

NO RESERVE AUCTION

2,483.27+/- Acres offered in 11 Tracts

Location

Grant & Kearny Counties

Auction

11 Individual Tracts

Size

625 +/- Irrigated acres

1,858.27 +/- Dryland acres

The Dew Farm Multi-Tract Auction

Rural Realty Co. and Farmland Company are pleased to present a rare opportunity to acquire significant acreage in Grant and Kearny Counties, Kansas. The Dew Farm multi-tract auction features approximately 2,500 acres of prime farmland, offered in 11 individual tracts.

This diverse offering includes a productive mix of both irrigated and dry cropland. With 625 +/- irrigated acres and 1858.27+/- dryland acres.

Historically, this land has demonstrated strong yields, with dryland wheat ranging from 65-95 bushels per acre, irrigated corn achieving 240 bushels per acre, and irrigated wheat reaching 100 bushels per acre. Don't miss your chance to expand your operation or make a strategic investment in the heart of Kansas agriculture.

Colten Yager

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RuralRealtyCo.com

Auction Details

Bid Online:

RuralRealtyCo.com

Online Bidding Opens

November 3, 2025
10:00am CST

Soft Close

Bid in person-doors open at 8AM
November 6, 2025
10:00am CST

Live Bidding Location

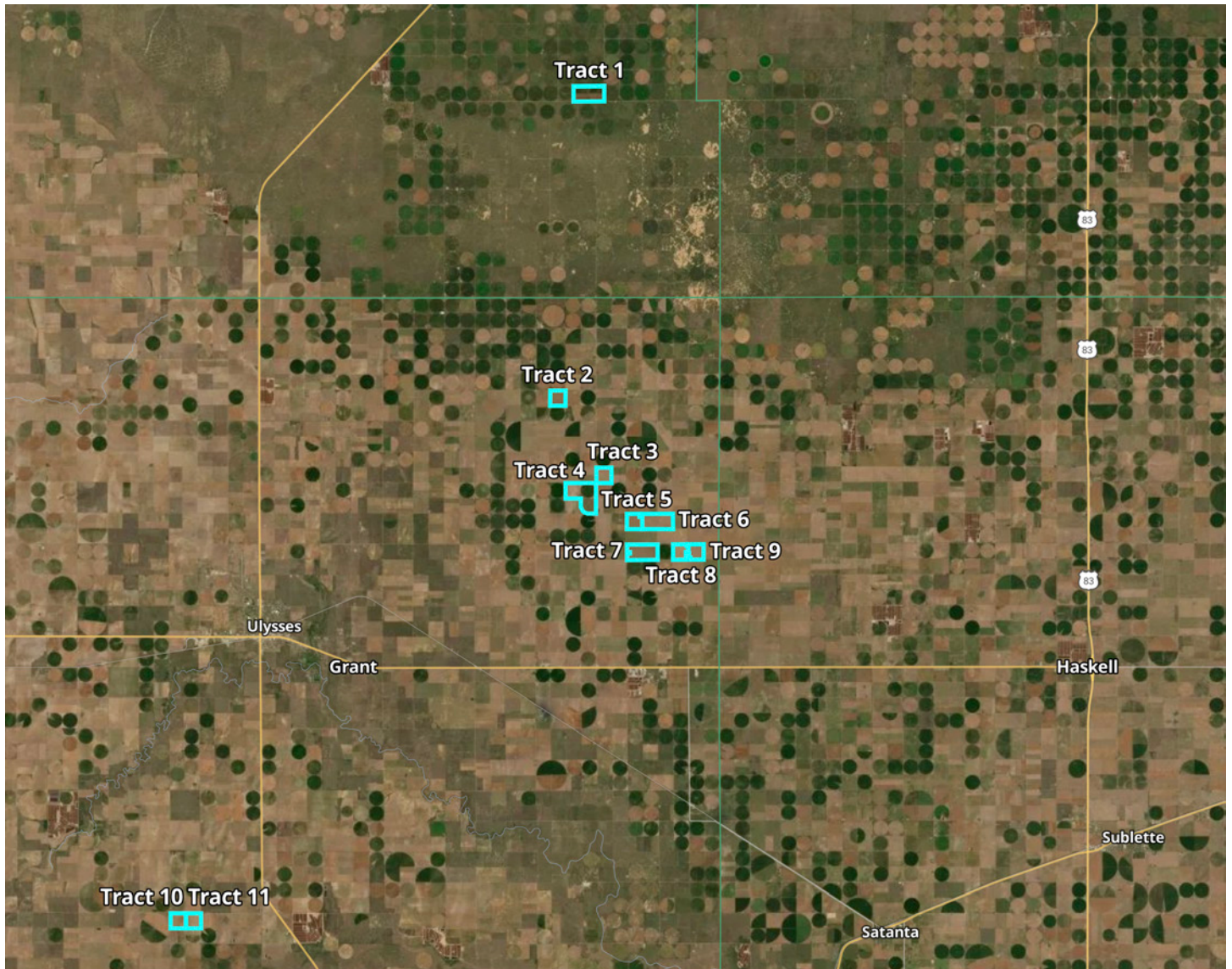
Grant County Civic Center
Lawson Room
1000 W Patterson Ulysses
Kansas 67880

TRACT LOCATIONS

KANSAS

11 Individual Tracts across Grant & Kearney Counties

The majority of the tracts are clustered northeast of Ulysses, Kansas, south of County Road 5 and north of Hwy 160, providing excellent access for transportation and services. Additional tracts extend north into Kearney County, as well as to the southwest portion of Grant County, creating a well-distributed footprint across the two counties.



TRACT ONE (309.73+/- Acres)

Irrigation Water Rights

Tract 1 boasts two efficient 7-tower Zimmatic center-pivot irrigators, each with its own dedicated well. These wells were observed in July pumping at an impressive 300 gallons per minute (gpm). The sprinklers are equipped with 10 psi regulators and hoses with 8' spacing, ensuring optimal water distribution.

Both the wells and pumps are fueled by natural gas, offering a cost-effective irrigation solution. Furthermore, the modern electric boxes for both pivots are capable of remote operation, providing convenience and control. This tract benefits from a significant water right allotment of 265 acre-feet for the East Circle and Well, and 279 acre-feet for the West Circle and Well under water right number 15584.

Records show historical pumping of 166.14 acre-feet per year over the last 5 years for the East Circle and Well, and 201.48 acre-feet per year over the last 5 years for the West Circle and Well.

Acreage Breakdown

- Total Tax Acres: 311.4 +/- acres
- Dryland Acres: 49.70 +/- acres
- Irrigated Acres: 260.03 +/- acres

Base Acre & PLC Tield

- Wheat: 70.89 Acres PLC Yield: 47
- Corn: 169.70 Acres PLC Yield: 180
- Grain Sorghum: 11.79 Acres PLC Yield: 38

Brief Legal Description

S 1/2 of Sec 33 Township 25 S Range 35 W

Parcel ID

047-178-33-0-00-00-002.00-0

2024 Taxes

\$6,503.40

Location

Tract 1 is conveniently located north of Road 70 and west of Road Y.

Soils & Topography

Tract 1 is characterized by highly productive Satanta-Vona Complex soils. The terrain is predominantly flat, with a minimal total elevation range of just 14.8 feet and an average slope of only 0.6%, ensuring efficient farm operations and excellent water distribution.

Natural Gas Well

A natural gas well is located on the property; however, please note that all mineral rights will be retained by the sellers.



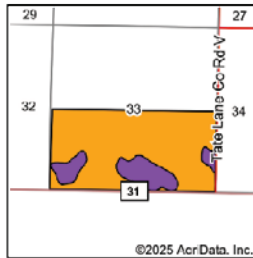
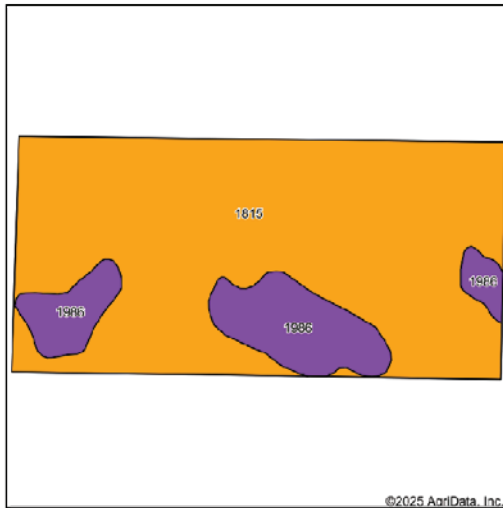
TRACT ONE (irrigation)

Water Right	Point of Diversion ID	Allocation	Location	AF Pumped/Year Avg for last 5 Years	Sprinkler Type / Well Type	Well Pumping Rate	Sprinkler Nozzled Rate
15584	66015	265AF	East Circle	166.14	Zimmatic 7 Tower / Natural Gas Motor	300 GPM	300 GPM
15584	77640	279AF	West Circle	201.48	Zimmatic 7 Tower / Natural Gas Motor	300 GPM	300 GPM



TRACT ONE (maps)

Soils Map

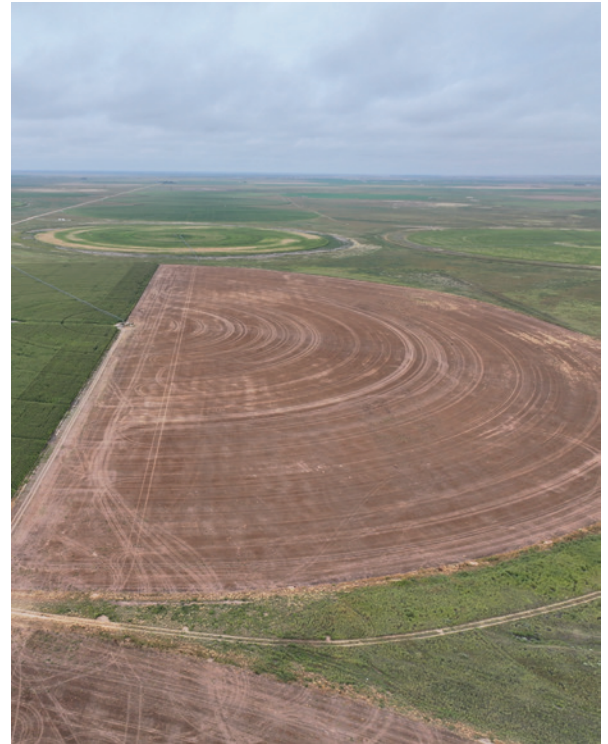


State: Kansas
County: Kearny
Location: 33-25S-35W
Township: Southside
Acres: 311.42
Date: 7/29/2025

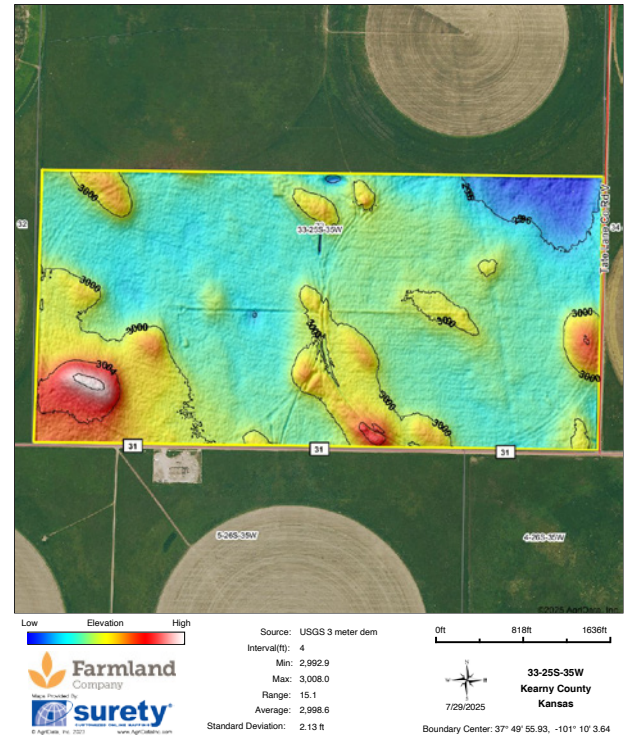
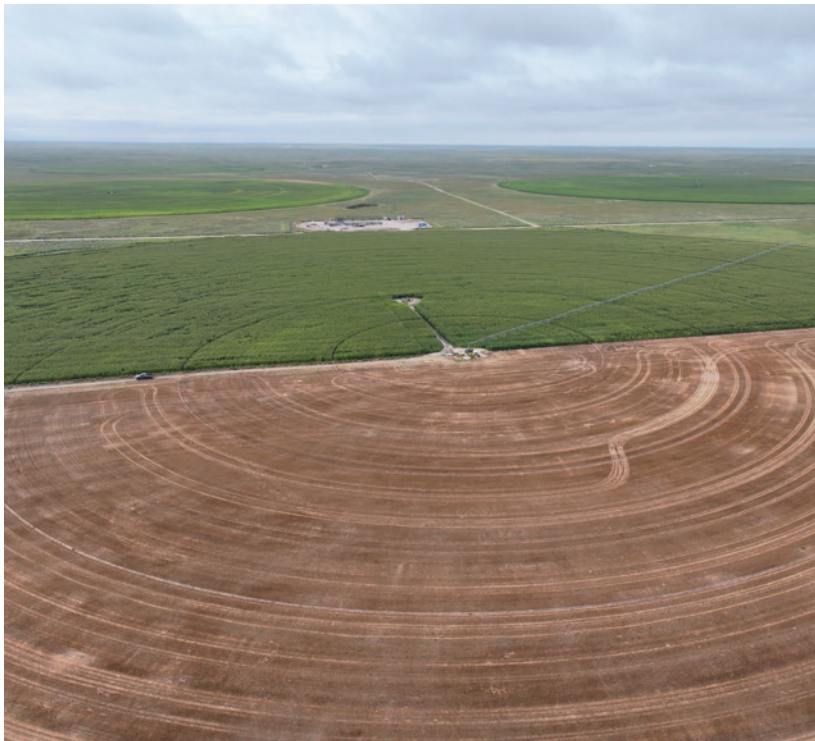


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	Winter wheat Bu	*n NCCPI Overall
1815	Salanta-Vona complex, 0 to 3 percent slopes	258.70	83.1%		Well drained	IIIe	IIIe	1795	13	43
1906	Valent-Vona loamy fine sands, 3 to 15 percent slopes	52.72	16.9%		Excessively drained	Vle	Vle	2020		24
Weighted Average						3.51	2.68	1833.1	10.8	*n 39.8

*n: The aggregation method is "Weighted Average using all components"
°c: Using Capabilities Class Dominant Condition Aggregation Method



Topography Hillshade



Exclusively Marketed by Rural Realty



TRACT TWO (158.77+/- Acres)

Brief Legal Description

Part of NE 1/4 of Sec 19 Township 27 S Range 36 W

Location & Access

This tract offers convenient access via County Road 4 and is situated south of County Road 4 and east of North Road S.

Soils & Topography

Tract 2 features predominantly fertile Richfield silt loam and Ulysses silt loam soils. The topography is mostly flat, with an elevation range of 23.9 feet and an average slope of 0.8%, ideal for various farming practices.

Base Acres & PLC Yield

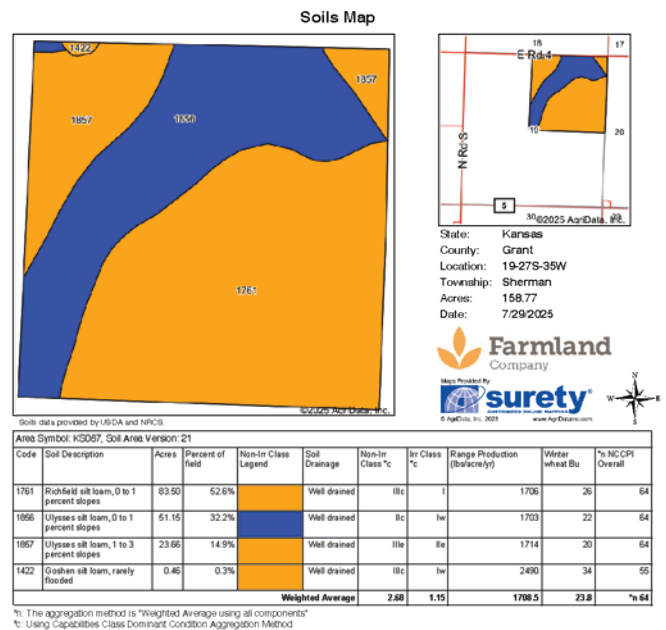
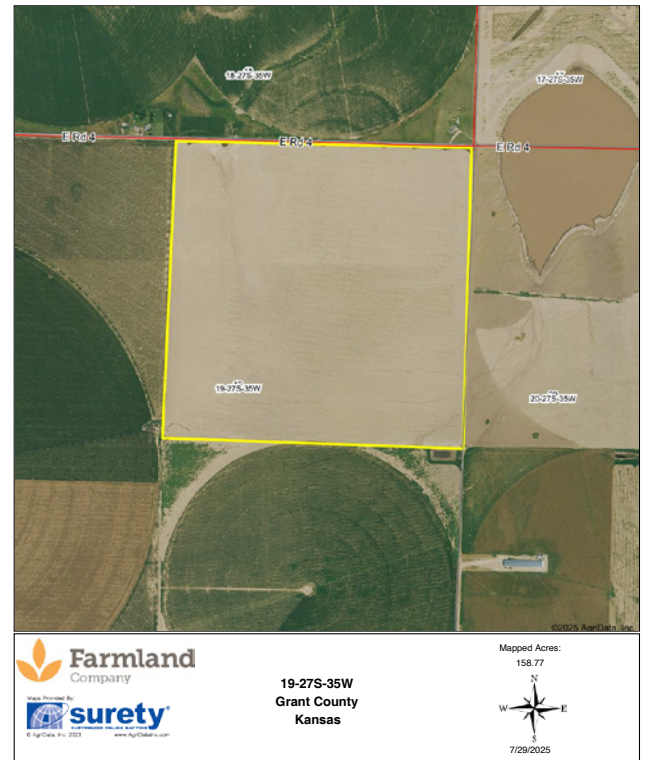
- Wheat: 106.55 Acres PLC Yield: 40
- Corn 9.28 Acres PLC Yield: 118
- Grain Sorghum Acres PLC Yield: 70

Parcel ID

0141900000001000

2024 Taxes

\$66.00



TRACT THREE (157.54+/- Acres)

Brief Legal Description

Part of SW 1/4 Sec 33 T 27 S R 35 W

Location & Access

This tract is found north of County Road 7 and east of County Road JJ.

Soils & Topography

Tract 3 features fertile Richfield silt loam and Ulysses silt loam soils. The topography is mostly flat, with an elevation range of 19 feet and an average slope of only 0.5%.

Base Acres & PLC Yield

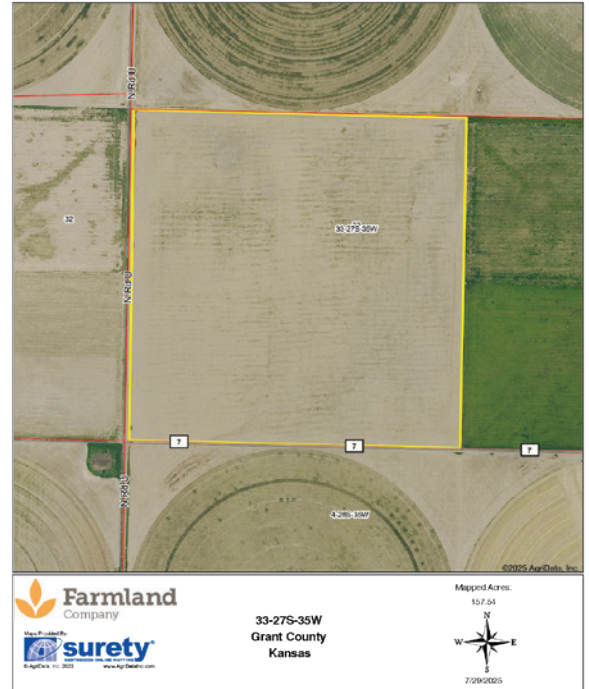
- Wheat: 105.90 Acres PLC Yield: 40
- Corn: 9.22 Acres PLC Yield: 118
- Grain Sorghum Acres: 3.49 PLC Yield 70

Parcel ID

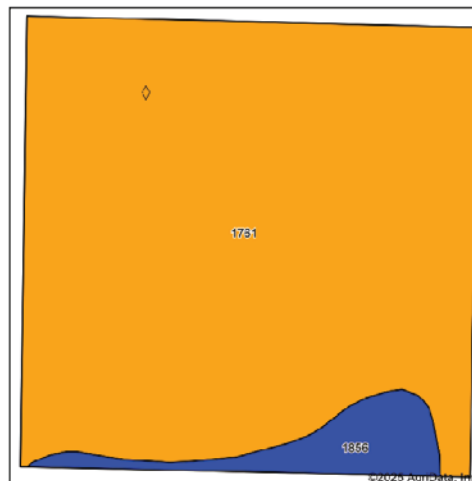
0183300000002000

2024 Taxes

\$56.00



Soils Map



State: **Kansas**
County: **Grant**
Location: **33-27S-35W**
Township: **Sherman**
Acres: **157.54**
Date: **7/29/2025**



Area Symbol: KSD67, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class °c	Irr Class °c	Range Production (bbs/acre/yr)	Winter wheat Bu	°n NCCPI Overall
1761	Richfield silt loam, 0 to 1 percent slopes	147.45	93.6%		Well drained	IIIc	I	1706	26	64
1856	Ulysses silt loam, 0 to 1 percent slopes	10.09	6.4%		Well drained	IIc	Iw	1703	22	64
Weighted Average						2.94	1.00	1705.8	25.7	°n 64

°n: The aggregation method is "Weighted Average using all components"
°c: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
◊	DEP Depression, closed	A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage. Typically, ___ to ___ acres.



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TRACT FOUR (462.78+/- Acres)

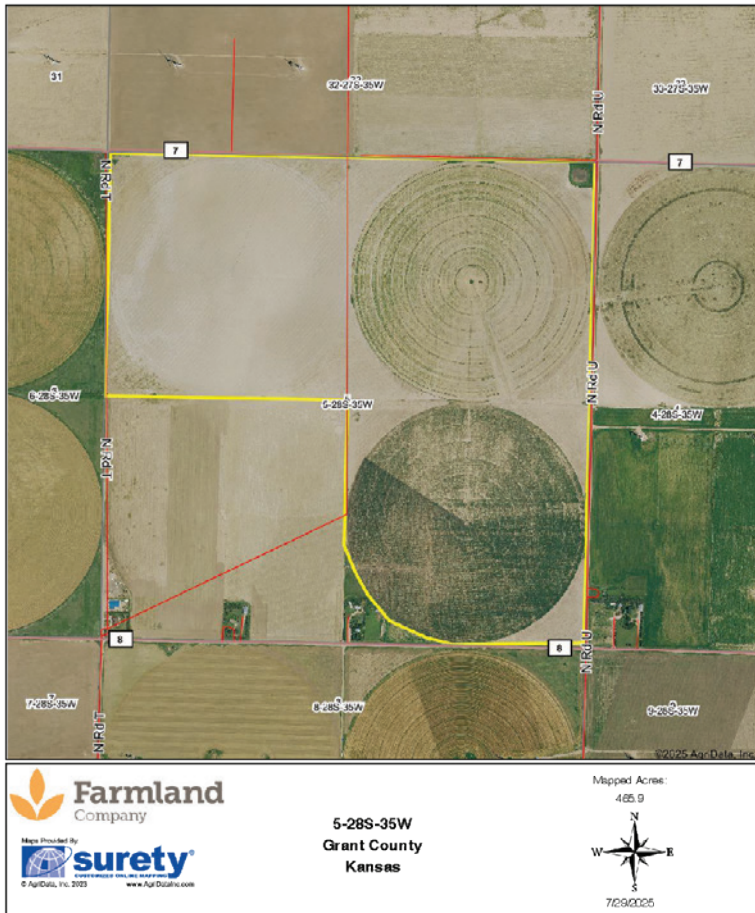
Irrigation Water Rights

Tract four is equipped with three 7-tower Zimmatic Center pivot irrigation systems. There are two wells on the property, the northwest well was observed pumping 300 gpm consistently in July. The southeast well was not pumping on date of inspection due to having adequate water from the northwest well. The sprinklers are efficiently equipped with 10 psi regulators and 8' spacing.

The northwest well and pump are fueled by natural gas and the southeast well is operated by an electric pump. The electric boxes for both pivots are modern and capable of remote operation, ensuring ease of management. This tract benefits from water right number 6015, with an allotment of 644 acre-feet of water. Records show historical pumping of 293.76 acre-feet of water per year over the last 5 years for water right 6015. There is a second water right 1343 that has an allotment of 320-acre feet.

Brief Legal Description

The N 1/2 and part of the SE 1/4 Sec 05 T 28S R 35 W



Parcel ID

083050000000100B, 083050000000100A, 083050000000100C

2024 Taxes

\$2,680.00

Location

This expansive tract is located west of North Road U, north of County Road 8, and west of North Road T.

Soils & Topography

Tract 1 is characterized by highly productive Satanta-Vona Complex soils. The terrain is predominantly flat, with a minimal total elevation range of just 14.8 feet and an average slope of only 0.6%, ensuring efficient farm operations and excellent water distribution.

Natural Gas Well

The soils on Tract 4 are primarily composed of productive Ulysses silt loam and Richfield Silt loam. The topography is largely flat, with a minimal elevation range of 12.4 feet and an average slope of 0.5%, supporting efficient farming operations.

Acreage Breakdown

- Total Acres: 462.78 +/- acres
- Dryland Acres: 87.78 +/- acres
- Irrigated Acres: 375.0 +/- acres

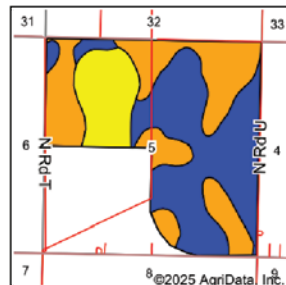
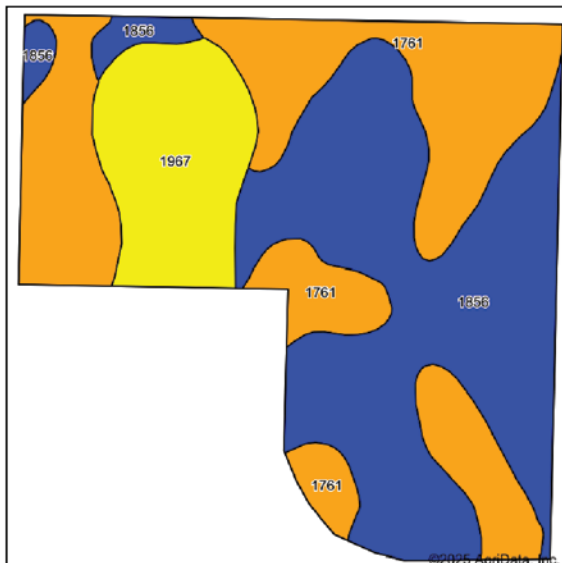
Base Acres & PLC Yield

- | | |
|-----------------------------|----------------|
| • Wheat: 108.99 Acres | PLC Yield: 64 |
| • Corn: 297.71 Acres | PLC Yield: 179 |
| • Grain Sorghum: 3.87 Acres | PLC Yield: 34 |
| • Barley: 2.68 Acres | PLC Yield: 31 |

TRACT FOUR (maps)

Water Rights Completely Overlapped	Point of Diversion ID	Allocation	Location	AF Pumped/Year Avg for last 5 Years	Sprinkler Type / Well Type	Well Pumping Rate	Sprinkler Nozzled Rate
6015	53756	637.90AF	N ½ (Overlapping onto the SE)	293.76	Two Zimmatic 7 Tower / Natural Gas Motor	300 GPM	300 GPM
1343	26717	320AF	SE ¼ (Overlapping onto the N1/2)	41.38	Zimmatic 7 Tower / Electric Motor	50 GPM	300 GPM

Soils Map



State: **Kansas**
 County: **Grant**
 Location: **5-28S-35W**
 Township: **Sherman**
 Acres: **465.9**
 Date: **7/29/2025**



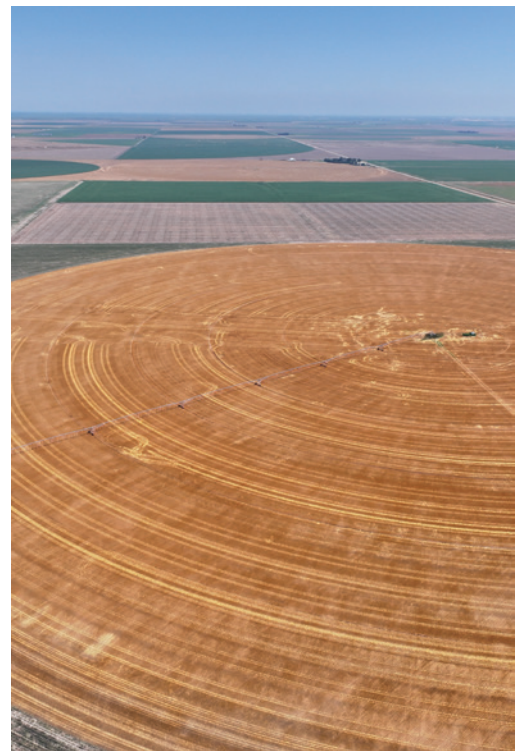
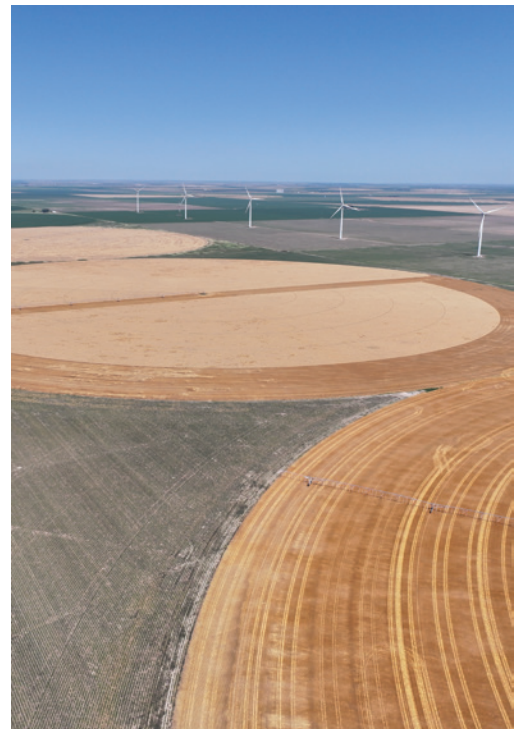
Soils data provided by USDA and NRCS.

Area Symbol: KS067, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Winter wheat Bu	*n NCCPI Overall
1856	Ulysses silt loam, 0 to 1 percent slopes	216.86	46.5%		Well drained	IIc	Iw	1703	22	64
1761	Richfield silt loam, 0 to 1 percent slopes	177.39	38.1%		Well drained	IIic	I	1706	26	64
1967	Buffalo Park-Ulysses silt loams, 1 to 3 percent slopes, eroded	71.65	15.4%		Well drained	Ive	Ile	1708		53
Weighted Average						2.69	1.15	1704.9	20.1	*n 62.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



TRACT FIVE (151.08+/- Acres)

Brief Legal Description

Part of the NW 1/4 Sec 10 Township 28 S R 35 W excluding the homestead.

Location & Access

This tract offers convenient access located south of County Road 8 and east of North Road V.

Soils & Topography

Tract 5 features fertile Ulysses silt loam and Richfield silt loam soils. The topography is mostly flat, with an elevation range of 30.9 feet and an average slope of 0.8%..

Base Acres & PLC Yield

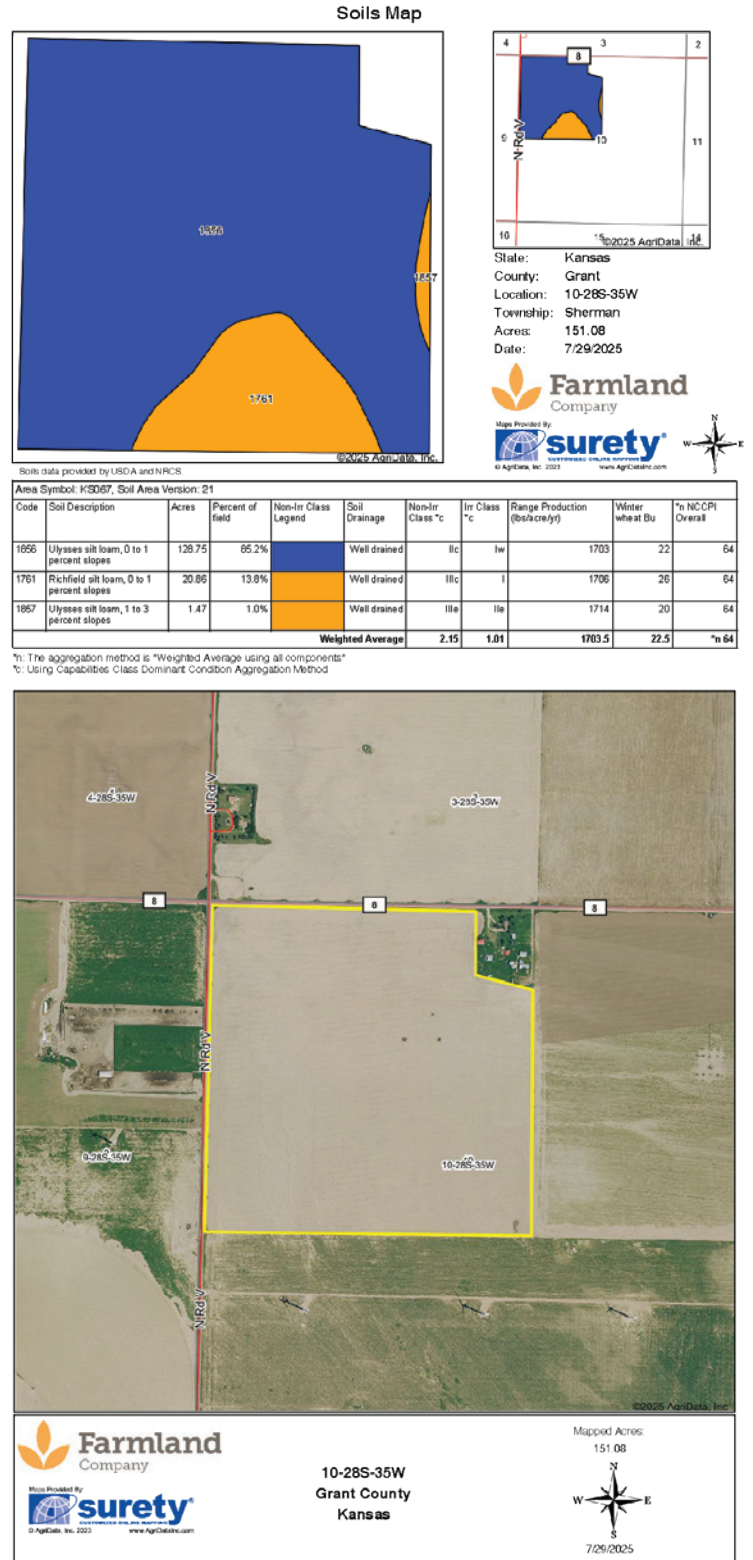
- Wheat: 100.24 Acres PLC: 40
- Corn: 8.72 Acres PLC Yield: 118
- Grain Sorghum: 3.30 Acres PLC Yield: 70

Parcel ID

082100000000100B

2024 Taxes

\$941.00 (includes taxes attributable to homesite that will be adjusted after sale.)



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TRACT SIX (318.59+/- Acres)



Brief Legal Description

The NE 1/4 of Sec 10 and the NW 1/4 Sec 11
Township 28 S R 35W

Location & Access

Road access is conveniently provided by County Road 8, located to the south of the property.

Soils & Topography

This tract is predominantly comprised of productive Ulysses silt loam and Richfield Silt loam soils. The topography varies, with the western quarter exhibiting a slightly more pronounced elevation change of 30.9 feet and an average slope of 0.8%, while the eastern

Natural Gas Well

A natural gas well is located on the property; however, please note that all mineral rights will be retained by the sellers.

Base Acres & PLC Yield

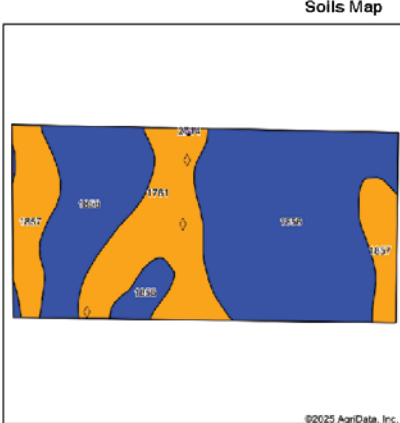
- Wheat: 212.73 Acres PLC Yield: 40
- Corn: 18.51 Acres PLC Yield: 118
- Grain Sorghum: 7.01 Acres PLC Yield: 70

Parcel ID

082100000000100A, 0811100000002000

2024 Taxes

\$189.00



State: Kansas
County: Grant
Location: 10-28S-35W
Township: Sherman
Acres: 318.4
Date: 7/29/2025



Data provided by USDA and NRCS

Area Symbol: K9007, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Water Table	Soil Drainage	Non-ir Class %	ir Class %	Range Production (bu./acre/yr)	Winter wheat Bu	% MCCPI Overall
1856	Ulysses silt loam, 0 to 1 percent slopes	211.69	66.3%		> 6.58	Well drained	IIIc	Iw	1703	22	64
1781	Richfield silt loam, 0 to 1 percent slopes	61.41	19.2%		> 6.58	Well drained	IIIc	I	1708	28	64
1857	Ulysses silt loam, 1 to 3 percent slopes	48.01	14.4%		> 6.58	Well drained	IIIe	Ite	1714	20	64
2714	Neos silt loam, 0 to 1 percent slopes, occasionally ponded	0.30	0.1%		04	Poorly drained	IIIw	IIIw	2000		31
		Weighted Average					2.34	1.16	1786.4	22.6	64

%: The aggregation method is "Weighted Average using all components"

%: Using Capabilities Class Dominant Condition Aggregation Method

Symbol	Name	Description
DEP	Depression, closed	A shallow, saucer-shaped area that is slightly lower on the landscape than the surrounding area and that does not have a natural outlet for surface drainage. Typically, to acres.



Exclusively Marketed by Rural Realty



TRACT SEVEN (315.65+/- Acres)

Brief Legal Description

Part of the N 1/2 of Sec 15 T 28S R 35W excluding the residence.

Location & Access

Access to this tract is provided by North Road V, which forms its western boundary.

Soils & Topography

The primary soils on Tract 7 are fertile Richfield silt loam and Ulysses silt loam. The topography varies across the tract; the eastern quarter is mostly flat with a 13.3-foot elevation range and a 0.4% slope, while the western quarter has a 26.9-foot elevation range and a 0.8% slope.

Base Acres & PLC Yield

- Wheat: 212.14 Acres PLC Yield: 40
- Corn: 18.46 Acres PLC: 118
- GrainSorghum: 6.98 Acres PLC Yield: 70

Parcel ID

085150000000100A

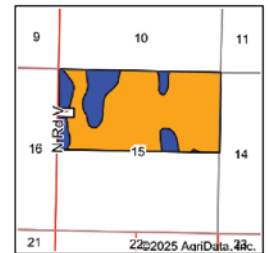
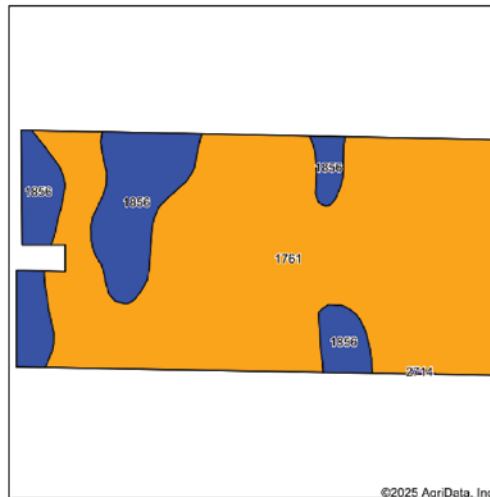
085150000000100B

2024 Taxes

\$131.00



Soils Map



State: Kansas
County: Grant
Location: 15-28S-35W
Township: Sherman
Acres: 315.65
Date: 7/29/2025



Area Symbol: K9067, Soil Area Version: 21											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Soil Drainage	Non-Irr Class °c	Irr Class °c	Range Production (lbs/ac/yr)	Winter wheat Bu	% NCCPI Overall
1761	Richfield silt loam, 0 to 1 percent slopes	250.70	79.4%		> 6.5ft.	Well drained	IIIc	I	1706	26	64
1856	Ulysses silt loam, 0 to 1 percent slopes	64.68	20.5%		> 6.5ft.	Well drained	IIc	IIr	1703	22	64
2714	Ness silty clay loam, 0 to 1 percent slopes, occasionally ponded	0.27	0.1%		0ft.	Poorly drained	VIIw	VIIw	2000		31
Weighted Average							2.80	1.00	1705.6	25.2	%n 64

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method



Exclusively Marketed by Rural Realty



TRACT EIGHT (143.56+/- Acres)

Brief Legal Description

Part of the NE 1/4 of Sec 14 T 28S R35W
excluding the two residences.

Location & Access

Access is conveniently provided by North Road X, which borders the eastern side of the property.

Soils & Topography

Tract 8 is primarily composed of productive Ulysses silt loam and Richfield silt loam soils. The elevation is 24.9 feet with an average slope of 0.7%.

Base Acres & PLC Yield

- Wheat: 96.51 Acres PLC Yield: 40
- Corn: 8.40 Acres PLC Yield: 118
- Grain Sorghum 3.18 Acres PLC Yield: 70

Parcel ID

0861400000001010

2024 Taxes

\$59.00

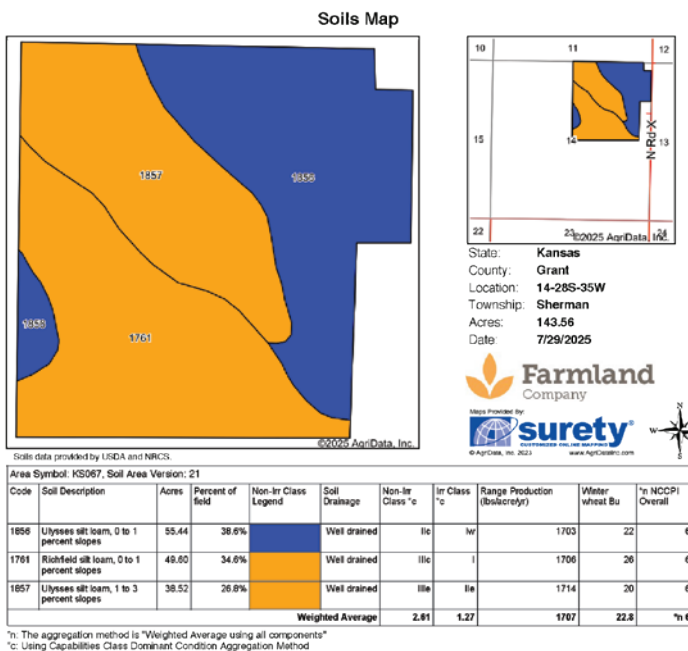


Farmland
Company

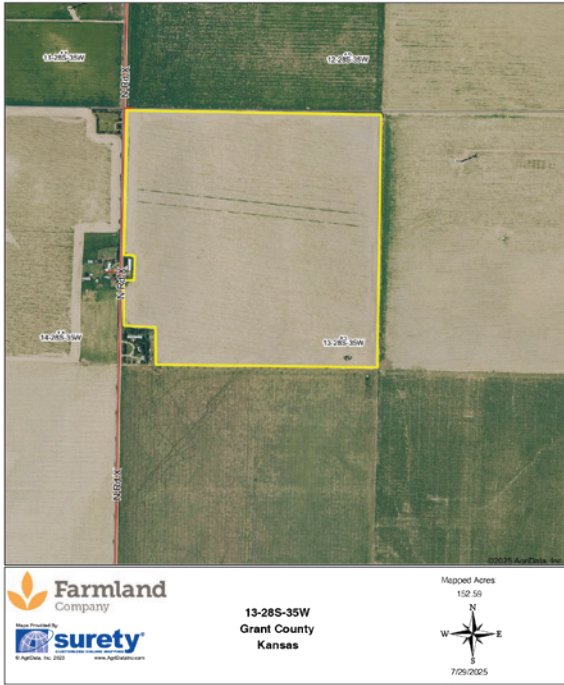
Tract Provided By
surety
© AgriData, Inc. 2023 www.AgrData.com

14-28S-35W
Grant County
Kansas

Mapped Acres
143.56
N
W
E
S
7/29/2025



TRACT NINE (152.59+/- Acres)



Brief Legal Description

Part of the NW 1/4 Sec 13 Township 28S Range 35 W excluding the homesites.

Location & Access

This tract benefits from excellent access via North Road X on its western boundary and County Road 9 on its northern side.

Soils & Topography

Tract 9 features fertile Ulysses silt loam and Richfield silt loam soils. The topography is largely flat, with an elevation range of 20 feet and an average slope of 0.5%, ideal for agricultural production.

Base Acres & PLC Yield

- Wheat: 102.52 Acres PLC Yield: 40
- Corn: 8.92 Acres PLC Yield: 118
- Grain Sorghum: 3.38 Acres PLC Yield: 70

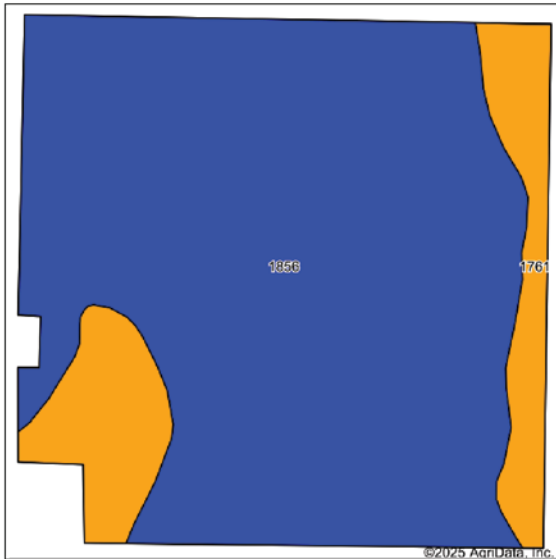
2024 Taxes

\$64.00

Parcel ID

0861300000002010

Soils Map



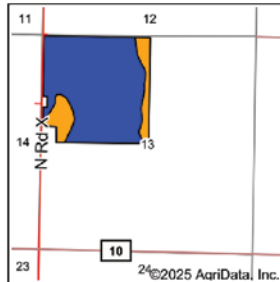
Soils data provided by USDA and NRCS.

Area Symbol: KS067, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	Winter wheat Bu	*n NCCPI Overall
1856	Ulysses silt loam, 0 to 1 percent slopes	128.73	84.4%		Well drained	IIc	Iw	1703	22	64
1781	Richfield silt loam, 0 to 1 percent slopes	23.86	15.6%		Well drained	IIc	I	1706	26	64
Weighted Average						2.16	1.00	1703.5	22.6	*n 64

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Exclusively Marketed by Rural Realty



TRACT TEN (156.49+/- Acres)

Brief Legal Description

The NW 1/4 of Sec 18 T 30S R37W.

Location & Access

Access to this tract is provided by County Road 21, located on its northern boundary.

Soils & Topography

Tract 10 features productive Richfield silt loam and Ulysses silt loam soils. The topography is exceptionally flat, with a minimal elevation range of only 9.5 feet and a gentle 0.3% slope, presenting optimal conditions for cultivation.

Base Acres & PLC Yield

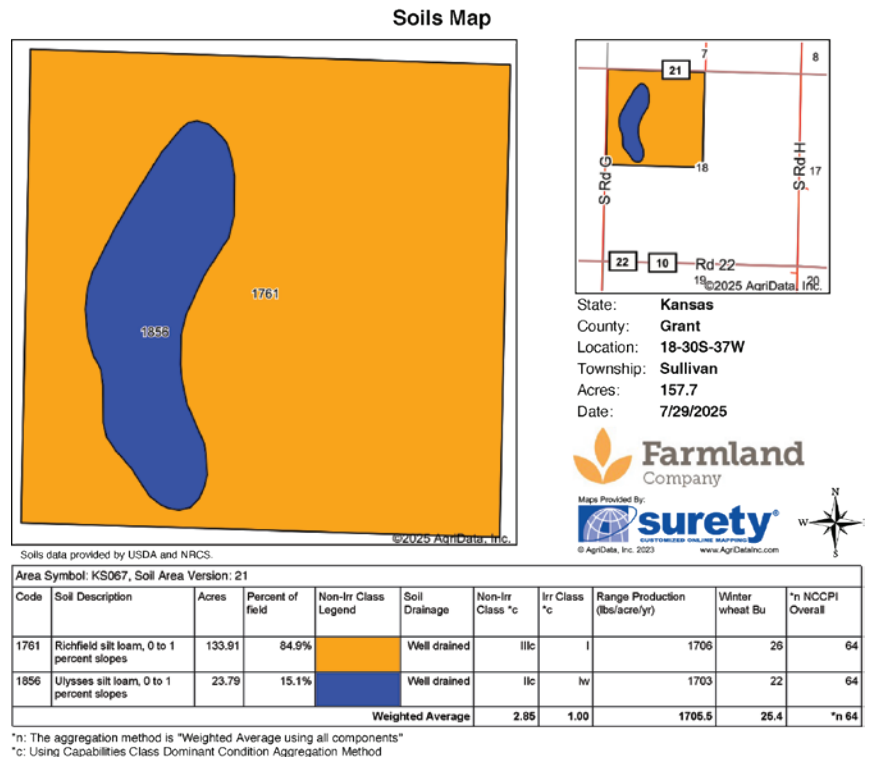
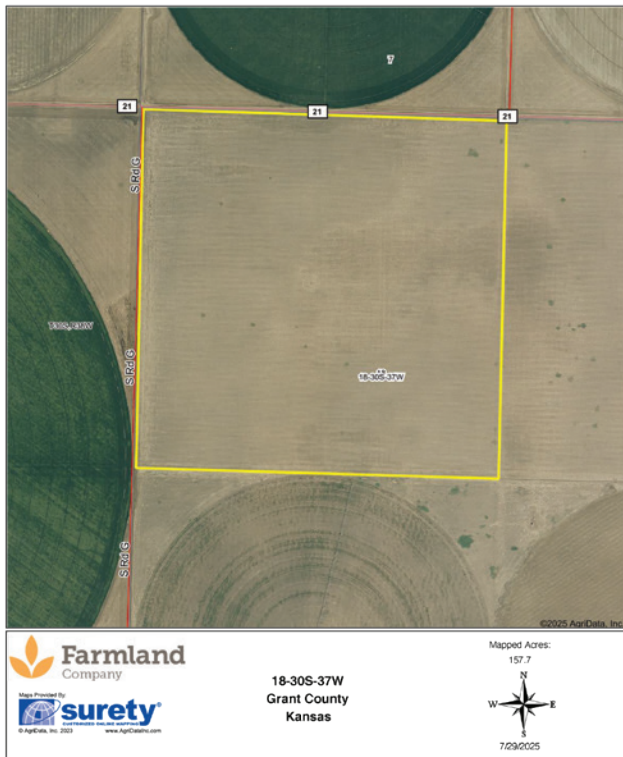
- Wheat: 105.15 Acres PLC Yield: 40
- Corn: 9.15 Acres PLC Yield: 118
- Grain Sorghum: 3.46 Acres PLC Yield: 70

Parcel ID

144180000000100B

2024 Taxes

\$122.39



Exclusively Marketed by Rural Realty



TRACT ELEVEN (156.49+/- Acres)

Brief Legal Description

The NE 1/4 of Sec 18 Township 30S Range 35 W.

Location & Access

Access to this tract is provided by County Road 21 on its northern boundary.

Soils & Topography

Tract 11 is composed of fertile Ulysses silt loam and Richfield silt loam soils. The topography is very flat, with an elevation range of just 9.9 feet and a gentle 0.3% slope, ensuring excellent conditions for agricultural operations.

Base Acres & PLC Yield

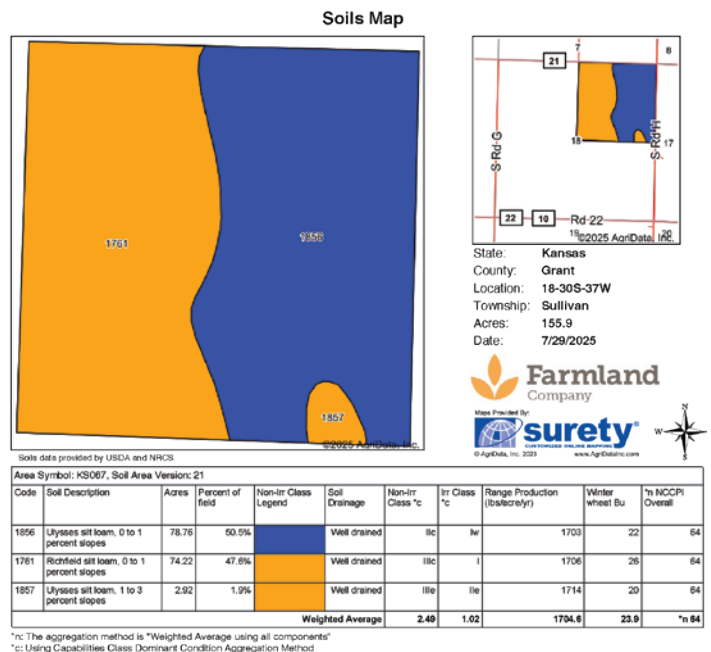
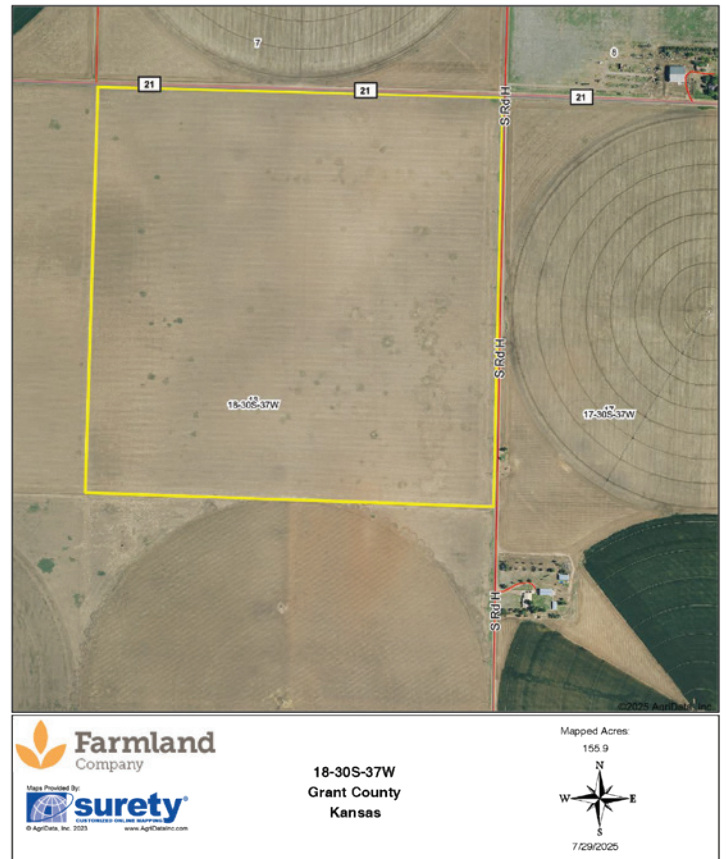
- Wheat: 105.156 Acres PLC Yield: 40
- Corn: 9.15 Acres PLC Yield: 118
- Grain Sorghum: 3.46 Acres PLC Yield: 70

Parcel ID

144180000000100A

2024 Taxes

\$121.58



Online Auction Terms and Conditions

PROCEDURE: This is an Online Only Auction for 2,483.27 more or less acres in Grant & Kearny Counties in KS. The 2,483.27 more or less acres will be offered in eleven (11) individual tracts. Online bidding will take place beginning at 10:00 am CDT Monday, November 3rd, 2025, and will "soft close" at 10:00 am CDT Thursday, November 6th, 2025. At 9:55 am CDT on Thursday, November 6th, 2025, bidding will continue in five-minute increments until five minutes have passed with no new bids. Rural Realty Agents will be at the Lawson Room of the Civic Center in Ulysses, KS on Thursday November 6th, from 8:00 am until the conclusion of the online auction. Please come during the scheduled time to discuss the property. Rural Realty will be there to assist any buyers with the online bidder registration process. Bidders do not have to be present to bid online, however, you are required to be available by phone.

BIDDER QUALIFICATION: YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Potential bidders must be approved to bid online. Go to www.auction.ruralrealtyco.com and CREATE AN ACCOUNT, if you do not currently have an account. Then ENTER the AUCTION and REQUEST APPROVAL to bid. You must be approved by Rural Realty, Inc. before you can bid. You must agree to the auction terms and conditions during the registration process.

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a purchase agreement within two (2) hours of the close of the auction. All final bid prices are subject to the Seller's approval or rejection.

EARNEST PAYMENT: Ten percent (10%) earnest payment upon signing a purchase agreement. The earnest payment may be paid in the form of personal check, business check, cashier's check, or wire transfer. The remainder of the purchase price is payable in cash at closing.

REAL ESTATE TAXES AND ASSESSMENTS: 2024 and prior years taxes paid by Seller. The 2025 taxes will be prorated to the closing date. All future taxes will be the responsibility of the Buyer.

CROPS: Growing Crops for the fall will stay with the Seller/Tenant. Any Wheat planted to be harvested in the summer of 2026, the Sellers share will go with the buyer. Tenant share will stay with the Tenant.

IRRIGATION EQUIPMENT: All irrigation equipment on each Tract will be sold with the Tract.

WATER RIGHTS: Water rights associated with each Tract will follow the land.

CLOSING: Will take place on or before December 6th, 2025, or as soon as possible.

CLOSING EXPENSES: Seller shall be responsible for the costs of preparing the Deed. Buyer shall be responsible for the filing fees for purposes of recording the Deed. Closing agent fee shall be divided equally between the Seller and Buyer. Frazee Abstract & Title, Inc. will be the closing agent.

POSSESSION: Possession for open ground will take place at closing. Possession for ground planted to winter wheat will take place after the Wheat is harvest in the Summer of 2026 or on August 1st, 2026, whichever comes first.

CONVEYANCE INSTRUMENT: Seller shall execute a Special Warranty Deed (and Bill of Sale if personal property is included) transferring and conveying said property to Buyer(s), free and clear of all liens and encumbrances except easements or restrictions visible or of record.

TITLE: Seller shall provide an Owner's Policy of Title Insurance as evidence of marketable title. The cost of the owner's title policy and escrow fee shall be divided equally between the Seller and Buyer. Buyer will be responsible for all expenses related to acquiring a mortgagee's title policy, if required.

PROPERTY CONDITION: Property to be sold AS IS-WHERE IS and no warranty or representation, either express or implied, will be given to any bidder or Buyer. Buyer shall release Seller of any and all liability.

EASEMENTS AND LEASES: Sale of the property is subject to any and all easements of record and any and all leases.

SURVEY: No survey will be provided by the Seller.

MINERAL RIGHTS: All mineral rights will be reserved by the Seller(s).

AGENCY: Rural Realty, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the promotion and advertisement of the auction is believed to be accurate but is subject to verification by all parties relying on it. No liability for accuracy, errors, or omissions is assumed by the seller, the broker, the auction company, or any of their respective representatives. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Bidders should complete this due diligence prior to bidding on this auction. Increments of bidding are at the direction and discretion of the auction company. The seller, broker, and auction company reserve the right to preclude any person from bidding, if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final. Online bidding will be available on our website for this Auction. If you need assistance in registering to bid on our website, please call our Supervising Broker Alec Horton at 620-214-2417. In accepting the terms and conditions for the use of our website, you agree to not hold Rural Realty, Inc., our affiliates, or our representatives responsible or liable for the functionality of the bidding platform. Problems in placing bids on the online bidding platform could be caused by internet connections, human error, wireless connections, etc. If you have trouble placing your online bid, immediately call Alec Horton at 620-214-2417 for assistance in placing your bid.

SELLERS: Dew Farms, Inc.



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