

Private Auction

160 Acres

Expired CRP & Producing Minerals

Stevens County, Kansas

13.5 East & 11 South of Hugoton



Bidding will not end prior to **August 20, 2024**



Faulkner
REAL ESTATE, INC



Call Broker: **Chris Faulkner 620-575-6555**
Learn the high bid & bid by phone: 620-356-5808
More information at: www.faulknerrealestate.com

Bidding will not end prior to **August 20, 2024**

Directions: From Hugoton, Kansas; 13 miles east to Woods, then 11 miles south on RD 26 to RD B & 1/2 east to the NW corner. (Signs posted)

Legal Description: All of Seller's Surface and oil, gas and other Mineral Rights in, and underlying, the Northeast Quarter (NE/4) of Section 14-35-35, Stevens County, Kansas. **Acres:** 160+/-

Tenant: None.

Real Estate Taxes: \$182.56

Royalty Taxes: \$571.10

Minerals: All of Seller's interest included.

Mineral Income: **2022 1099:** \$14,745.18
2023 1099: \$14,050.56

Mineral Production: see tables below.

Crops: 142.99 acres expired CRP, balance grass.

Possession: Upon closing.

Soils: Approximately 41% Dalhart loamy fine sand 3-5% slope, 26% Dalhart & Vorhees soils 1-3% slope, 26% Eva-Optima complex 5-15% slope and similar.

Mineral income note: Buyer shall receive possession at Closing and shall be entitled to all royalty check for production after September 30, 2024. In the event Seller receives royalty checks for production after September 30, 2024, Seller shall remit such proceeds to Buyer and furnish Buyer a copy of the royalty disbursement statement.

Section 14-35-35, STEVENS CO Well Production

Owner's Int: .011915

Working Int: .875

Well: Roy F Grant #1-14

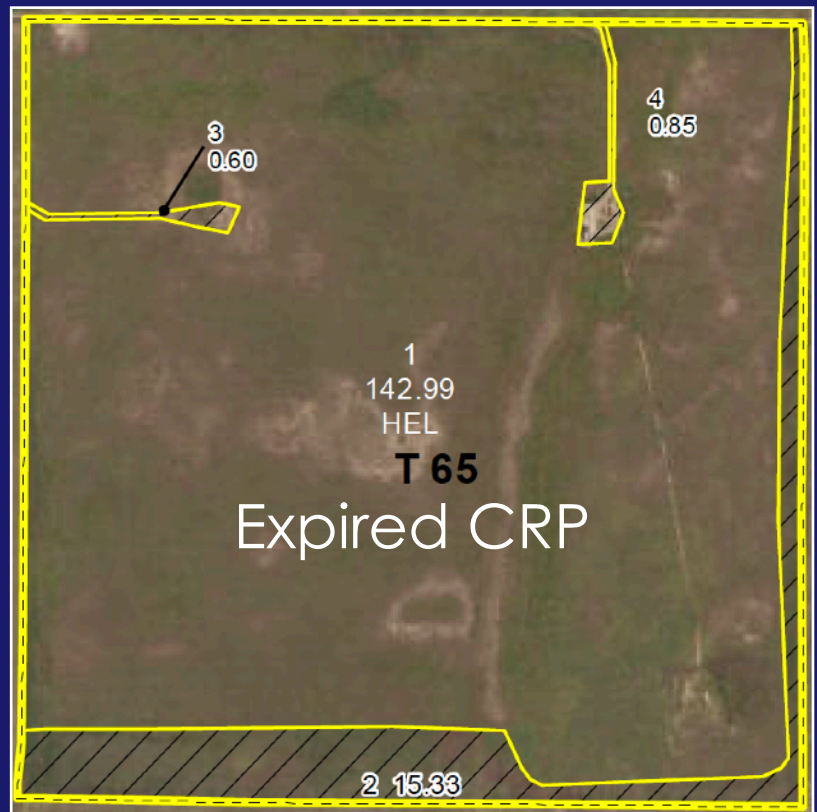
Well: Roy F Grant #3-14

Year	Prod. (Mcf)
2019	9,383
2020	9,754
2021	9,013
2022	8,919
2023	8,468

Year	Prod. (Mcf)
2019	3,089
2020	2,801
2021	2,832
2022	1,917
2023	2,776

Well: Marion 1-14

Year	Prod. (Cond. BBLs)	Prod. (Mcf)
2019	376	10,731
2020	0	6,703
2021	303	3,667
2022	153	7,657
2023	440	0



READ THESE IMPORTANT TERMS & BID ACCORDINGLY: Selling by *Private Auction* through Mark Faulkner, Broker, Faulkner Real Estate, Inc. Broker represents Seller as Seller's agent and shall treat the Buyer as a customer. A customer is a party to a transaction with whom Broker has no agency relationship. Successful bidder will sign contract and deposit 10% earnest money with **American Title & Abstract Specialists**, as escrow and closing agent. Seller and Buyer will split the cost of title insurance and closing fee. Real Estate taxes will be prorated to the date of closing. Final sales price will be figured on the acreage published regardless of actual acreage. Buyer to verify accuracy of acreage and bid accordingly. Settlement will occur on or before **Thursday, September 26, 2024**. **Announcements during sale take precedence over published information.** Selling subject to owner confirmation. Bidders will be confidential until bidding is closed. Bidding is not subject to financing. Buyers are to have financing arranged prior to bidding. NOTE: All information is from sources deemed reliable but is not guaranteed. Prospective buyers are urged to INSPECT all properties prior to bidding and to satisfy themselves as to condition, well performance, noxious weeds, acreages, lease terms, etc. Property sells "AS-IS" and subject to easements, covenants, CRP contracts and reservations, if any, now existing against said property. NO WARRANTIES are either expressed or implied by Seller or Faulkner Real Estate, Inc.