

ONLINE AUCTION



Woolly Grass Farm Unit 16 Along Cottonwood Creek

553 +/- Acres | Harper County, KS



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PROPERTY SUMMARY

You will not find any better turn-key property in unit 16 than the Woolly Grass Farm. Numerous Boone and Crockett bucks have been harvested over the years from this farm. The farm has a strict management rule of 5.5-year-old or older. When you step foot on this property, you have just stepped into a big buck sanctuary that provides refuge to over 100 deer every day! The deer take refuge along Cottonwood Creek in the tall switch grass and johnson grass as well as the large tree grove directly in the center of the property. The grass also provides good cover for quail and pheasant alike. When you look at the aerials you will see the "cow" trails, but this farm doesn't have cattle! Those are deer trails going across every inch of the property! The Woolly Grass has it all!

With 21 +/- acres of alfalfa providing bountiful summer/early fall crops and 24 +/- acres of mixed crops of milo, soybeans, and wheat provide those late winter nutrients needed to grow and keep the big bucks! Also with additional alfalfa planned to be planted this fall on the East side. There are two ponds that hold good water and two other water holes scattered throughout the tree groves making it where the deer don't ever have to leave the property! Cottonwood Creek lies just on the Southeast corner of the property allowing those giant rutting bucks to come up and down the creek to investigate the sanctuary that was created all summer long with ample amounts of does that never leave the property, be prepared for a giant that you have never seen. According to the owner, to date the biggest buck killed off of this property grossed 238" non-typical.

Did I mention this was turn-key? The property currently has four muddy blinds ready to go for bow, muzzleloader, and rifle season. Also, there is one Vail crush feeder providing 4,000 pounds of a feed of your choice and one 700 pound all seasons feeders and one 1,200 pound boss buck feeder. Also, 5 pre-hung tree stands ready for you to climb in and start hunting!



ACREAGE BREAKDOWN

553 +/- (380 Acres Native Grass
& 173 Acres Dry Land Cropland)

Tract #1 - 183+/- Acres

Tract #2 - 185+/- Acres

Tract #3 - 185+/- Acres

Tract #4 - 553+/- Acres

AUCTION DATE

FROM Sep 26, 2023 1:00 PM CDT
TO Oct 25, 2023 6:00 PM CDT

AUCTION WEBSITE

auctions.nationalland.com/



The Woolly Grass Farm Unit is 553+/- acres located in Harper County, KS is being offered by Online Auction. Online bidding will begin on Tuesday, September 26, 2023, at 1:00 p.m and close on October 25, 2023 at 6:00 p.m., all times CST.

The property will be offered in Four Tracts. Tracts 1, 2 & 3 will be offered individually, and Tract 4 will combine tracts 1, 2 & 3 to be offered as the entire tract.

Tract #1 - 183+/- Acres, Tract #2 - 185+/- Acres, Tract #3 - 185+/- Acres, Tract #4 - 553+/- Acres (Entire Tract) All in Section 10, Township 32 South, Range 9 West.

TRACT #1 - S10, T32, R09, ACRES 183.0 SEC 10 EX E 3248.33 & EX S2 SW4 LESS RD R/W SECTION 10 TOWNSHIP 32 RANGE 09

TRACT #2 - S10, T32, R09, ACRES 185.3, ACRES 185.21 E 3248.33 OF SEC EX E 1551.01 & EX S2 SW4 LESS RD R/W SECTION 10 TOWNSHIP 32 RANGE 09

TRACT #3 - S10, T32, R09, ACRES 184.9, ACRES E 1550.01 OF SEC LESS RD R/W SECTION 10 TOWNSHIP 32 RANGE 09

TRACT #4 - ALL S10,T32, R09 553.2, ACRES LESS S/2 SW/4 & LESS RD R/W SECTION 10 TOWNSHIP 32 RANGE 09

Winning bidders or bidder will be required to provide a 10% nonrefundable deposit within 24 hours of the close of the auction.. Close of property will be within 30 days.

Purchasers of the property can take immediate possession upon closing.

All boundaries shown on photos and videos are for illustrative purposes only and are not guaranteed to be accurate.

There is a 10% Buyers Premium. This Premium will be in addition to the acceptable successful bid amount.

Online Bidders will need a reliable internet source to complete bids online.

All final bids must be approved by Seller.

See Full Terms & Conditions in the Documents Section.



AUCTION TERMS AND CONDITIONS

National Land Realty through its Broker Jeremy Oehlert and Agents Jacob Lemons/Jared Moyer have contracted with the "Seller" Jeffrey Danker/REK&C Management LLC to offer to sell at public auction certain real property. National Land Realty includes but is not limited to its agents, auctioneers, brokers, contractors, and employees. These following terms, plus any additions, deletions and/or revisions announced by National Land Realty or its Auctioneer before the commencement of the auction, represent the exclusive terms for the Auction.

1. **AUCTION FORMAT:** This is a minimum reserve auction and will be online only through National Land Realty. The decision of National Land Realty is final regarding all matters that arise during or after the auction. National Land Realty reserves the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyers credentials, fitness to bid or ability to perform. Bidder shall not retract any bid.
2. **REGISTRATION:** Auction registration will be through National Land Realty. Full description of the registration process will be detailed in the Property Auction Packet, through its website of www.nationalland.com or a representative of National Land Realty.
3. **AGENCY:** National Land Realty is acting as an agent for the Seller. No third-party broker is acting as a sub-agent of National Land Realty.
4. **PROPERTY:** The property is described in the Property Auction Packet, a copy which is available from National Land Realty through a representative or its website of www.nationalland.com.
5. **CONDITIONS:** The property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, rights of way, title exceptions and matters of record. All boundary lines noted in aerials, maps or pictures shall be considered estimates and not relied on as legal documents or descriptions and are provided as a courtesy to bidders. Total acreage is an estimate from county tax records unless a certified survey has been provided through the Property Auction Packet. National Land Realty and Seller do not guarantee, represent, or warrant their accuracy or completeness. If the property contains any buildings/structures built prior to 1978, it may contain lead-based paint. This information will be disclosed in the Property Auction Packet and any disclosures will be executed with a Sales Contract.
6. **POSSESSION:** Possession will be granted at closing on or before November 27, 2023 or such other date agreed to by all parties. Possession will be subject to lease (if any).
7. **DUE DILIGENCE:** All bidders shall make an informed decision about the auction and the property before making a bid. Bidder shall obtain professional advice and conduct any due diligence on the Property, TBD Title Commitment/Report (**available through National Land Realty**), information contained in the Property Auction Packet, public records, Terms of Auction, Sales Contract (**copy available through National Land Realty**) and all circumstances, defects, facts, issues, problems, or other relevant matters. Collectively known as property issues. All information provided by National Land Realty was provided by the Seller and believed to be accurate, but neither National Land Realty or the Seller guarantees, represents or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable.
8. **APPROVAL OF BIDS:** Final sale is subject to Seller's approval or rejection of all bids.

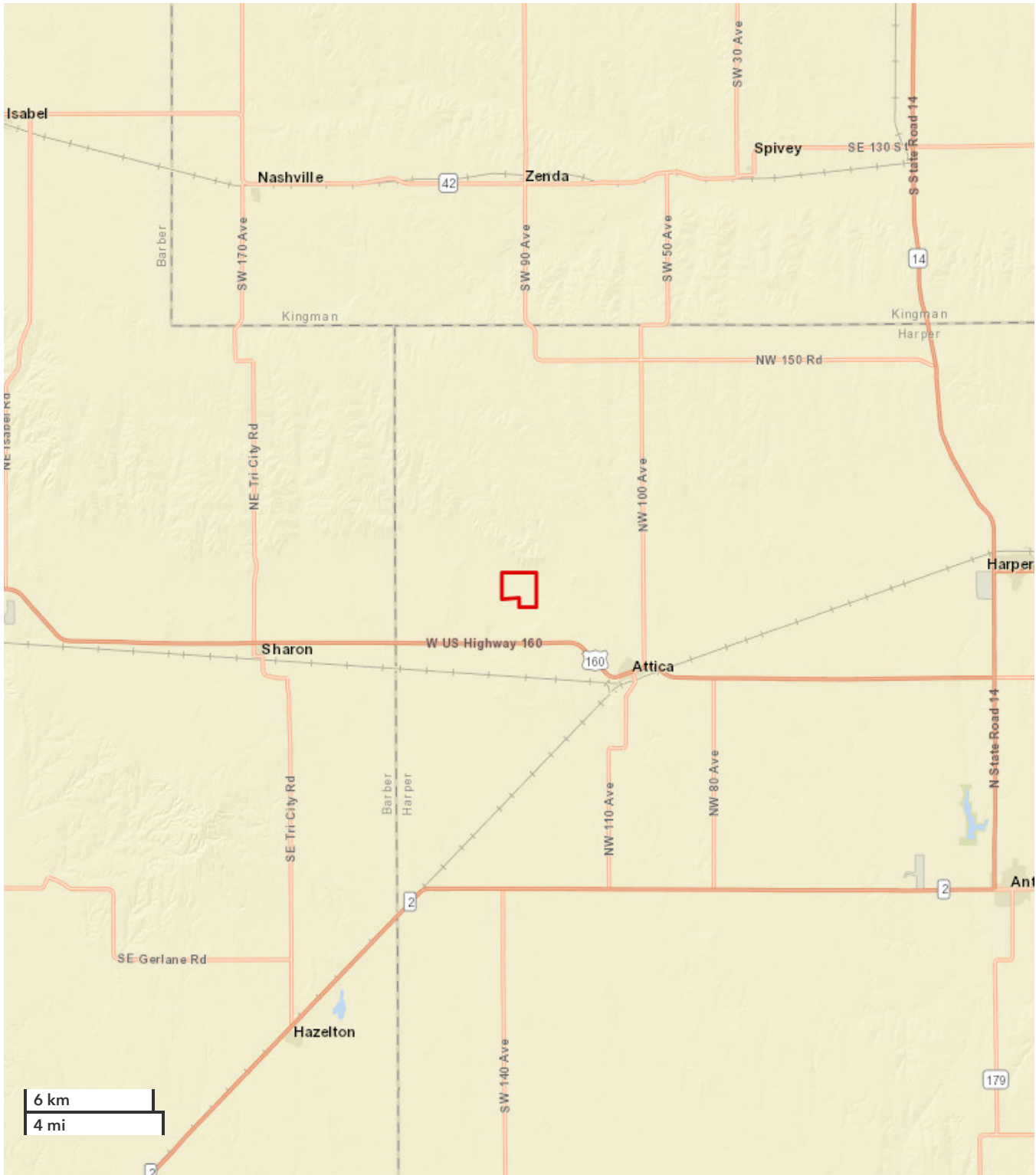
9. **DEPOSIT:** Buyer shall pay 10% of the auction sales price as a non-refundable deposit to the escrow Account of Security 1st Title in Anthony Kansas. This payment is due upon the execution of the Sales Contract. If for any reason Buyer fails to timely execute the Sales Contract or pay the deposit, Seller has the sole discretion to (A) Pursue all legal and equitable remedies against the Buyer, or (B) Declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice and immediately re-sell the Property to another Buyer.
10. **SALES CONTRACT:** This is a CASH SALE and not contingent upon any matter, including Buyer obtaining financing. Immediately upon the Seller's acceptance of a final bid, the highest bidder will execute a real estate purchase contract (**which shall be available for all registered bidders prior to Auction**) with the Seller through National Land Realty. The Terms of the Auction are incorporated into the Sales Contract which defines the entire agreement between the Seller and Buyer. Buyer shall execute the Sales Contract and no additions, deletions or revisions shall be permitted.
11. **TITLE:** A TBD Title Commitment/Report for the property being auctioned will be available to registered bidders prior to the auction. Prior to Closing, a Title Commitment/Report will be issued for each purchase contract on the land being sold for the amount of the successful bidder's final purchase price. Title Insurance will be used as evidence of marketable title with the cost of the premium to be paid by the Buyer.
12. **CLOSING:** The balance of the purchase price will be payable at closing by guaranteed funds or by wire transfer at the direction of Security 1st Title), the closing agent. The cost of any escrow closing service will be split equally between the Buyer and Seller. Closing will be on or before November 27, 2023.
13. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to Buyer by General Warranty Deed, in fee simple absolute.
14. **BUYER'S PREMIUM:** Buyer will be responsible for a 10% Buyer Premium upon the acceptance of any successful bid. The premium will be in addition to the acceptable successful bid amount. (For Example – A successful bid of \$100,000 will be a total sales amount of \$110,000).
15. **PRE-AUCTION OFFERS:** If an acceptable offer is submitted to the Seller during the Marketing Period, the Seller reserves the right to cancel the Auction at their discretion.
16. **GOVERNING LAW:** Any Auction matter and the Sales Contract shall be governed by the laws of Kansas.
17. **DISCLAIMER:** Participation in the Auction is a Bidder's sole risk and the Seller and National Land Realty including their agents, auctioneer, contractors, and employees shall have no liability on any basis. The Property will be offered in **AS IS, WHERE IS** condition. Seller and National Land Realty unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied or statutory, whether oral or written, whether past, present, or future with respect to all Property Issues, except those provided in the Terms of Auction and the Sales Contract.
18. **ANNOUNCEMENTS:** The information contained herein has been obtained from the Seller and other sources deemed reliable. National Land Realty has no reason to doubt its accuracy but will not guarantee it. The Seller, National Land Realty and its Auctioneer assume no liability for omissions to, corrections or withdrawals of such information. Prospective Buyer should verify all information contained herein and in the Property Auction Packet. All Prospective Buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. The Property is sold **AS IS, WHERE IS**. Any and all warranties including fitness for any particular purpose and are hereby expressly disclaimed. In no event shall Seller, National Land Realty or its Auctioneer be liable for any consequential damages. ANY ANNOUNCEMENTS MADE ON AUCTION DAY BY NATIONAL LAND REALTY OR ITS AUCTIONEER, WILL TAKE PRECEDENCE OVER ANY PRIOR WRITTEN, PUBLISHED, OR VERBAL INFORMATION PROVIDED OR STATED.



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553 +/- Acres



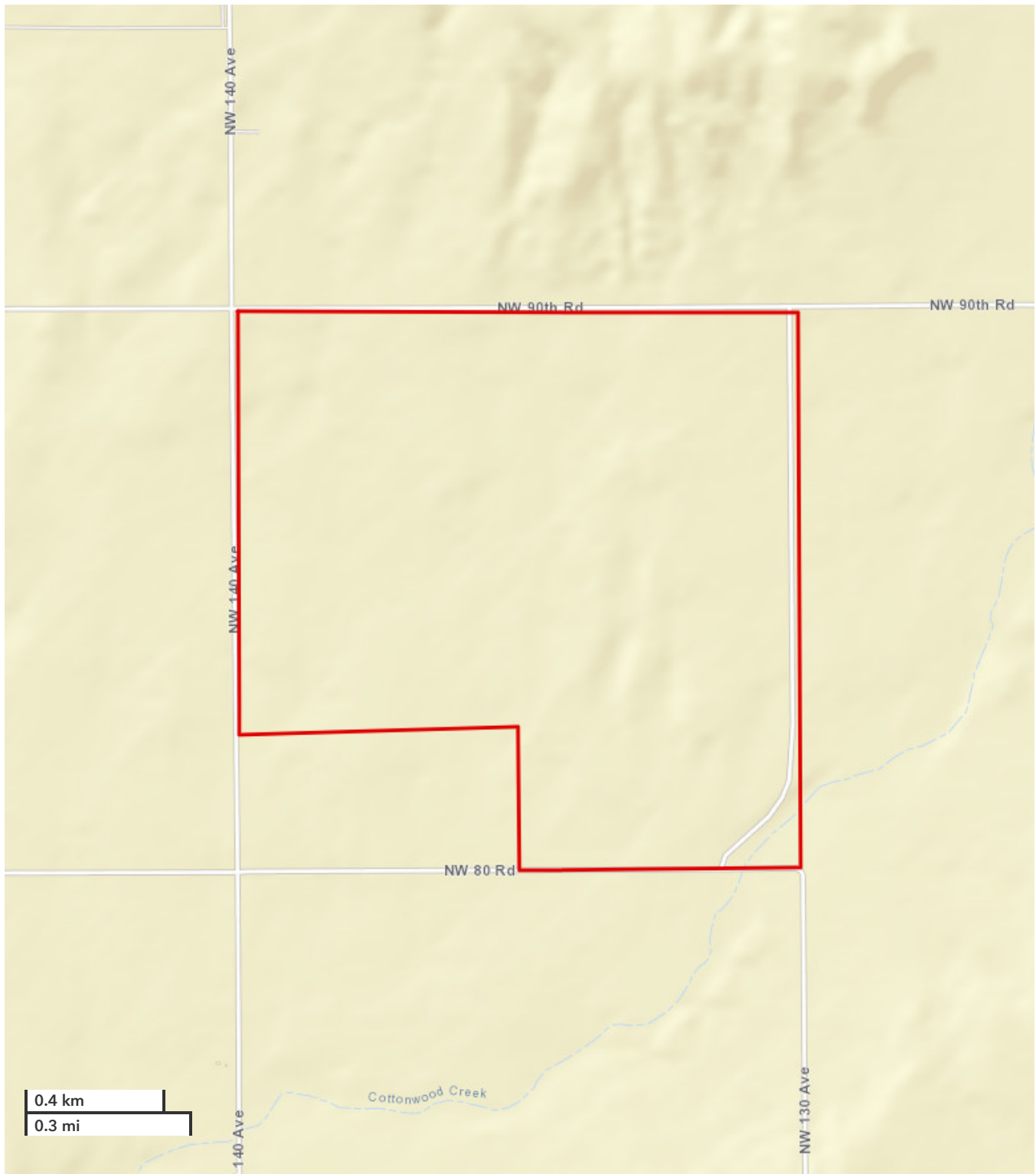
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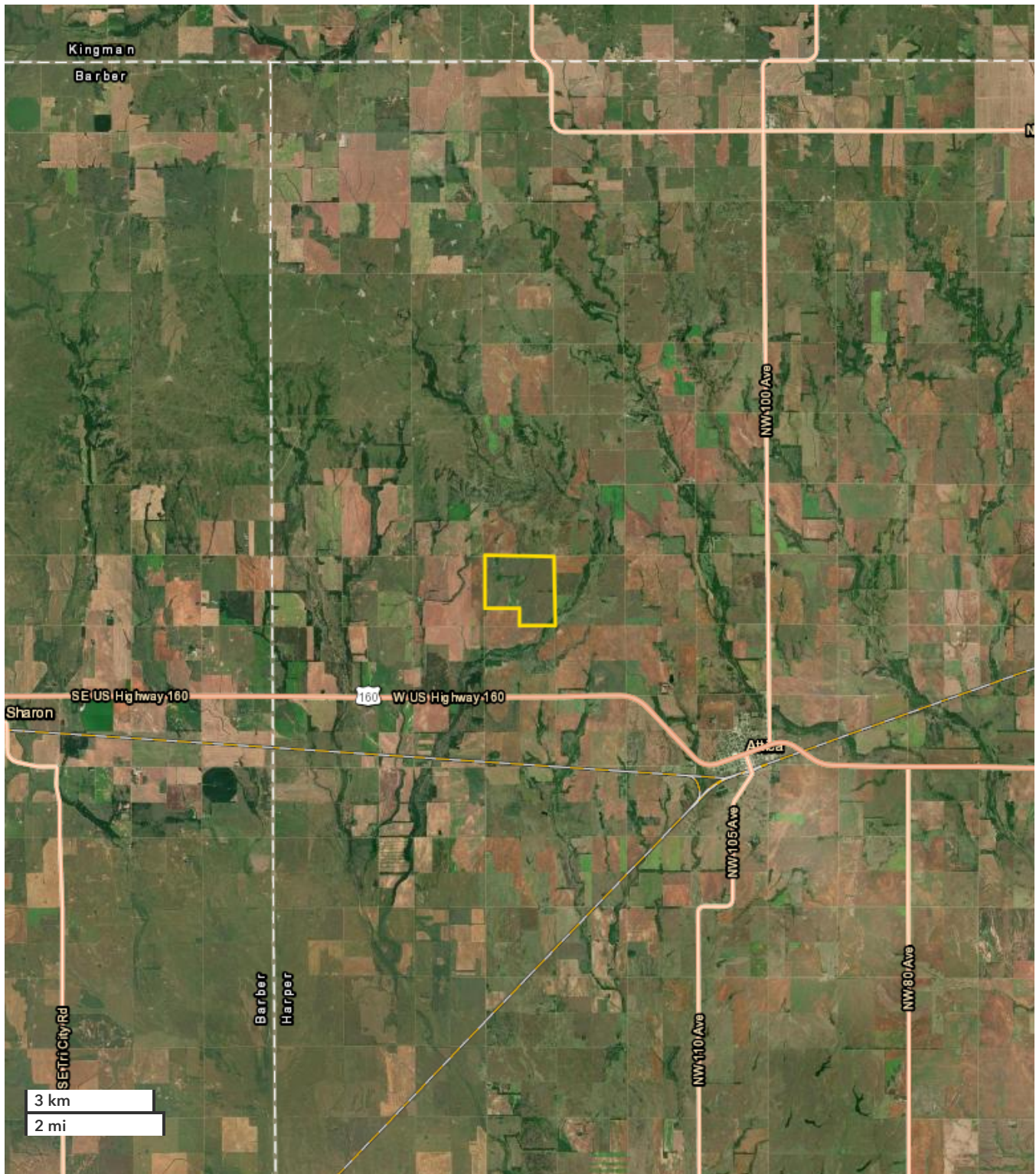
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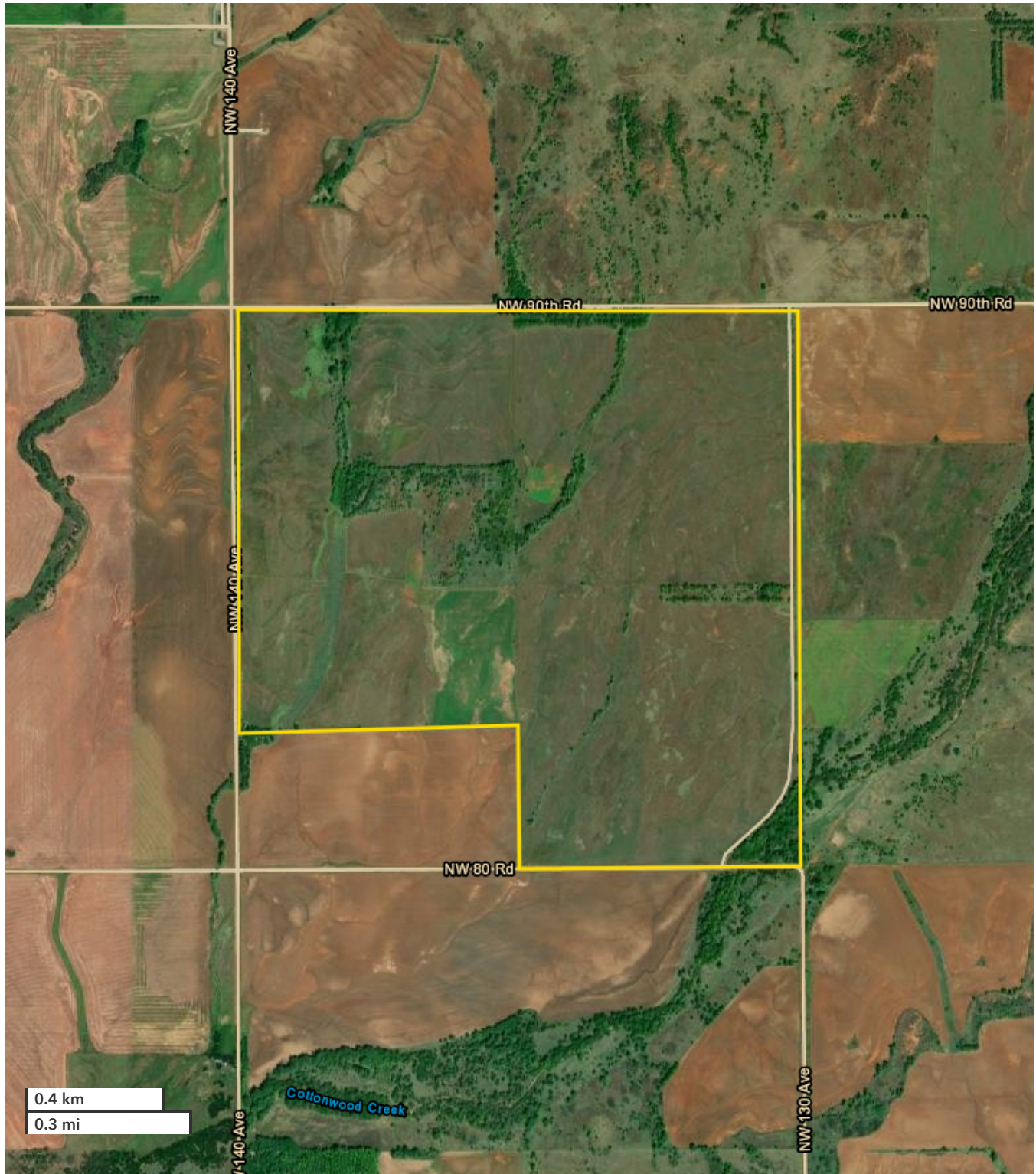
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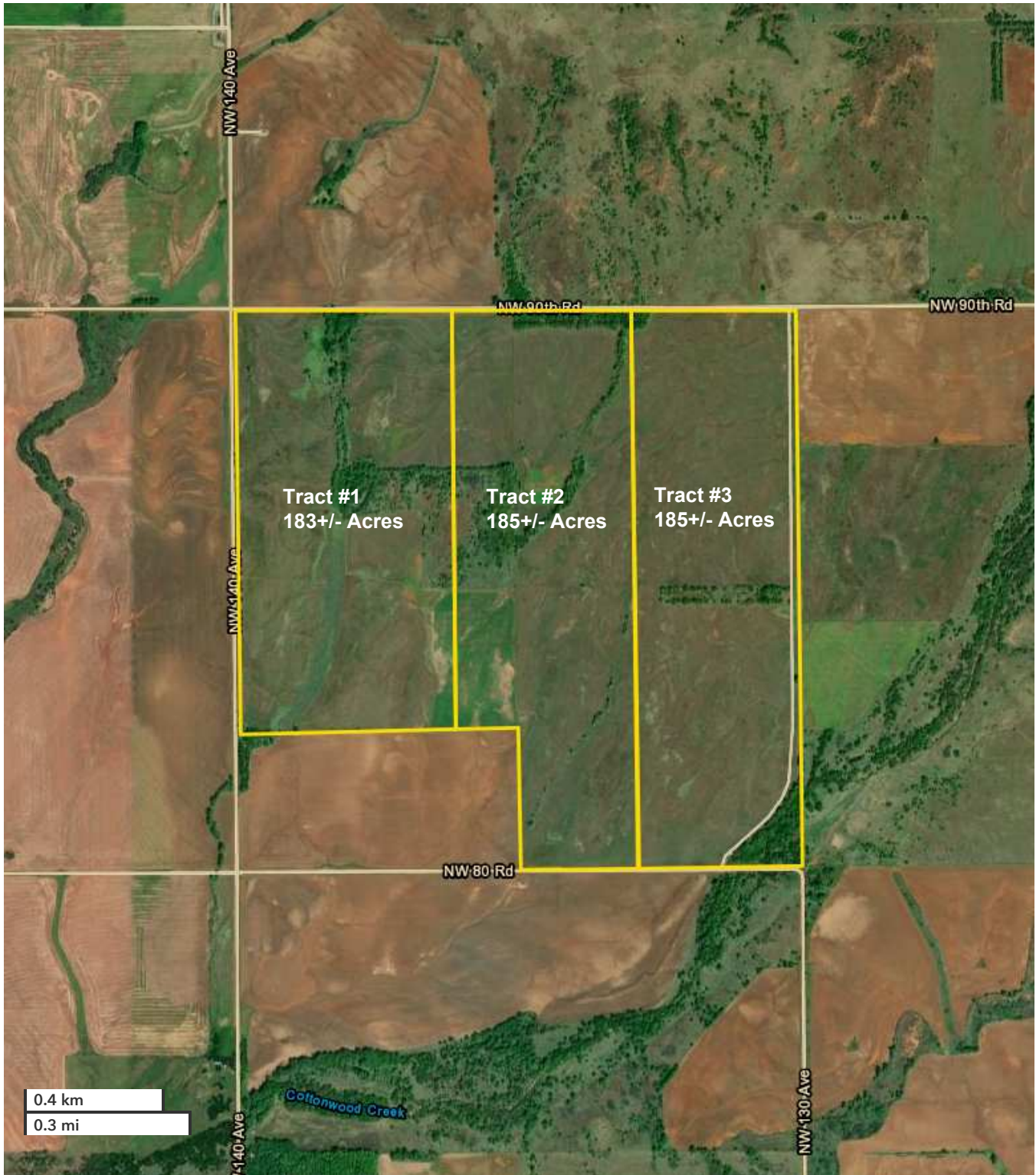
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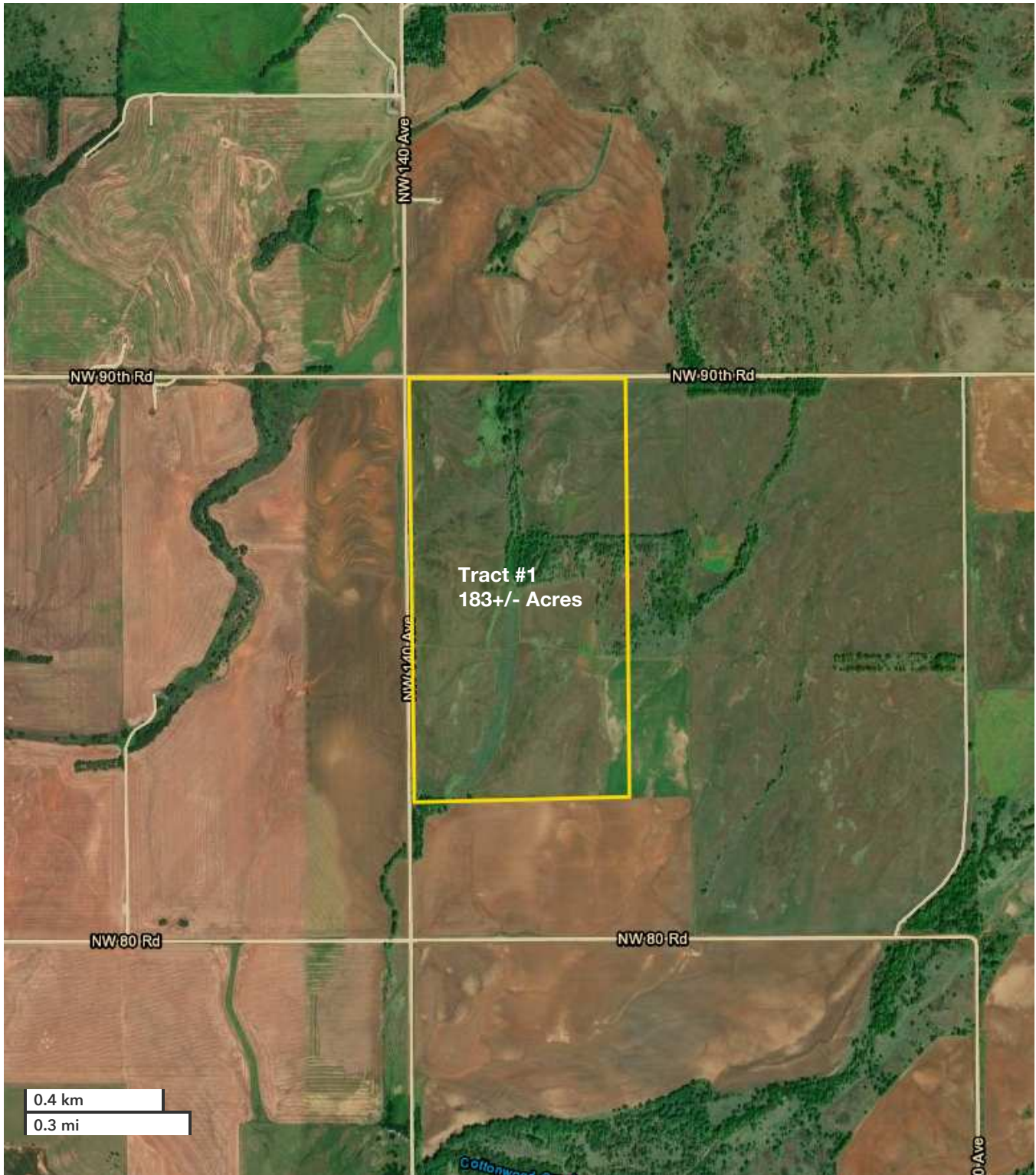
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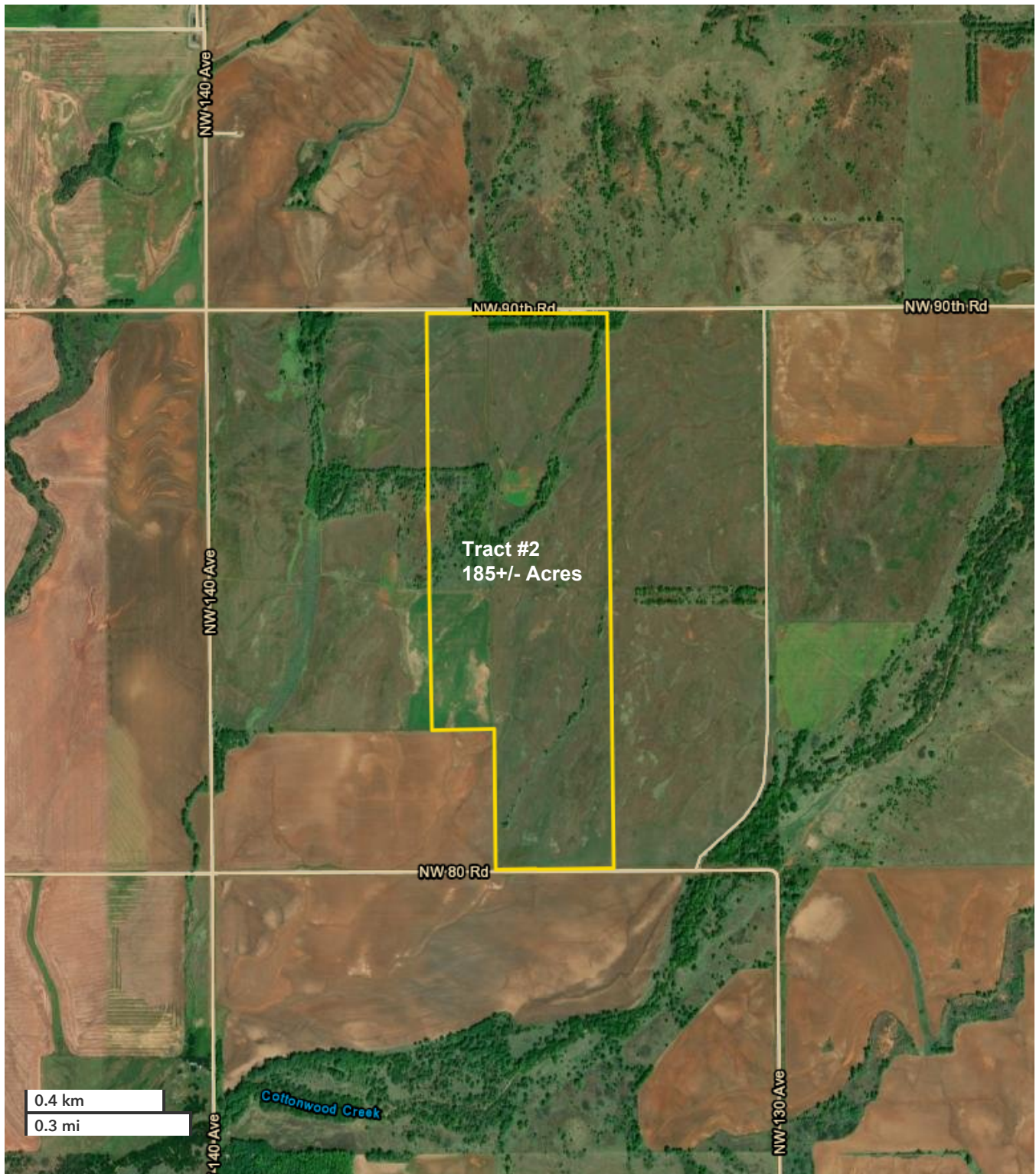
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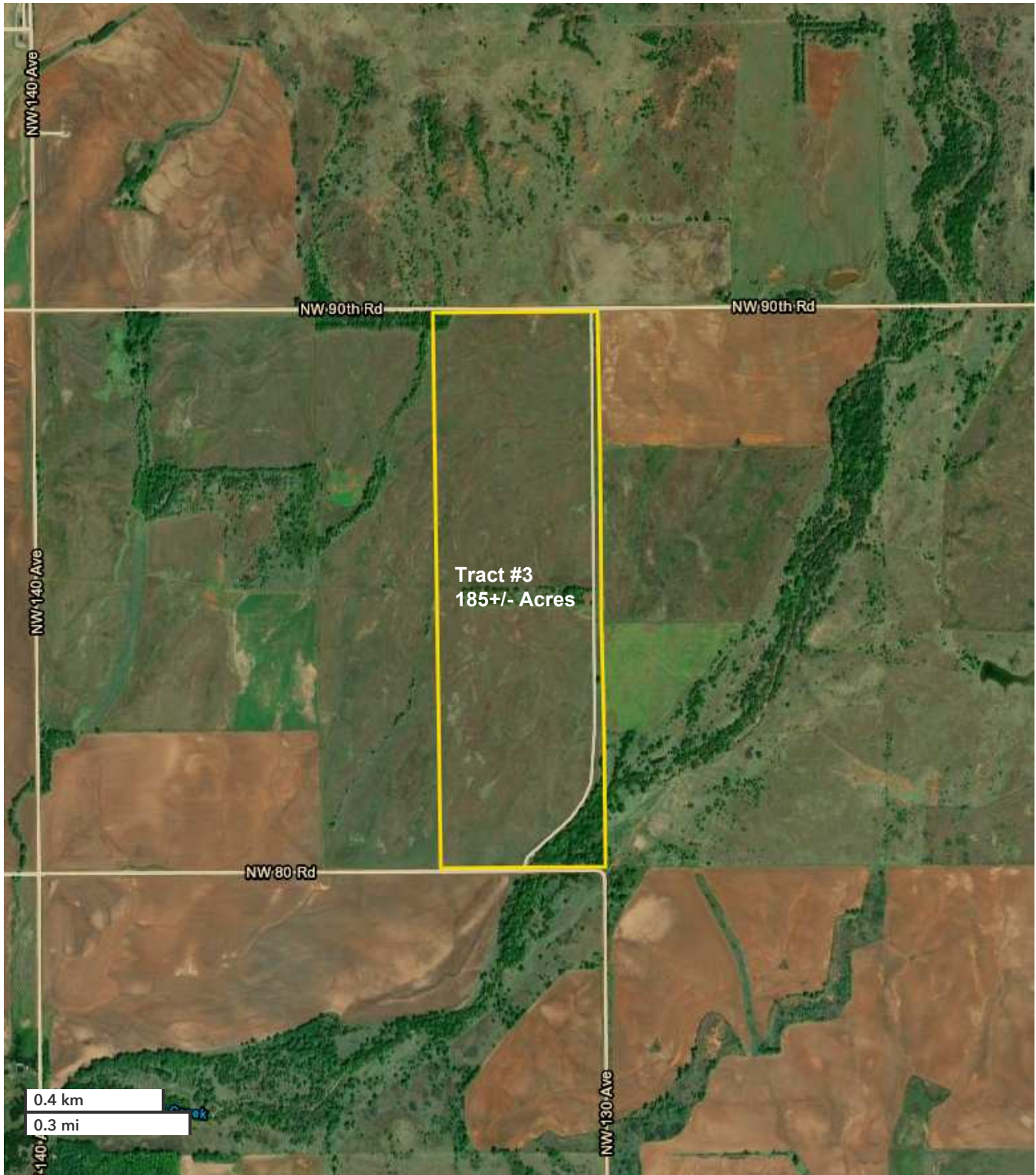
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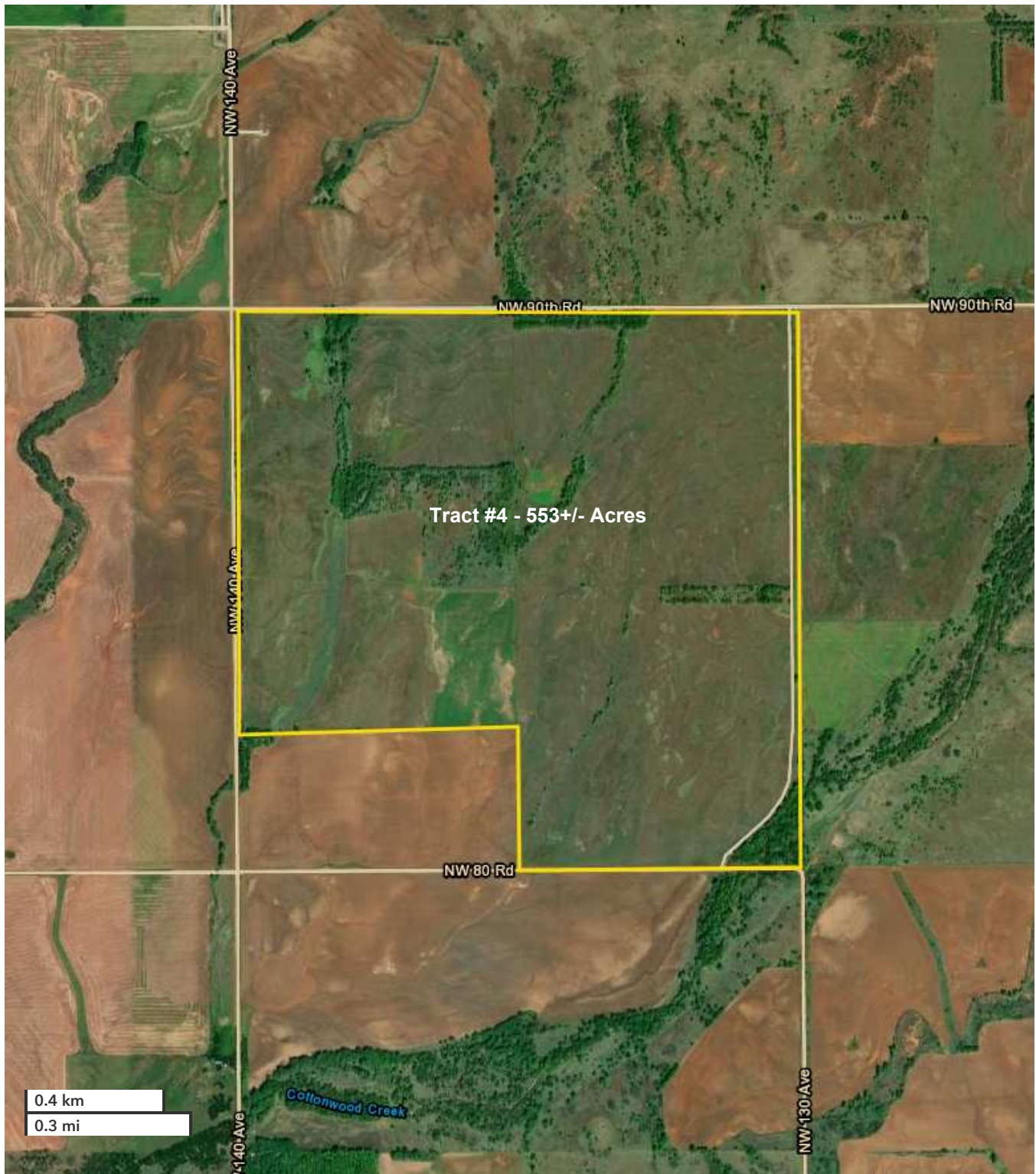
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3 fields, 553 acres in Harper County, KS

TOWNSHIP/SECTION 32S 9W – 10, 11

COUNTY AVG(\$/AC.)

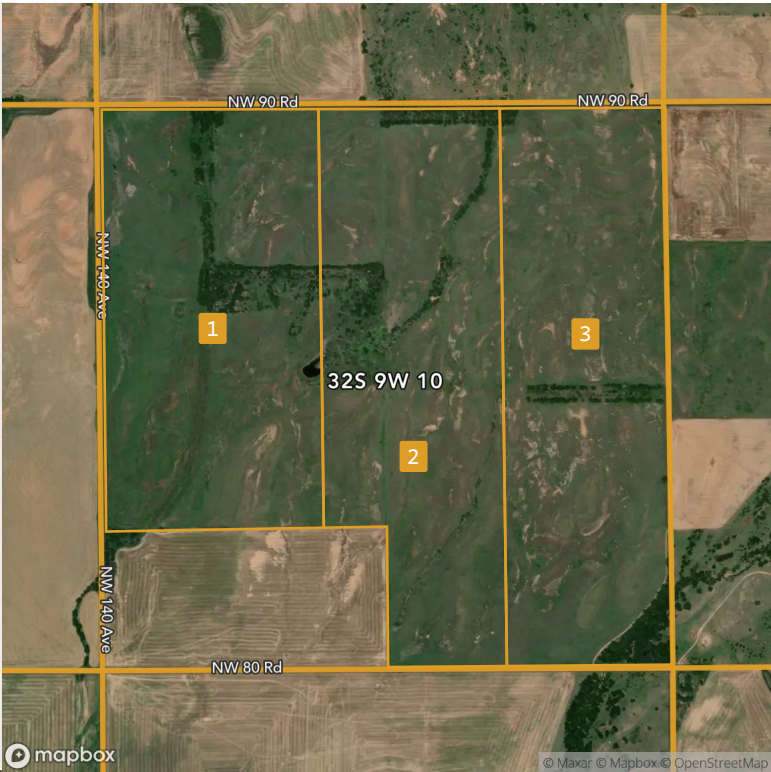
N/A

AVG NCCPI

39.9

COUNTY AVG

52.1



ECONOMIC ATTRIBUTES

Harper County is a moderate tax county.
This land is in a low livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 30.32 inches
Annual GDD: 3958

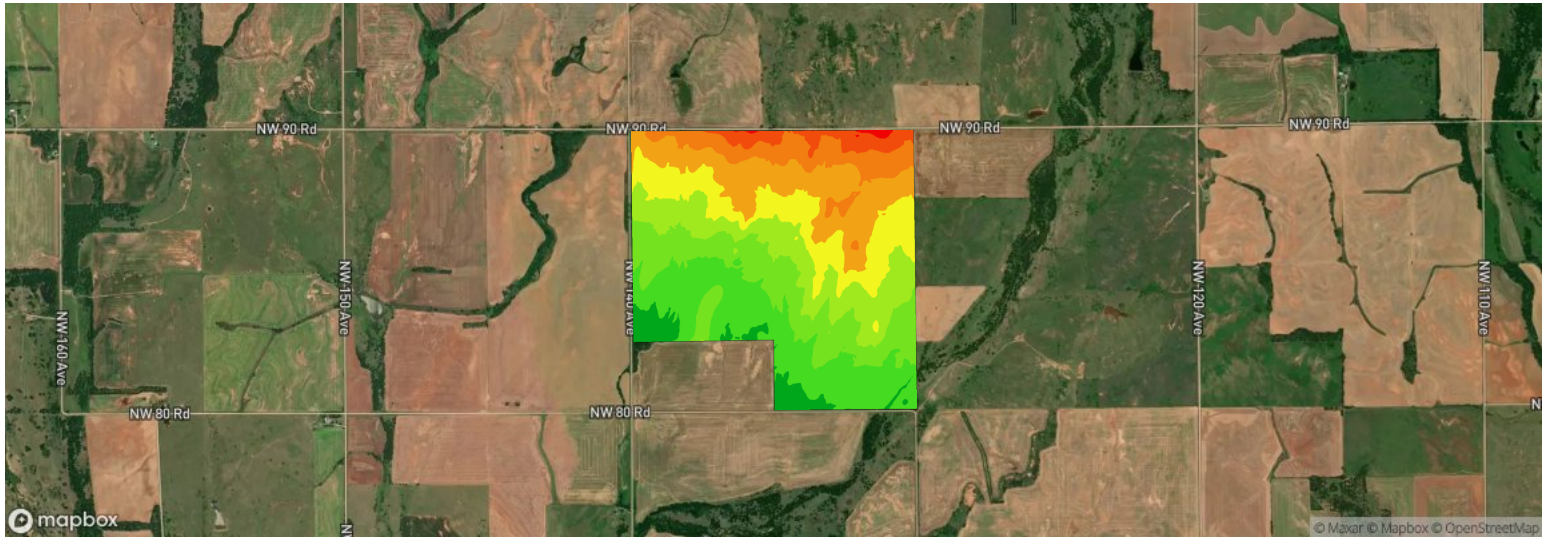
LAND USE

Land Use: Cropland, Grass/Pasture,
Developed, Non-Cropland

	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2022 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	COUNTY AVG. (\$/AC.)
1		182.89	37.27699 -98.29070	1.39%	97% Grass/Pasture, 3% Other	44.6	\$3,665	N/A
2		185.09	37.27575 -98.28408	1.65%	97% Grass/Pasture, 3% Other	42.1	\$3,709	N/A
3		184.84	37.27527 -98.27867	1.35%	89% Grass/Pasture, 8% Non-Cropland, 4% Other	33.1	\$3,704	N/A
		552.82		1.47%		39.9	\$11,079	N/A

3 fields, 553 acres in Harper County, KS

TOWNSHIP/SECTION 32S 9W – 10, 11



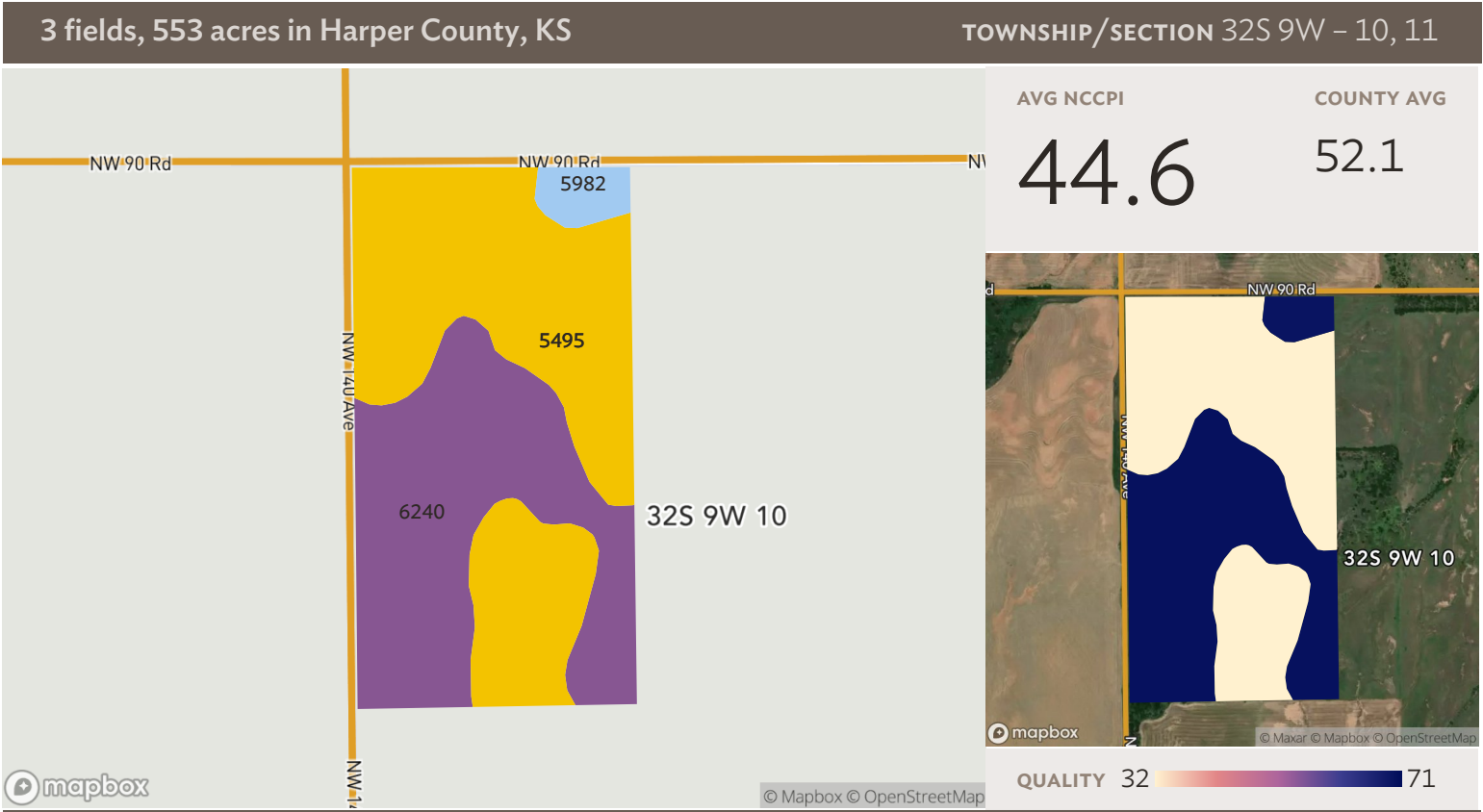
Avg. Elevation

1,480.41 ft

Total Area

553 ac

	ELEVATION RANGE	ACRES	PERCENT AREA
	1,509.61 ft - 1,516.33 ft	1.77 ac	0.32%
	1,502.89 ft - 1,509.61 ft	20.34 ac	3.68%
	1,496.17 ft - 1,502.89 ft	46.22 ac	8.36%
	1,489.45 ft - 1,496.17 ft	87.90 ac	15.9%
	1,482.72 ft - 1,489.45 ft	80.49 ac	14.56%
	1,476.00 ft - 1,482.72 ft	80.10 ac	14.49%
	1,469.28 ft - 1,476.00 ft	98.02 ac	17.73%
	1,462.56 ft - 1,469.28 ft	113.11 ac	20.46%
	1,455.84 ft - 1,462.56 ft	24.88 ac	4.5%

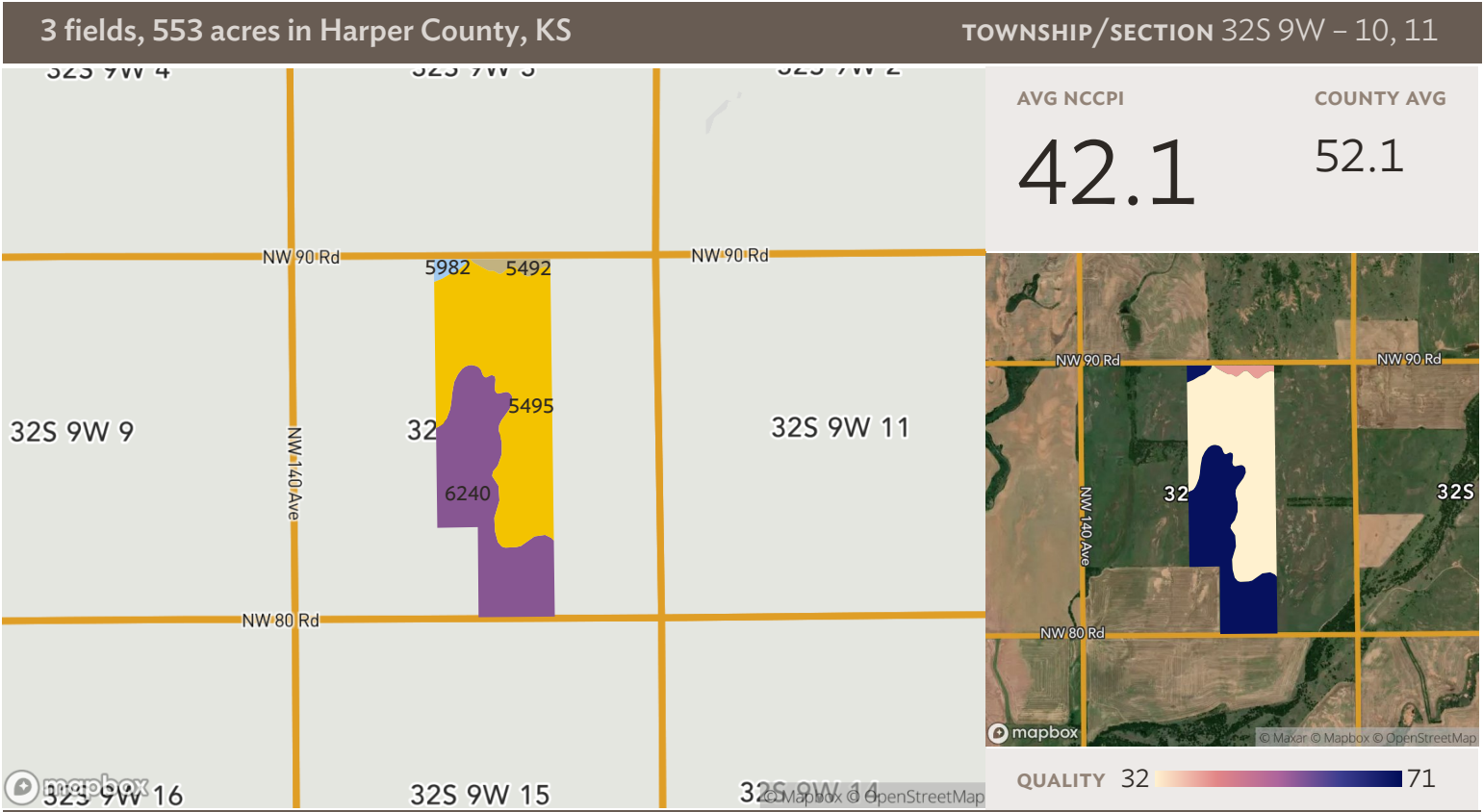


Field 1

Source: NRCS Soil Survey

183 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	97.42	53.3%	2	22.3
6240	Dale silt loam, rarely flooded	79.37	43.4%	1	70.0
5982	Nalim loam, 1 to 3 percent slopes	6.10	3.3%	2	69.5
182.89					44.6

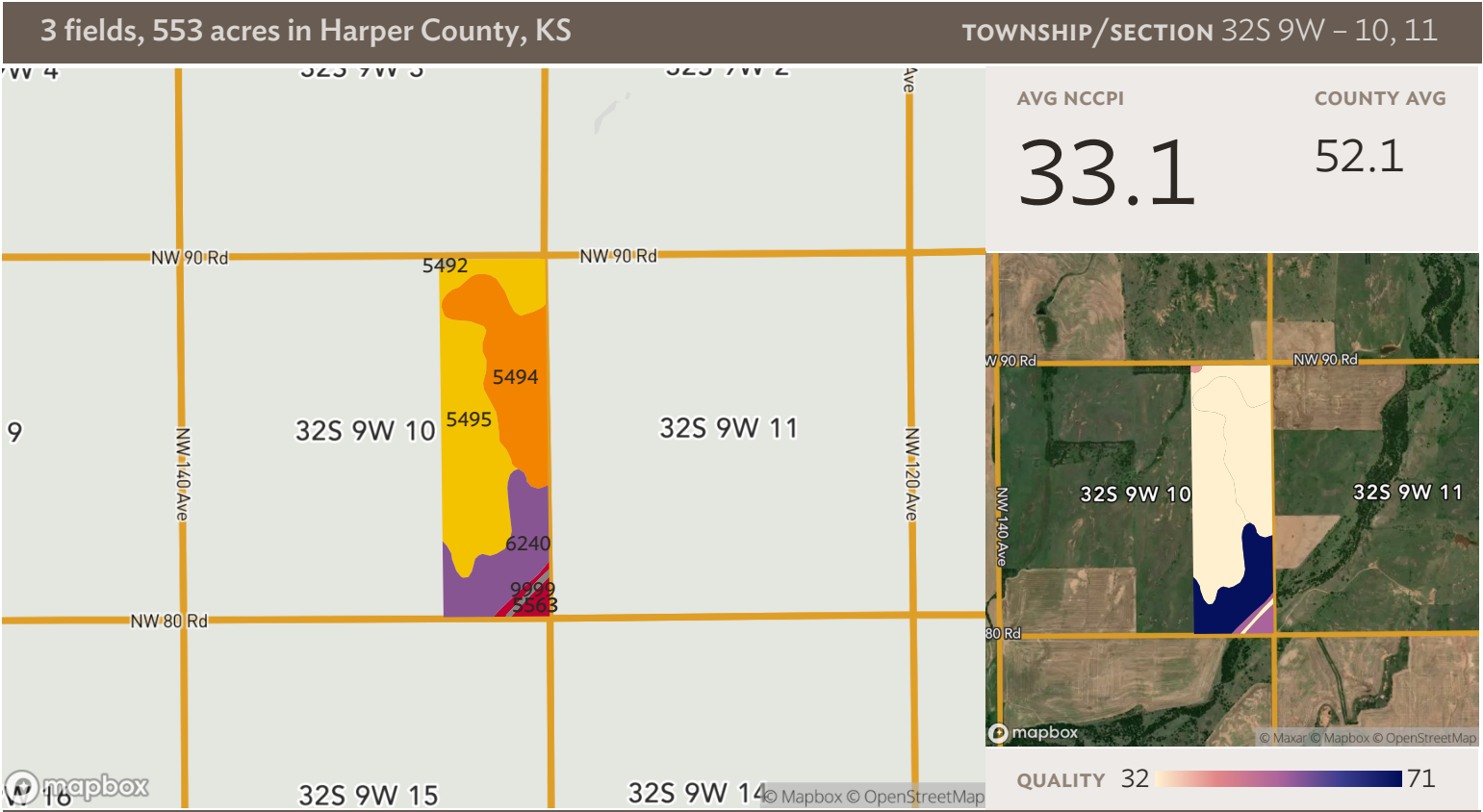


Field 2

Source: NRCS Soil Survey

185 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	105.51	57.0%	2	22.3
6240	Dale silt loam, rarely flooded	73.15	39.5%	1	70.0
5492	Woodward-Port complex, 0 to 20 percent slopes	4.12	2.2%	6	39.5
5982	Nalim loam, 1 to 3 percent slopes	2.31	1.3%	2	69.5
		185.09			42.1



Source: NRCS Soil Survey

Field 3

185 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	84.19	45.5%	2	22.3
5494	Woodward-Quinlan loams, 0 to 1 percent slopes	55.12	29.8%	2	22.4
6240	Dale silt loam, rarely flooded	37.56	20.3%	1	70.0
5563	Kingman clay loam, occasionally flooded	5.93	3.2%	5	51.6
9999	Water	1.46	0.8%		N/A
5492	Woodward-Port complex, 0 to 20 percent slopes	0.59	0.3%	6	39.5
		183.38	99.2%		33.1



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