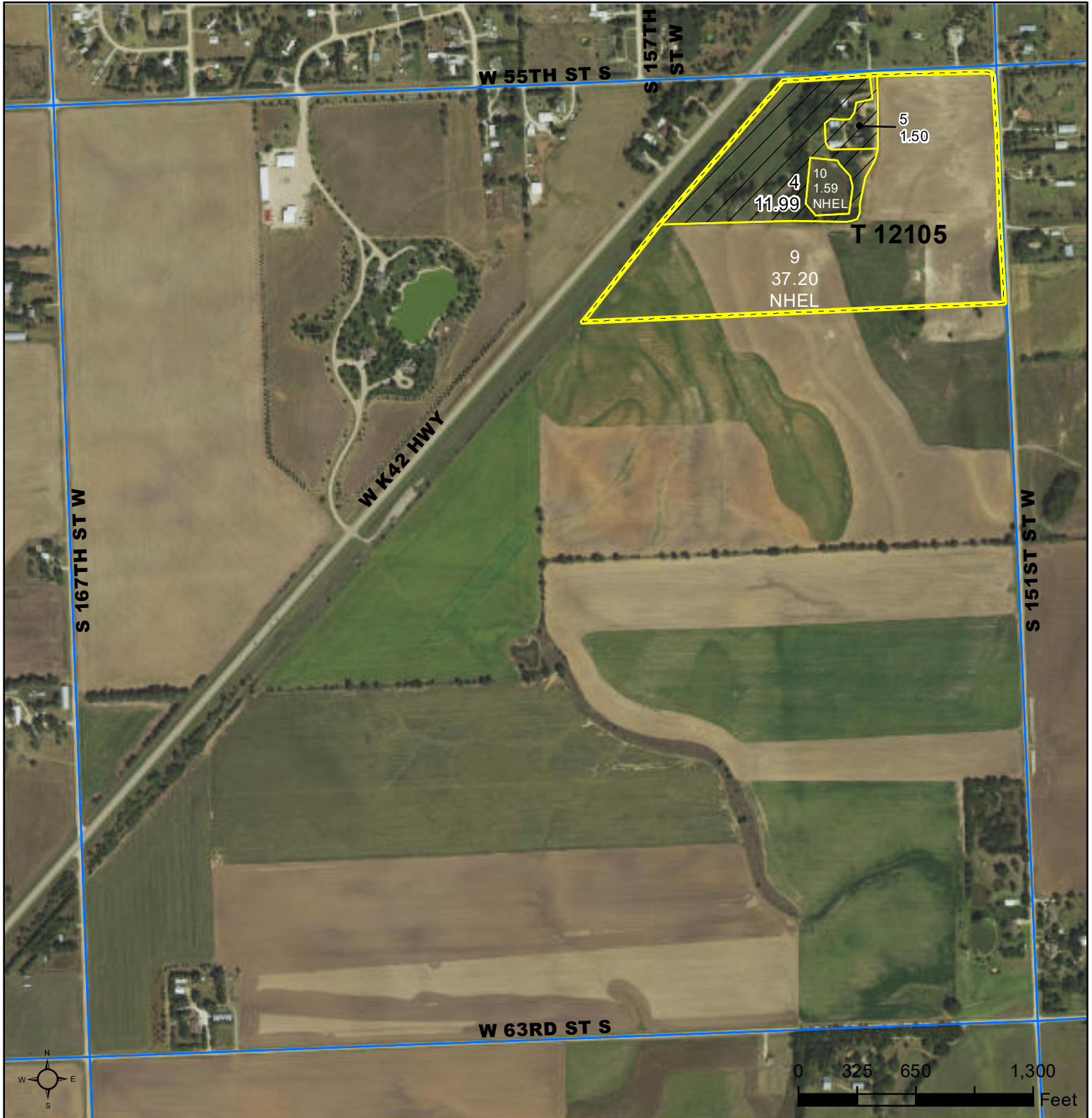


	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI, GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, Upland, NI, GR |
| 5/ Grass NAG, NI, GZ | 10/ Grass NAG, NI, LS |

Tract Cropland Total: 38.79 acres

2024 Program Year

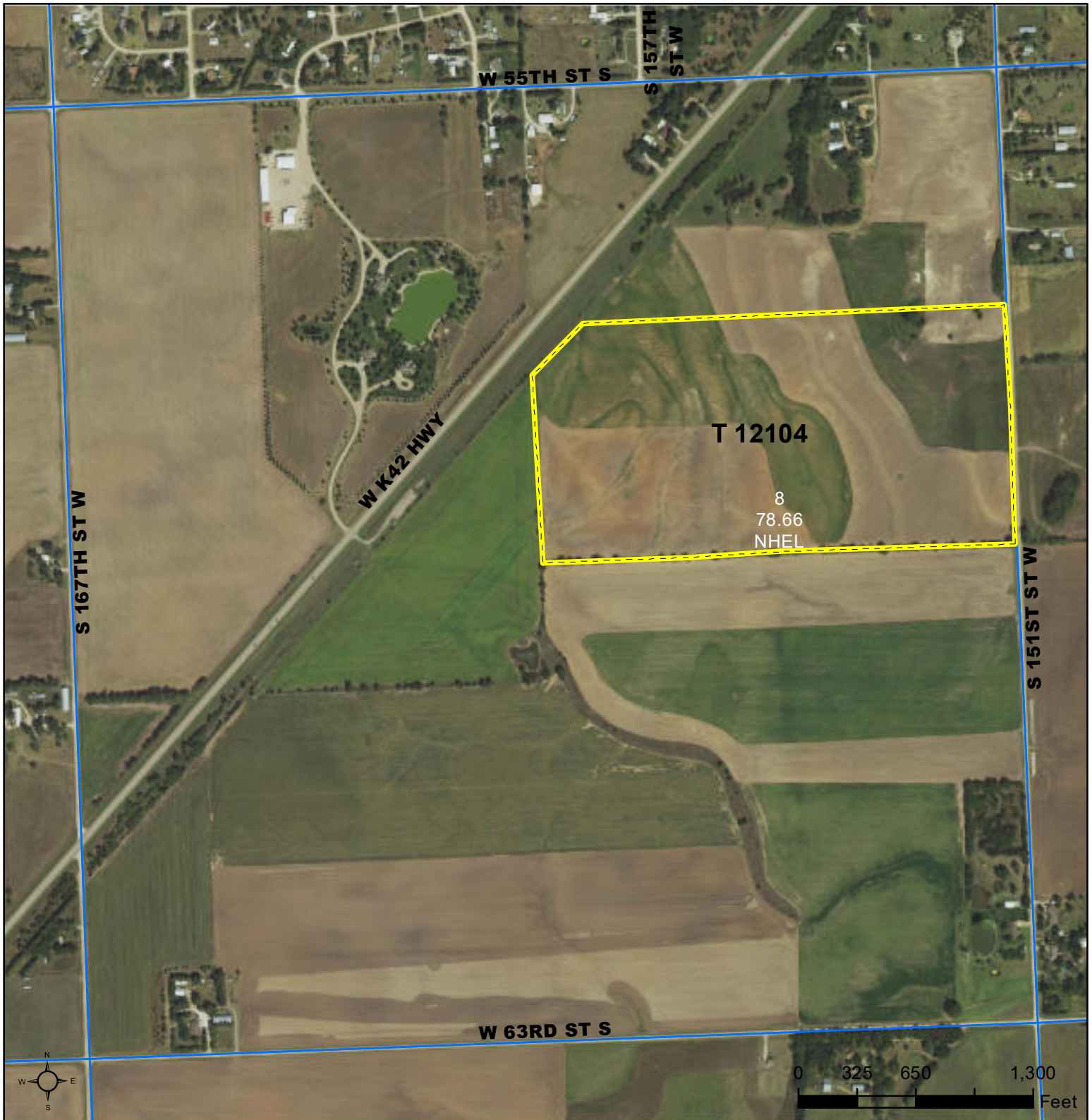
Map Created October 19, 2023

Farm 17972

Tract 12105

27-28-2W

Displayed over 2021 NAIP



Common Land Unit PLSS

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI, GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, Upland, NI, GR |
| 5/ Grass NAG, NI, GZ | 10/ Grass NAG, NI, LS |

Tract Cropland Total: 78.66 acres

2024 Program Year

Map Created October 19, 2023

Farm 17972

Tract 12104

27-28-2W

Displayed over 2021 NAIP

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



Abbreviated 156 Farm Record

Operator Name : MR DOUGLAS A KOHLS
CRP Contract Number(s) : None
Recon ID : 20-173-2022-40
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
130.94	117.45	117.45	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	117.45	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SORGH, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	81.94	0.00	40	
Grain Sorghum	31.16	0.00	58	0
Soybeans	4.35	0.00	36	0
TOTAL	117.45	0.00		

NOTES

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Tract Number : 12104

Description : J-14 S2 NE4 27-28-2W
FSA Physical Location : KANSAS/SEDGWICK
ANSI Physical Location : KANSAS/SEDGWICK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JANET SUE JANZEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.66	78.66	78.66	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 12104 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	54.88	0.00	40
Grain Sorghum	20.87	0.00	58
Soybeans	2.91	0.00	36
TOTAL	78.66	0.00	

NOTES

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Tract Number : 12105

Description : J-14 N2 NE4 27-28-2W
FSA Physical Location : KANSAS/SEDGWICK
ANSI Physical Location : KANSAS/SEDGWICK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CHARLOTTE K JANZEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
52.28	38.79	38.79	0.00	0.00	0.00	0.00	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	27.06	0.00	40
Grain Sorghum	10.29	0.00	58
Soybeans	1.44	0.00	36
TOTAL	38.79	0.00	

NOTES

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KANSAS
SEDGWICK

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 17972

Prepared : 9/5/24 2:26 PM CST

Crop Year : 2024

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Property Taxes and Appraisals

15501 W 55TH ST S

Property Description

Legal Description	N1/2 NE1/4 LYING E OF RR ROW SEC 27-28-2W
Owner	JANZEN CHARLOTTE KAY
Mailing Address	15501 W 55TH ST S CLEARWATER KS 67026-9033
Geo Code	IL 001210001
PIN	00267939
AIN	198270110000100A
Tax Unit	1101 735 ILLINOIS TWP U-264 IL
Land Use	9050 Farming/ranching operation (with improve
Market Land Square Feet	54,450
2024 Total Acres	52.99
2024 Appraisal	\$262,030
2024 Assessment	\$33,524

*Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Agricultural	\$5,650	\$17,370	\$23,020	+2%
2024	Farmstead	\$31,600	\$207,410	\$239,010	+9%
2023	Agricultural	\$6,680	\$15,950	\$22,630	+5%
2023	Farmstead	\$31,600	\$186,950	\$218,550	+13%
2022	Agricultural	\$7,640	\$13,990	\$21,630	+6%
2022	Farmstead	\$29,900	\$163,970	\$193,870	+6%
2021	Agricultural	\$7,930	\$12,570	\$20,500	-3%
2021	Farmstead	\$18,500	\$164,080	\$182,580	+8%
2020	Agricultural	\$8,080	\$13,140	\$21,220	-2%
2020	Farmstead	\$18,500	\$150,610	\$169,110	+6%
2019	Agricultural	\$8,300	\$13,290	\$21,590	+3%
2019	Farmstead	\$17,500	\$141,840	\$159,340	+10%
2018	Agricultural	\$8,260	\$12,780	\$21,040	-9%
2018	Farmstead	\$9,300	\$135,130	\$144,430	-5%
2017	Agricultural	\$7,840	\$15,370	\$23,210	-1%
2017	Farmstead	\$17,800	\$134,240	\$152,040	+5%
2016	Agricultural	\$7,220	\$16,260	\$23,480	+1%
2016	Farmstead	\$17,800	\$127,530	\$145,330	-1%
2015	Agricultural	\$6,740	\$16,530	\$23,270	
2015	Farmstead	\$17,800	\$129,340	\$147,140	

Assessment Values

Year	Class	Land	Improvements	Total	Change
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Year	Class	Land	Improvements	Total	Change
2024	Agricultural	\$1,695	\$4,343	\$6,038	+1%
2024	Farmstead	\$3,634	\$23,852	\$27,486	+9%
2023	Agricultural	\$2,004	\$3,988	\$5,992	+3%
2023	Farmstead	\$3,634	\$21,499	\$25,133	+13%
2022	Agricultural	\$2,292	\$3,498	\$5,790	+5%
2022	Farmstead	\$3,439	\$18,857	\$22,296	+6%
2021	Agricultural	\$2,379	\$3,143	\$5,522	-3%
2021	Farmstead	\$2,128	\$18,869	\$20,997	+8%
2020	Agricultural	\$2,424	\$3,285	\$5,709	-2%
2020	Farmstead	\$2,128	\$17,320	\$19,448	+6%
2019	Agricultural	\$2,490	\$3,323	\$5,813	+2%
2019	Farmstead	\$2,013	\$16,312	\$18,325	+10%
2018	Agricultural	\$2,478	\$3,195	\$5,673	-8%
2018	Farmstead	\$1,070	\$15,540	\$16,610	-5%
2017	Agricultural	\$2,352	\$3,843	\$6,195	-1%
2017	Farmstead	\$2,047	\$15,438	\$17,485	+5%
2016	Agricultural	\$2,166	\$4,065	\$6,231	+1%
2016	Farmstead	\$2,047	\$14,666	\$16,713	-1%
2015	Agricultural	\$2,022	\$4,133	\$6,155	
2015	Farmstead	\$2,047	\$14,874	\$16,921	

2023 Tax Year Special Assessments

Project	Description	Principal	Interest	Total
2639 F	COUNTY SOLID WASTE SOLID WASTE USER FEE	\$0.00	\$0.00	\$8.38
Totals:		\$0.00	\$0.00	\$8.38

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	120.379000	\$3,650.10	\$8.38	\$0.00	\$0.00	\$3,658.48	\$3,658.48	\$0.00
2022	121.612000	\$3,323.61	\$8.38	\$0.00	\$0.00	\$3,331.99	\$3,331.99	\$0.00
2021	122.281000	\$3,196.79	\$7.90	\$85.20	\$16.00	\$3,305.89	\$3,305.89	\$0.00
2020	122.234000	\$3,029.03	\$7.80	\$0.00	\$0.00	\$3,036.83	\$3,036.83	\$0.00
2019	123.614724	\$2,937.85	\$0.00	\$40.40	\$0.00	\$2,978.25	\$2,978.25	\$0.00
2018	124.339000	\$2,724.67	\$0.00	\$48.81	\$16.00	\$2,789.48	\$2,789.48	\$0.00
2017	124.642000	\$2,905.53	\$0.00	\$48.46	\$0.00	\$2,953.99	\$2,953.99	\$0.00
2016	120.819000	\$2,726.09	\$0.00	\$38.62	\$0.00	\$2,764.71	\$2,764.71	\$0.00
2015	120.716000	\$2,739.65	\$0.00	\$22.83	\$0.00	\$2,762.48	\$2,762.48	\$0.00
2014	119.905844	\$2,732.73	\$0.00	\$29.60	\$16.00	\$2,778.33	\$2,778.33	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
Total: 120.379000	

Tax Authority	Tax Rate
0426 ILLINOIS TOWNSHIP	7.822000
0607 USD 264	15.837000
0607 USD 264 SC	7.775000
0607 USD 264 SG	20.000000
0714 USD 264 BOND	15.917000
0807 USD 264 REC COMM	3.496000
1108 COUNTY FIRE DIST NO BONDS	17.883000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.161000
	Total: 120.379000

Property Taxes and Appraisals

S1/2 NE 1/4 SEC 27-28-2W

Property Description

Legal Description	S1/2 NE 1/4 SEC 27-28-2W
Owner	JANZEN JANET S REV TR
Mailing Address	15501 W 55TH ST S CLEARWATER KS 67026-9033
Geo Code	IL 00121
PIN	00267938
AIN	198270110000100B
Tax Unit	1101 735 ILLINOIS TWP U-264 IL
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2024 Total Acres	78.86
2024 Appraisal	\$14,580
2024 Assessment	\$4,374

*Information on the property card is as of January 1st

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2024	Agricultural	\$14,580	\$0	\$14,580	-19%
2023	Agricultural	\$17,900	\$0	\$17,900	-10%
2022	Agricultural	\$19,950	\$0	\$19,950	-3%
2021	Agricultural	\$20,500	\$0	\$20,500	-2%
2020	Agricultural	\$20,850	\$0	\$20,850	-2%
2019	Agricultural	\$21,350	\$0	\$21,350	0%
2018	Agricultural	\$21,380	\$0	\$21,380	+5%
2017	Agricultural	\$20,390	\$0	\$20,390	+8%
2016	Agricultural	\$18,870	\$0	\$18,870	+9%
2015	Agricultural	\$17,270	\$0	\$17,270	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2024	Agricultural	\$4,374	\$0	\$4,374	-19%
2023	Agricultural	\$5,370	\$0	\$5,370	-10%
2022	Agricultural	\$5,985	\$0	\$5,985	-3%
2021	Agricultural	\$6,150	\$0	\$6,150	-2%
2020	Agricultural	\$6,255	\$0	\$6,255	-2%
2019	Agricultural	\$6,405	\$0	\$6,405	0%
2018	Agricultural	\$6,414	\$0	\$6,414	+5%
2017	Agricultural	\$6,117	\$0	\$6,117	+8%
2016	Agricultural	\$5,661	\$0	\$5,661	+9%
2015	Agricultural	\$5,181	\$0	\$5,181	

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2023	120.379000	\$646.44	\$0.00	\$0.00	\$0.00	\$646.44	\$646.44	\$0.00
2022	121.612000	\$727.86	\$0.00	\$0.00	\$0.00	\$727.86	\$727.86	\$0.00
2021	122.281000	\$752.05	\$0.00	\$19.99	\$16.00	\$788.04	\$788.04	\$0.00
2020	122.234000	\$764.61	\$0.00	\$0.00	\$0.00	\$764.61	\$764.61	\$0.00
2019	123.614724	\$791.76	\$0.00	\$10.89	\$0.00	\$802.65	\$802.65	\$0.00
2018	124.339000	\$797.51	\$0.00	\$14.29	\$16.00	\$827.80	\$827.80	\$0.00
2017	124.642000	\$762.44	\$0.00	\$12.70	\$0.00	\$775.14	\$775.14	\$0.00
2016	120.819000	\$683.95	\$0.00	\$9.16	\$0.00	\$693.11	\$693.11	\$0.00
2015	120.716000	\$625.42	\$0.00	\$5.21	\$0.00	\$630.63	\$630.63	\$0.00
2014	119.905844	\$563.67	\$0.00	\$6.11	\$16.00	\$585.78	\$585.78	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	28.988000
0426 ILLINOIS TOWNSHIP	7.822000
0607 USD 264	15.837000
0607 USD 264 SC	7.775000
0607 USD 264 SG	20.000000
0714 USD 264 BOND	15.917000
0807 USD 264 REC COMM	3.496000
1108 COUNTY FIRE DIST NO BONDS	17.883000
1401 SOUTH CENTRAL KANSAS LIBRARY SYS	1.161000
	Total: 120.379000

Commitment Cover Page

Order Number: **3093607**

Delivery Date: **10/01/2024**

Property Address: **15501 W. 55th St. S., Clearwater, KS 67026**

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Security 1st Title
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Buyer/Borrower

A Legal Entity, To Be Determined
Delivered via: Electronic Mail

Seller/Owner

Charlotte Kay Janzen
Delivered via: Electronic Mail

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Title Fee Invoice

Date:	10/01/2024	Buyer(s):	A Legal Entity, To Be Determined
Order No.:	3093607	Seller(s):	Charlotte Kay Janzen
Issuing Office:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203	Property Address:	15501 W. 55th St. S., Clearwater, KS 67026

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$545.00
	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.

Tax Information:

[00267939](#)

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American 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.

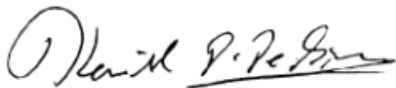
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.


COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title

 Security 1st Title

Security 1st Title
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 779-1994 (Work)
rthd@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:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Security 1st Title 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1994 (Work) rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	SBR-DB3093607		
Property Address:	15501 W. 55th St. S., Clearwater, KS 67026		

SCHEDULE A

1. Commitment Date:

09/12/2024 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021
Proposed Insured: A Legal Entity, To Be Determined
The estate or interest to be insured: Fee Simple

TBD

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:

Charlotte Kay Janzen

5. The Land is described as follows:

All that part of the North Half of the Northeast Quarter (N/2 NE/4) of Section 27, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas, lying South and East of the existing railroad right of way and South and East of the State Highway No. 42

Security 1st Title, LLC

By: 

David Armagost, President

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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. **Our search of the public records does not disclose a mortgage/deed of trust on the property. We must be advised if you have any knowledge of an unreleased mortgage/deed of trust, recorded or unrecorded. The Company reserves the right to make such further requirements as it deems necessary.**
7. **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: \$3,658.48, PAID
Tax Parcel Number: 00267939**

8. **The Quit Claim Deed dated July 24, 1996, and recorded July 24, 1996 as Film 1626, Page [765](#) failed to recite the marital status of Frances Virginia Janzen. If said individual was single, then we require the filing of a properly executed Affidavit of Marital Status from a person of knowledge stating that said person was single on the date said instrument was executed. If said person was married at such time, then we require property conveyance from the spouse of said individual.**
9. **File a death certificate for Howard O. Janzen.**
10. **File a Warranty Deed from Kimberly K. Janzen, as Attorney in Fact for Charlotte Kay Janzen, stating marital status and joined by spouse, if any, to A Legal Entity, To Be Determined.**
11. **Provide this company with a properly completed and executed Owner's Affidavit.**

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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.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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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 North 20 feet of subject property.**
9. **Roadway easement over the East 30 feet as recorded in Road Record Book C, Page 298.**
10. **Subject to existing highway rights of way as condemned in Case No. 106,162.**
11. **Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.**
12. **Terms and provisions of the oil and gas leases executed between Howard Owen Janzen and Charlotte Kay Janzen, lessor, and Turner Oil & Gas Properties, Inc., lessee, for a primary term of 3 years, filed August 31, 2009, recorded in/on Doc#/Flm-Pg: [29087975](#), together with all subsequent assignments and conveyances.**

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

13. **Rights or claims of parties in possession not shown by the public records.**

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 Cover Page

Order Number: **3093608**

Delivery Date: **09/23/2024**

Property Address: **Parcel in NE4 of Sec 27-28-2W, Clearwater, KS 67026**

For Closing Assistance

Transaction Services
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 267-8371
ts@security1st.com

For Title Assistance

Residential Title Staff
727 N Waco Ave, Ste 300
Wichita, KS 67203
Office: (316) 779-1994
rthd@security1st.com

Buyer/Borrower

A Legal Entity, To Be Determined
Delivered via: Electronic Mail

Seller/Owner

Janet S. Janzen Revocable Trust
Delivered via: Delivered by Realtor

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Title Fee Invoice

Date: **09/23/2024** Buyer(s): **A Legal Entity, To Be Determined**
Order No.: **3093608** Seller(s): **Janet S. Janzen Revocable Trust under agreement dated March 22, 2024, subject to Requirements #9 & #10**
Issuing Office: **Security 1st Title**
727 N Waco Ave, Ste 300 Property Address: **Parcel in NE4 of Sec 27-28-2W, Clearwater, KS 67026**
Wichita, KS 67203

Title Insurance Fees	
ALTA Owner's Policy 07-01-2021 (TBD)	\$545.00
	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.

Tax Information:

00267938

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ALTA COMMITMENT FOR TITLE INSURANCE

issued by
First American 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.

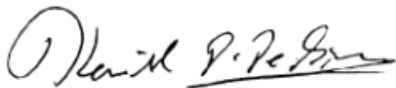
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.


COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, FIRST AMERICAN TITLE INSURANCE COMPANY, a California 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.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Kenneth D. DeGiorgio, President

By: 
Lisa W. Cornehl, Secretary

Issuing Agent: Security 1st Title

 Security 1st Title
Residential Title Staff
727 N Waco Ave, Ste 300
Wichita, KS 67203
(316) 779-1994 (Work)
rthd@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:	727 N Waco Ave, Ste 300 Wichita, KS 67203	Title Contact:	Residential Title Staff 727 N Waco Ave, Ste 300 Wichita, KS 67203 (316) 779-1994 (Work) rthd@security1st.com
ALTA Universal ID:	1010831		
Loan ID Number:			
Commitment No.:	<u>SBR-NW3093608-2</u>		
Property Address:	Parcel in NE4 of Sec 27-28-2W, Clearwater, KS 67026		

SCHEDULE A

1. Commitment Date:

08/27/2024 at 7:00 AM

2. Policy to be issued:

ALTA Owner's Policy 07-01-2021
Proposed Insured: A Legal Entity, To Be Determined
The estate or interest to be insured: Fee Simple

TBD

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:

Janet S. Janzen Revocable Trust under agreement dated March 22, 2024, subject to Requirements #9 & #10

5. The Land is described as follows:

The South Half of the Northeast Quarter (S/2 NE/4) of Section 27, Township 28 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas.

Security 1st Title, LLC

By: 

David Armagost, President

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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: \$646.44, PAID

Tax Parcel Number: 00267938

7. **Furnish for our approval a Certification of Trust that is given pursuant to KSA 58a-1013 of the Kansas Uniform Trust Code, which may be executed by any of the current trustees of the Janet S. Janzen Revocable Trust under agreement dated March 22, 2024.**

In the alternative, we may be provided with said Trust together with all amendments thereto. We reserve the right to make additional requirements we deem necessary.

8. **Case No. 2013-CV-001109 filed in the District Court of SEDGWICK County, Kansas entitled Cavalry SPV I, LLC, as Plaintiff(s) vs. Janet S. Janzen, as Defendant(s); Judgment filed February 13, 2013 in favor of Cavalry SPV I, LLC, in the amount of \$9,240.58, plus interest and penalties; Judgment Renewal Affidavit filed January 7, 2022; we require:**

File a Satisfaction of Judgment in the above case or file a waiver/release as to subject property by the creditor.

We reserve the right to make additional requirements as we may deem necessary.

9. **The Quit Claim Deed dated July 22, 1996, and recorded July 24, 1996 as Film 1626, Page 764 failed to recite the marital status of Frances Virginia Janzen. If said individual was single, then we require the filing of a properly executed Affidavit of Marital Status from a person of knowledge stating that said person was single on the date said instrument was executed. If said person was married at such time, then we require property conveyance from the spouse of said individual.**
10. **File a death certificate for Howard O. Janzen.**

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- 11.** File and successfully complete Determination of Descent Proceeding in the SEDGWICK County Probate Court in the Matter of the Estate of Victor Janzen. We reserve the right to make any additional requirements we deem necessary.

File Warranty Deeds from the Heirs and spouses of Victor Janzen (as disclosed by the above-stated proceedings) to Janet S. Janzen Revocable Trust under agreement dated March 22, 2024.

- 12.** File a Trustee's Deed from the current acting trustee(s) of the Janet S. Janzen Revocable Trust under agreement dated March 22, 2024, subject to Requirements #9 & #10 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.

- 13.** Provide this company with a properly completed and executed Owner's Affidavit.

- 14.** 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.

NOTE: For documents electronically recorded. There is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

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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 2023, 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 East 30 feet of subject property.**
9. **Subject to existing highway rights of way as condemned in Case No. 106,162.**
10. **Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.**
11. **Terms and provisions of the oil and gas leases executed between Howard Owen Janzen and Janet Sue Janzen, lessor, and Turner Oil & Gas Properties, Inc., lessee, for a primary term of 3 years, filed August 31, 2009, recorded in/on Doc#/Flm-Pg: [29087976](#), together with all subsequent assignments and conveyances. Extension and Amendment of Oil and Gas Lease recorded as Doc#/Flm-Pg: 29292011.**

NOTE: If there is no production of oil and gas from all of the property covered by the above lease, if any set terms including options to renew in the lease have expired, and we are furnished with a properly executed affidavit of Non-Production, the above exception will not appear on the policy to be issued.

12. **Rights or claims of parties in possession not shown by the public records.**

13. 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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