

Front Page

Daniel Dieffenbacher Rev. Trust

SW4 36-27-05W Kingman County

RESULTS REALTY & RESULTS LAND CO





Table Of Contents

- Tract Information
- Agency Information
- Notice to Bidders
- Terms & Conditions of Sale
- Informational Title Commitment
- Mapping

Aerial Map

FEMA Floodplain

WebSoil Map

- Tax Information
- FSA Records

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Tract Information

Parcel: 154+-Deeded acres in SW4 36-27-05W Kingman County Kansas

FSA BASES & YIELDS: See enclosed

SOIL TYPE: Web Soil Survey Enclosed

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Agency Information

AGENCY: The Broker is acting as agent for the Seller only. In the event of any dispute after the sale, Results Realty/Results Land Co auction/Realty's record of final sale shall be conclusive. All information and materials provided by Broker is subject to inspection by all appropriate parties and the Broker assumes no liability for its accuracy, errors, or omissions nor its agents, the Seller or its agents. Prospective bidders should independently verify any information being materially relied upon in making a purchasing decision.

Liquidate damages: If purchaser chooses not to close within the stated time herein and no written extension has been granted by the Seller, the Purchaser will forfeit all the deposit. If such action occurs, Results Realty/Results Land Co hereby has the right to disperse the deposit as stated in the listing agreement and the purchaser, has no claims to such money or property being sold. Liquidated damages are to cover cost of auction, cost incurred by seller, labor cost, and additional cost of auction as not defined in this agreement. These liquidated damages do not restrict the seller from suing the purchaser for performance damages and/or any additional damages the seller suffers by the default of the purchaser.

BUYER'S NOTE: <u>The decision of the Broker is final</u>. <u>Seller and Results Realty/Results Land Co</u>, reserve the right to amend any terms and conditions prior to or during the auction.

BIDDER'S DUTY TO INSPECT: All information published, announced, or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller, the broker, or any other person or entity. Personal onsite inspection of all property by potential bidders is strongly recommended. All sales are subject to the conditions and terms contained herein. The failure of any bidder to inspect, or to fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, rights-of-way, or any other information that can be obtained as public record in the county courthouse or any municipal office concerning subject properties. Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are bidding to purchase the Property "As is, Where is" with no warranties given or implied by seller or sellers agent.

Results Realty/Results Land Co is the agent of the seller and their fiduciary duties of loyalty and faithfulness are owed to their client (the Seller).

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Notice To Bidder

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

The property described is being sold in "AS-IS, WHERE-IS, WITH ALL FAULTS" condition. Neither Results Realty/Results Land Co, the seller, not their respective agents make any express or implied warranties of any kind. This listing may be withdrawn and/or modified without notice at any time.

Results Realty/Results Land Co are Kansas Licensed Real Estate Brokers acting as agents of the Seller.

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Terms And Conditions Of Sale

ORDER OF SALE: Final order of sale to be provided prior to the auction.

RESTRICTIONS: Subject only to (1) all City, County, and state laws, ordinances and regulations and (2) any easements, encumbrances and restrictions applicable to the Property. Seller is placing no restrictions on the property.

UTILITIES: Results Realty/Results Land Co, nor the seller, guarantees the availability of utilities, public or private. This consists of but is not limited to: wells, septic tanks, access to public utilities or any hook up fees therewith. Confirmation of utility availability is the bidder's sole responsibility.

TAXES: Seller shall pay taxes prorated to date of closing and all prior years. Purchaser shall pay taxes prorated after closing. Tax amount TBD.

POSSESSION: At Closing.

CROP SHARE: MINERALS: Sellers interest passes to buy

SURVEY: None

TITLE/CLOSING COSTS: Seller and Purchaser shall share equally in the cost of title insurance and escrow closing.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND: The real property shall be sold subject to conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and unfiled mechanic's liens, if any, and all other matters of record taking priority, subject to the rights; if any, of tenants-in-possession, and further subject to all conditions announced at the sale; and confirmation of the seller. Announcements made day of auction take precedence over previously printed material and oral statements.

CLOSING: Buyer must close on the sale of property on or before _June 14th, 2022. TIME IS OF THE ESSENCE: The entire purchase price must be paid by cashier's or certified check or wired funds at closing. No purchase is contingent on financing. Buyer is entitled to a deed for property upon full payment. Buyers should have all tests and inspections completed prior to the date that the sealed bids are due. Only the Contract for Sale of Real Estate shall set forth Seller's obligations to the successful Bidder.

ADDITION OR WITHDRAWAL FROM SALE; CONDITION OF SALE: Property selling subject to motivated seller's confirmation. The Broker reserves the right to cancel the auction up to the time prior to the final due date of bidding. If a subsequent survey by the purchaser shows a greater or lesser number of acres or square footage this will not affect the purchase or purchase price.

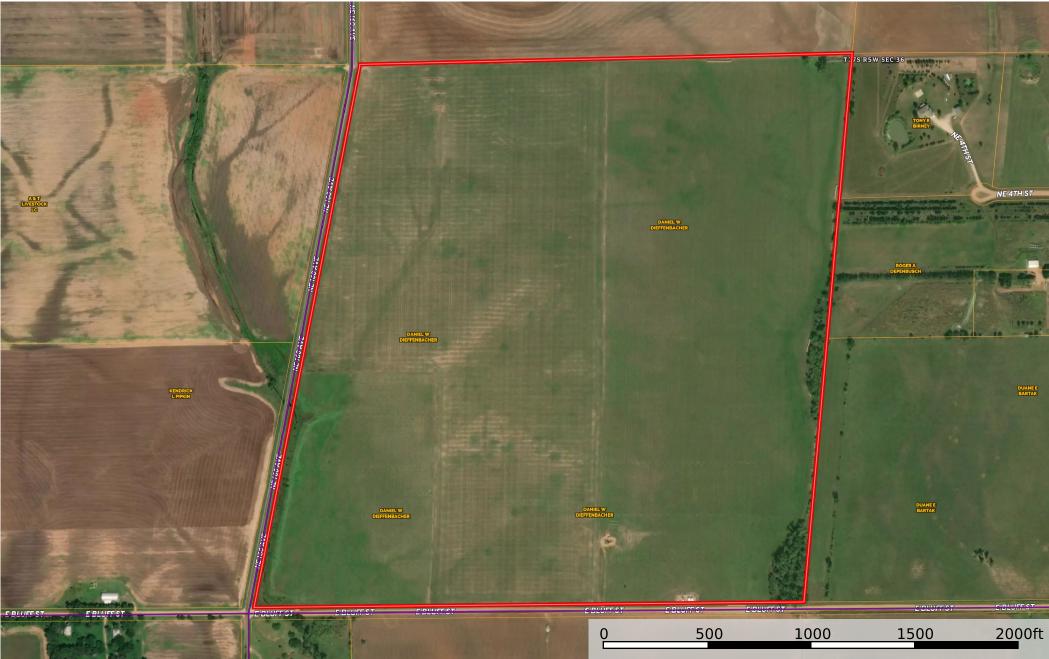
RESULTS REALTY & RESULTS LAND CO



Dieffenbacher SW4 36-27-05W

Kingman County, Kansas, 150 AC +/-



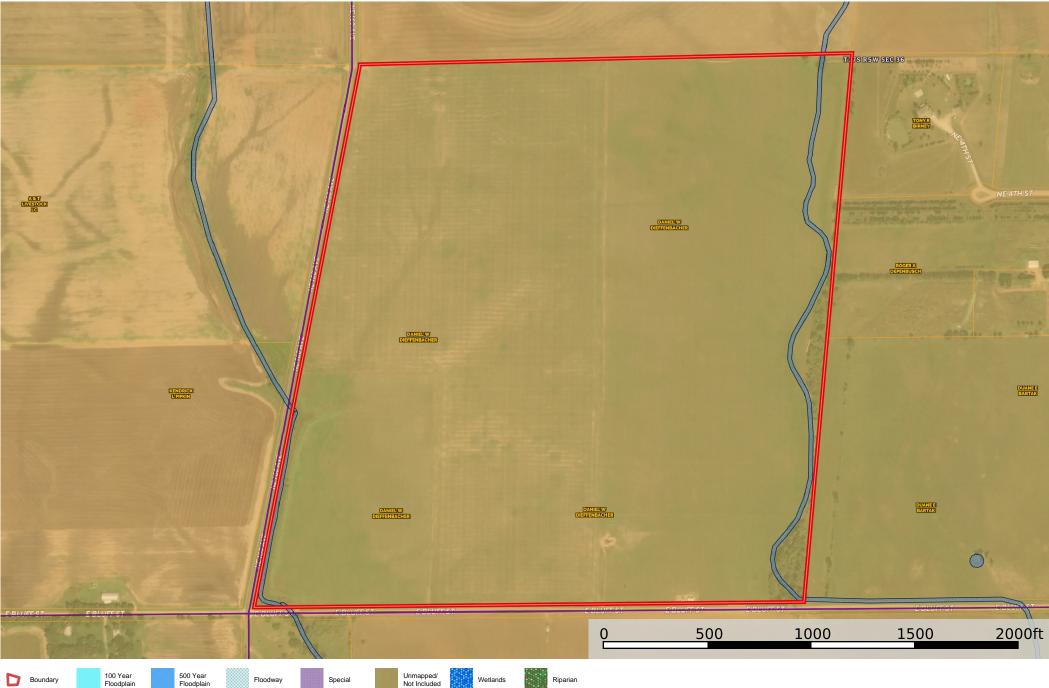




Dieffenbacher SW4 36-27-05W

Kingman County, Kansas, 150 AC +/-





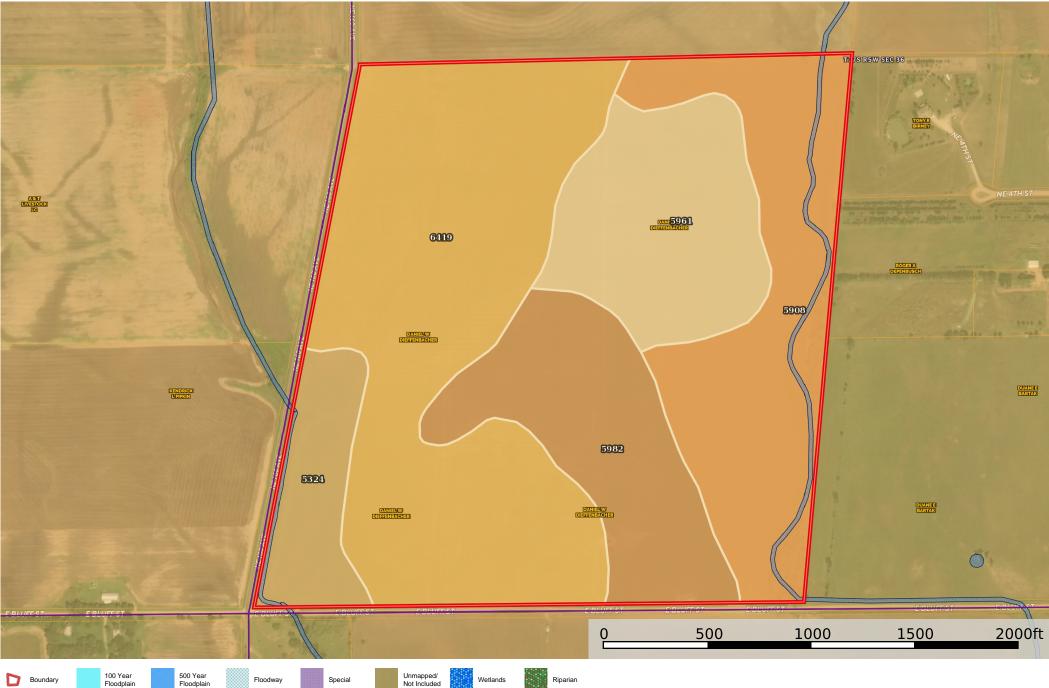
completeness or accuracy thereof.

Floodplain

Dieffenbacher SW4 36-27-05W

Kingman County, Kansas, 150 AC +/-





completeness or accuracy thereof.

Floodplain

| Boundary 150.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
6419	Renfrow silty clay loam, 1 to 3 percent slopes	60.52	40.28	0	51	3e
5908	Nalim loam, 0 to 1 percent slopes	33.51	22.3	0	70	2c
5982	Nalim loam, 1 to 3 percent slopes	23.49	15.63	0	69	2e
5961	Solvay loamy fine sand, 0 to 2 percent slopes	22.47	14.96	0	50	2e
5324	Kaski loam, occasionally flooded	10.26	6.83	0	76	2w
TOTALS		150.2 5(*)	100%	1	59.61	2.4

^(*) 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.

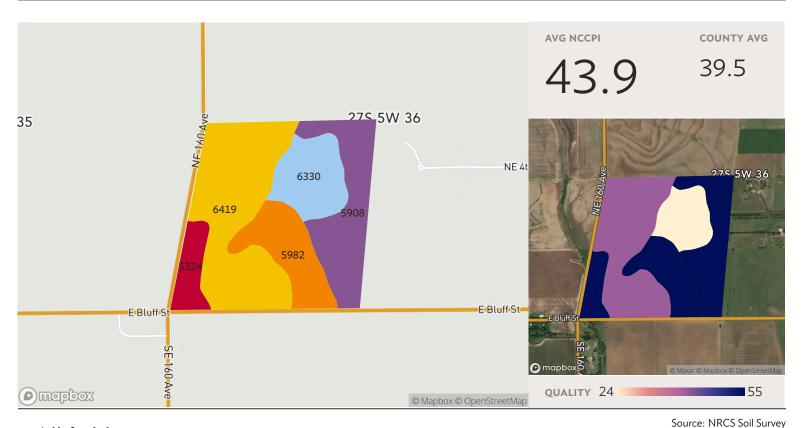


- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water



1 field, 150 acres in Kingman County, KS

TOWNSHIP/SECTION 27S 5W - 36



All fields

150 ac.

SOIL	SOIL DESCRIPTION	ACRES PERG	CENTAGE OF FIELD	SOIL CLASS	NCCPI
6 41	Renfrow silty clay loam, 1 to 3 percent slopes	60.42	40.2%	3	40.6
■ 590	Nalim loam, 0 to 1 percent slopes	33.62	22.4%	2	55.2
5 98	Nalim loam, 1 to 3 percent slopes	23.53	15.7%	2	54.9
633	Carwile fine sandy loam, 0 to 1 percent slopes	22.47	15.0%	2	17.5
5 32	4 Kaski loam, occasionally flooded	10.21	6.8%	2	59.1
		150.25			43.9



1 field, 150 acres in Kingman County, KS

TOWNSHIP/SECTION 27S 5W - 36

27\$ 5W 36	All fields 150 ac.	2020	2019	2018	2017	2016
	■ Grass/Pasture	54.3%	52.0%	52.2%	52.7%	52.7%
	■ Winter Wheat	32.8%	3.8%	4.9%	27.5%	45.0%
E Bluff St	■ Sorghum	7.9%	29.8%	39.1%	-	-
SE	■ Soybeans	-	6.8%	0.9%	-	-
	■ Double Crop	-	-	-	15.5%	-
	■ Other	5.0%	7.6%	2.9%	4.3%	2.3%

Source: NASS Cropland Data Layer

Crop History: 1 of 1

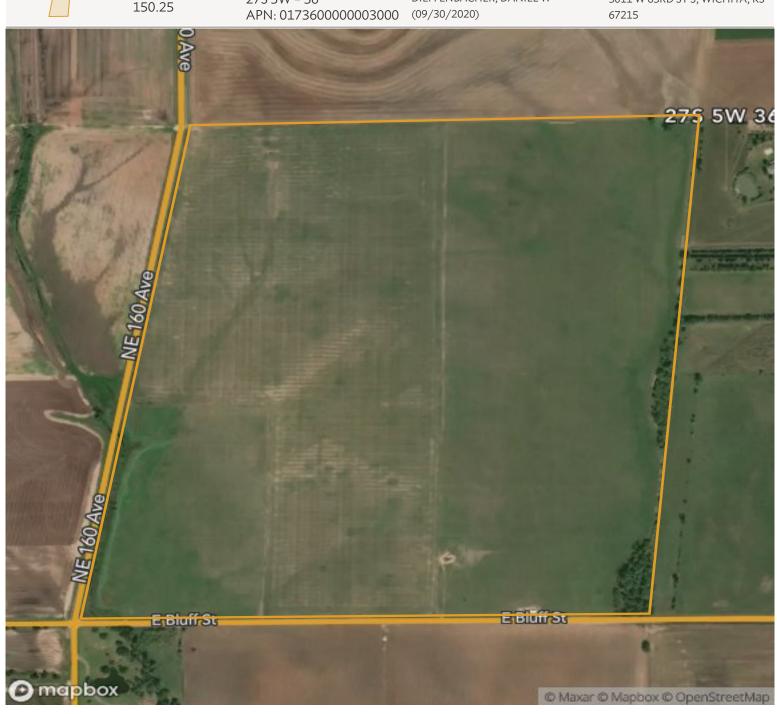
TOWNSHIP/SECTION 27S 5W - 36



1 field, 150 acres in Kingman County, KS

Kingman County, KS

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	150.25	27S 5W - 36 APN: 0173600000003000	DIEFFENBACHER, DANIEL W (09/30/2020)	5011 W 63RD ST S, WICHITA, KS 67215
	0	The same of the sa	1650	THE PERSON NAMED IN



Ownership: 1 of 1

Print Current Tax Information

Type	CAM	A Number		Tax Idei	ntification		
RL	017 36	6 0 00 00 003 00 0	0 01	010-0173	3600000003000		
Owner ID	DIEF00004	DIEFFENBACH	ER, DANIEL W	REV TR ATTN:	DIEFFENBACHE	R, KARLA	TT
Taxpayer ID	DIEF00004	DIEFFENBACH	ER, DANIEL W	REV TR ATTN:	DIEFFENBACHE	R, KARLA	TT
0 NE 160				67025			
Subdivision Un	nknown	Block	Lot(s)	Section 36	Township27	Range	05
Tract 1 EVA 2	130						

Year	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2021	0002894	001		195.62	195.62	0.00	Yes	Yes

^{* -} Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Kingman County Treasurer, 130 N. Spruce, Kingman KS, 67068, (620) 532-3461.





This database was last updated on 3/23/2022 at 2:45 AM

Return to County Website | Log_Out New Search | Back to Results

Parcel Details for 048-017-36-0-00-003.00-0

Quick Reference #: R293

? ? Page 1 of 1 Owner Information Owner's Property Address Address: 0 NE 160th Ave ? DIEFFENBACHER. DANIEL W REV TR Name Cheney, KS 67025 (Primary): General Property Information Property Agricul Deed Information Document Document Link Class: Use - A Living Units: Zoning: Neighborhood / Tract Information Neighborhood: 001 Section: 36 Township: 27 Range: 05W Tract Description: S36, T27, R05W, ACRES 150.4, SW4 LESS R/W Acres: 150.40 0.00Market Acres: Land Based Classification System Function: Farming / ranch land (no improvements) Activity: Farming, plowing, tilling, harvesting, or related activities Ownership: Private-fee simple Site: Dev Site - crops, grazing etc - no structures Property Factors Topography: Level - 1; Rolling - 4 Parking Type: Off Street - 1 None - 8 **Utilities:** Parking Quantity: Adequate - 2 Access: Paved Road - 1 Parking Proximity: On Site - 3 Secondary Artery - 2 Parking Covered: Fronting: Neighborhood or Spot Parking Uncovered: Location: Appraised Values Tax Year Total 🔳 **Property Class** Land Building Agricultural Use -8,800 00 8,800 2022 Market Land Information [Information Not Available] Residential Information [Information Not Available] Commercial Information [Information Not Available] Other Building Improvement Information [Information Not Available] Agricultural Information Agricultural Land

> Land Type: Irrig. Type: Adjust Code: Use Value: Native Grass - NG Well Depth: Govt. Prgm: 710 Acre Feet: Base Rate: Acres: Market Value: 10.23 Acre Feet/Ac: 69 27,130

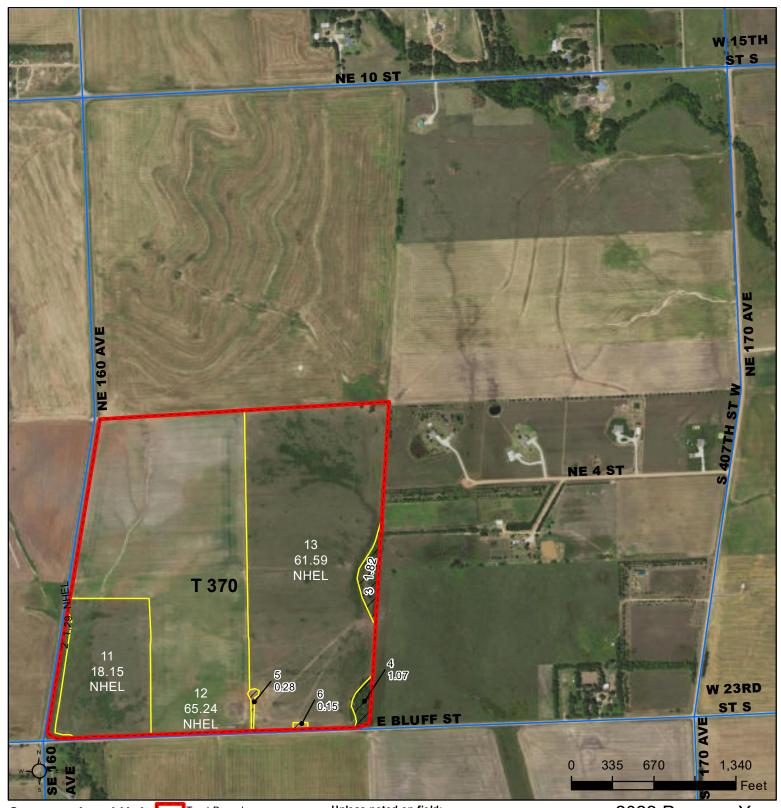
Soil Unit: 5324		Adjust Rate:	
Land Type: Native Grass - NG Acres: 33.66 Soil Unit: 5908	Irrig. Type: Well Depth: Acre Feet: Acre Feet/Ac:	Adjust Code: Govt. Prgm: Base Rate: 25 Adjust Rate: 25	Use Value: 840 Market Value: 34,670
Land Type: Dry Land - DR Acres: 10.58 Soil Unit: 5982	Irrig. Type: Well Depth: Acre Feet: Acre Feet/Ac:	Adjust Code: Govt. Prgm: Base Rate: 244 Adjust Rate: 244	Use Value: 2,580 Market Value: 37,360
Land Type: Native Grass - NG Acres: 12.98 Soil Unit: 5982	Irrig. Type: Well Depth: Acre Feet: Acre Feet/Ac:	Adjust Code: Govt. Prgm: Base Rate: 25 Adjust Rate: 25	Use Value: 320 Market Value: 13,370
Land Type: Native Grass - NG Acres: 19.18 Soil Unit: 5961	Irrig. Type: Well Depth: Acre Feet: Acre Feet/Ac:	Adjust Code: Govt. Prgm: Base Rate: 39 Adjust Rate: 39	Use Value: 750 Market Value: 32,200
Land Type: Dry Land - DR Acres: 3.32 Soil Unit: 5961	Irrig. Type: Well Depth: Acre Feet: Acre Feet/Ac:	Adjust Code: Govt. Prgm: Base Rate: 18 Adjust Rate: 18	Use Value: 60 Market Value: 9,180

Page 1 of 1
This parcel record was last updated on 3/23/2022 at 6 am.

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Kingman County, Kansas





Tract Boundary
PLSS

Unless noted on field:

1/All Wheat HRW, NI, GR
2/All Sorghum GRS, NI, GR
3/All Corn YEL, NI GR
4/All Soybeans COM, NI, GR
5/ Grass NAG, NI, ES
5/ Grass NAG, NI, FG

Wetland Determination Identifiers

Restricted Use

Cropland

Limited Restrictions

Exempt from Conservation Compliance Provisions

Tract Cropland Total: 146.27 acres

2022 Program Year

Map Created October 18, 2021

Farm **6236** Tract **370**

36-27-5

Displayed over 2019 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).

KANSAS KINGMAN

Form: FSA-156EZ

United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6236

Prepared: 3/16/22 2:36 PM

Crop Year: 2022

Operator Name MR CHANCE MATTHEW COX

Farms Associated with Operator: 20-095-3635, 20-095-6236, 20-095-7870, 20-095-9433

CRP Contract Number(s) None Recon ID None **Transferred From** None ARCPLC G/I/F Eligibility Eligible

See Page 3 for non-discriminatory Statements.

	Farm Land Data										
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts		
545.06	392.07	392.07	0.00	0.00	0.00	0.00	0.00	Active	3		
State Conservation	Other Conservation	Effective DCP Cropland	Double (Cropped	MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod		
0.00	0.00	392.07	0.0	00	0.00		0.00	0.00	0.00		

Crop Election Choice							
ARC Individual	ARC Individual ARC County Price Loss Coverage						
None	WHEAT	None					

DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Wheat	378.60	0.00	28	0					

TOTAL 378.60 0.00

NOTES

Tract Number 370

SW4 36-27-5 Description

FSA Physical Location KANSAS/KINGMAN ANSI Physical Location : KANSAS/KINGMAN

BIA Unit Range Number :

HEL Status NHEL: No agricultural commodity planted on undetermined fields

Wetland Status Tract does not contain a wetland

WL Violations

Owners DANIEL W DIEFFENBACHER REV. TRUST

Other Producers None Recon ID : None

Tract Land Data								
Farm Land Cropland DCP Cropland WBP WRP CRP GRP Suga						Sugarcane		
149.59	146.27	146.27	0.00	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod	
0.00	0.00	146.27	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	141.26	0.00	28				

KANSAS KINGMAN

Form: FSA-156EZ

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6236

Prepared: 3/16/22 2:36 PM

Crop Year: 2022

Tract 370 Continued ...

TOTAL 141.26 0.00

NOTES

Tract Number : 10555

Description : SE4 32-27-4 SEDGWICK CO

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 : DANIEL W DIEFFENBACHER REV. TRUST

Other Producers : None
Recon ID : None

Tract Land Data								
Farm Land Cropland DCP Cropland WBP WRP CRP GRP Sugarcan							Sugarcane	
160.86	86.30	86.30	0.00	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod	
0.00	0.00	86.30	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	83.33	0.00	28				

TOTAL 83.33 0.00

NOTES

Tract Number : 12045

Description:S2NW4, SW4 22-27-5FSA Physical Location:KANSAS/KINGMANANSI Physical Location:KANSAS/KINGMAN

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 : DANIEL W DIEFFENBACHER REV. TRUST

Other Producers : None
Recon ID : None

	Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane		
234.61	159.50	159.50	0.00	0.00	0.00	0.00	0.00		

KANSAS KINGMAN

Form: FSA-156EZ

United States Department of Agriculture Farm Service Agency

Prepared: 3/16/22 2:36 PM

FARM: 6236

Crop Year: 2022

Abbreviated 156 Farm Record

Tract 12045 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	159.50	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	154.01	0.00	28			

TOTAL 154.01 0.00

NOTES

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