

Property Packet



Dockers & Associates
Real Estate & Auction



ONLINE AUCTION

160+/- ACRES IN ELK CITY, KANSAS

3 BEDROOM / 2 BATH CONVERTED BARN INTO A MODERN HOME

3086 SADDLE ROAD, ELK CITY, KANSAS 67344

BIDDING BEGINS AUGUST 1, 2024

BIDDING ENDS AUGUST 10, 2024

Subject to seller approval. Seller has authorized the listing brokerage firm to submit any offers to seller prior to auction. In the event an offer is accepted, brokerage will withdraw the property and cancel the auction. Seller reserves the right to not accept an offer.

Agent Information

Steve Dockers	316-409-2512
Tammy Knowlton	316-993-3132

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Prime 159-Acre Agriculture and Hunting Land for Sale in Kansas

Property Overview:

Welcome to a rare opportunity to own 159 acres of versatile agriculture and prime hunting land in one of Kansas' most sought-after areas for big buck hunting. This property is a paradise for outdoor enthusiasts, featuring abundant wildlife, excellent fishing, and a comfortable living space.

Key Features:

- **Land Size:** 159 acres of prime agricultural and hunting land.
- **Wildlife:** Exceptional hunting opportunities for deer, turkey, dove, quail and water fowl.
- **Ponds:** Three ponds on the property, previously stocked with bluegill, crappie, and largemouth bass. Ponds have been reworked and deepened during the drought.
- **Habitat:** 12 acres of native grass and switchgrass, recently planted along with 9 acres of corn and 2.5 acres of sunflowers.
- **Pasture:** Cross-fenced sections for livestock, including 5 separate holdings.
- **Oil and Gas Lease:** Generates modest monthly and annual income.
- **Converted Barn Home:** In 2022, the barn was transformed into a modern 3-bedroom, 2-bath home, equipped with ductless mini-split heating and cooling systems.
- **RV Hookup and Storage:** Barn is wired for 50amp RV service, and a shipping container on the property is fitted with electrical and lighting.

Additional Details:

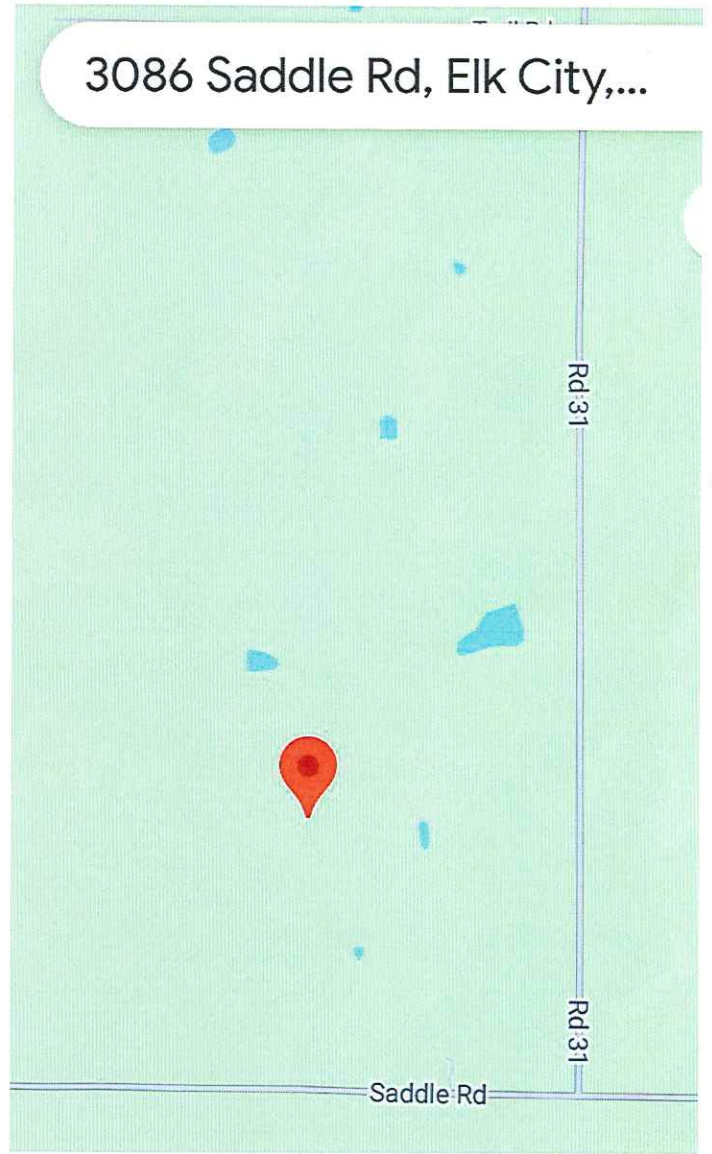
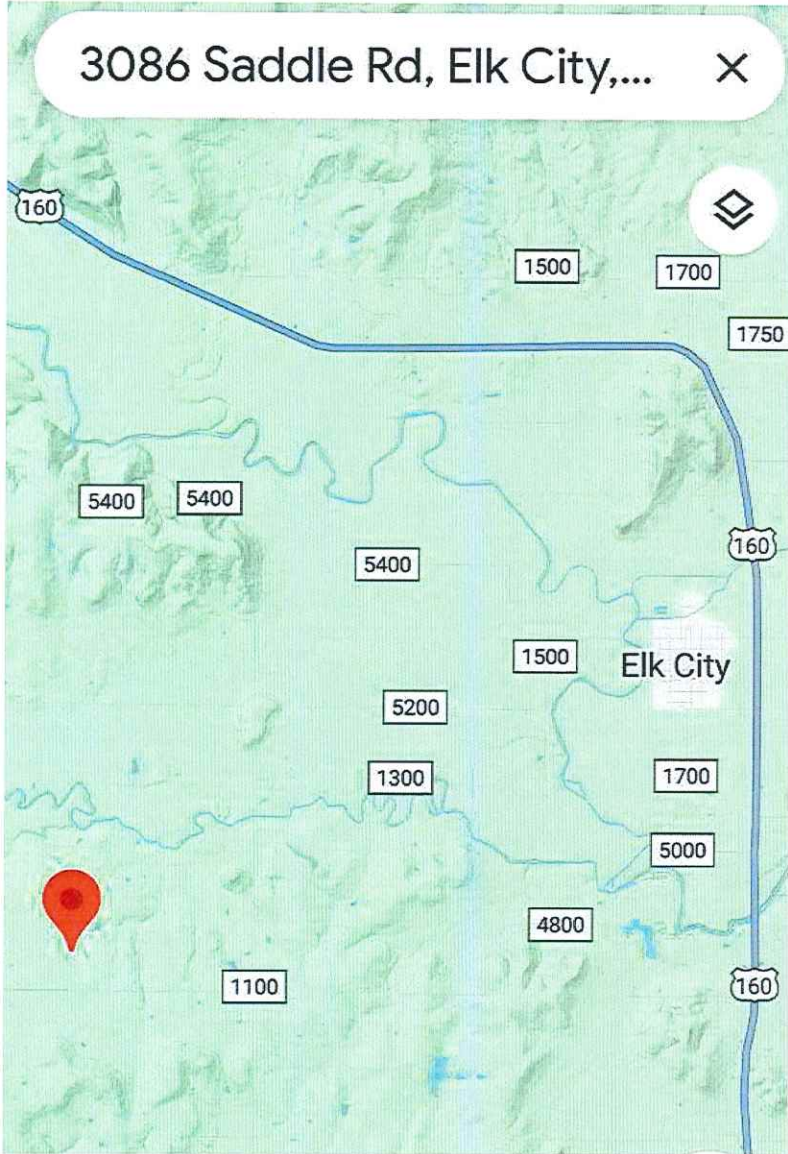
- **Fishing:** Ponds have been expanded and deepened to improve fish habitats.
- **Wildlife Management:** Carefully managed to enhance hunting opportunities and support healthy wildlife populations. High populations of deer with good genetics and relatively light hunting pressure in the area. The large pond literally fills up with ducks/geese in the fall. Good turkey numbers in the area as well.
- **Income Potential:** Benefit from the oil and gas lease as well as potential agricultural and hunting leases.
- **Location:** This area of Kansas is renowned for its big buck hunting, making it a coveted spot for hunters and outdoor enthusiasts.

Summary:

This property offers an elite opportunity to own a piece of Kansas' best hunting land, combined with the versatility of agriculture and comfortable living accommodations. Whether you are a hunter, farmer, or simply someone looking to enjoy the natural beauty and tranquility of rural Kansas, this 159-acre property provides it all. Don't miss your chance to own this exceptional piece of land.

Contact us today for more details or to schedule a viewing!

Property Address:	3086 Saddle Rd, Elk City, KS 67344
Manner of Auction:	Online. Subject to seller approval. Seller has authorized the listing brokerage firm to submit any offers to Seller prior to auction. In the event an offer is accepted, the brokerage will withdraw the property and cancel the auction.
Legal Description:	Sec-16 Twp-32 Rng-13E S16, T32, R13E, ACRES 159.0, SE4 LESS ROW
Directions to the property:	From Elk City Kansas, highway 160, take Montgomery County Rd 5250 West, to 1500 South, Union/5200 West to County Rd 31 South to Saddle, West to property.
Buyer's Premium:	Total purchase price will include a 10% Buyer's Premium or \$20,000.00/minimum, whichever is greater will be added to the final bid.
Open Houses:	August 4 th , 2024 2-4 pm
Tax Information:	2024 tax will be prorated between Seller and Buyer based on 2023 taxes of \$1,179.32.
Minerals:	Are believed to be intact and transfer with the buyer.
Easements:	Buyer accepts any and all easements, restrictions, roadways and rights-of-way of record. There is currently an Oil lease and Gas Lease that pay a modest monthly and yearly amount.
Earnest Money:	\$30,000 payable to Kansas Secured Title in the form of personal, business, cashier's check or wire the day after the auction end and will be applied to purchase at closing. Earnest money deposits are non-refundable. Your bidding is not conditional upon financing.
Closing:	Seller prefers to close September 30 th , 2024 but is negotiable.
Possession:	September 30 th , 2024 or closing earlier with seller possession post-closing.
Broker Registration:	A 3% commission will be paid to qualified, licensed Kansas real estate brokers whose prospects are the successful bidders at the auction at close on the property. Broker Registration Form must be received before Buyer bids and by 24 hours prior to the last day of auction. NO exceptions. See Broker Registration Form for more details.



186 Saddle Rd., Elk City, KS



Chautauqua County Tax

7

2023 Real Estate Tax Statement # 6222

Tax ID 2023 1-SC0141-EX

COUNTY TREASURER AMY GOODE
215 N CHAUTAUQUA
SEDAN KS 67361
(620) 725-5810

ASSESSMENT CLASS	LAND	IMPROVEMENT	LEVY	TAX
A	3,456	4,475	148.696	1,179.32
Total Val			Tax	1,179.32

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TRUTH MINISTRIES INC

PAYMENT INSTRUCTIONS
1ST HALF DUE BY DEC 20TH, 2023 AND 2ND HALF DUE BY MAY 10TH, 2024. INTEREST WILL APPLY AFTER DUE DATES
QUESTIONS ABOUT YOUR PROPERTY VALUE CALL COUNTY APPRAISER 620-725-5820

PROPERTY INFORMATION
TAX UNIT 015 Twp-SALT CREEK TWP USD 283 CAMA # 015-16-0-00-00-001.00-0 Acres-159.00 Sec-16 Twp-32 Rng-13E S16 , T32 , R13E , ACRES 159.0 , SE4 LESS ROW Prop Addr: 3086 SADDLE RD 67344

DISTRIBUTION OF TAX	TAX AMT
USD 283 GENERAL	158.62
USD 283 OTHER	288.95
STATE OF KANSAS	11.90
CHAUTAUQUA COUNTY	624.96
AMBULANCE #2	40.56
FIRE DISTRICT #6	14.86
CEMETERY #6	10.37
SEK LIBRARY	11.80
EXTENSION DISTRICT #8	17.30
TOTAL TAX DUE	1,179.32
Paid as of 12/01/2023	1,179.32
Paid in Full	

Please remit appropriate payment stub with payment

CHAUTAUQUA COUNTY
FULL PAYMENT
DUE 12/20/2023

STATEMENT # 6222

Full Amt .00

Tax ID # 2023 1-SC0141-EX

TRUTH MINISTRIES INC
Prop Addr: 3086 SADDLE RD 67344



Property Details for PID: 0100151600000001000

Shareable link to Property Information : <https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0100151600000001000>

Shareable link to Map: <https://www.kansasgis.org/orka/permalink.cfm?parcelid=0100151600000001000>

QuickRef ID : R84

Owner Name : TRUTH MINISTRIES INC

Location: 3086 SADDLE RD, Elk City, KS 67344

Abbreviated Boundary Description: S16 , T32 , R13E , ACRES 159.0 , SE4 LESS ROW

Owner Information:

Owner TRUTH MINISTRIES INC

Property Information:

Type Agricultural Use

Status Active

Taxing Unit 015

Neighborhood Code 900.0

No Secondary Address Details found

Market Land Details:

Actual Width:	0
Eff. Width	0
Eff. Depth	0
Acres	0
Square Feet	0

No Permit Details found

Deed Book Page Details

Book	Page
191	775
191	008

Additional Deed Book Page Details

Deed Book/Page 101 /108 100 /22 98 /863 92 /286

Value Details

Current Final Value (Agricultural) Year	2024
Land	\$11,540.00
Building	\$20,440.00

	Total	\$31,980.00
	Year	2023
Current Final Value (Agricultural)	Land	\$11,520.00
	Building	\$17,900.00
	Total	\$29,420.00

No Dwelling Details found

No Manufactured Home Details found

No Additional Dwelling Details found

No Other Improvements found

No Commercial Building Details found

No Commercial Building Section Details found

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
Native Grass - NG	60.00	8733		
Native Grass - NG	21.00	8747		
Native Grass - NG	0.50	6951		

Native Grass - NG	49.00	6981
Native Grass - NG	28.50	8679
Total Acres :	159.00	

Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Farm Utility Building		40X60	1999	AV	GD
Tool Shed		8X40	2022	AV	AV

07/25/2024

Click photo to enlarge or view multi-photos.



Aerial View



Residential Agent Full

MLS # 642120
 Status Active
 Type Single Family OnSite Blt
 Address 3086 SADDLE RD
 Address 2
 Elk City, KS 67344
 County Chautauqua
 Subdivision UNKNOWN
 Asking Price \$0
 Elem School Elk Valley
 Middle School Elk Valley
 High School Elk Valley
 Lot Size/SqFt 6926040
 Sale/Rent/Auction Auction

AG Bedrooms 3
 Total Bedrooms 3.00
 AG Full/Half Bath 2 / 0
 T Full/T Half/T Bths 2 / 0 / 2
 Approx AGLA/Src 1377 / Owner
 Approx BFA/Src 0.00 / Owner
 Approx TFLA 1,377
 Garage Size 4+
 Original Price \$0
 Levels One Story
 Basement None
 Approximate Age 21 - 35 Years
 Year Built 1999
 Acreage Range 10.01 or More
 Number of Acres 159.00

General Info

Level	Room Type	Dimensions	Floor
U	Master Bedroom	17'4 X 15'5	Carpet
M	Living Room	19'9 X 17'11	Con...
M	Kitchen	10'10 X 6'5	Con...
M	Bedroom	14 X 9'10	Con...
M	Bedroom	14'5 X 9'10	Con...
M	Dining Room	10'9 X 9'10	Con...

Display on Public Website Yes
 Display Address Yes
 VOW: Allow 3rd Party Comm Yes
 VOW: Allow AVM Yes
 Est. Completion Date
 Builder
 Parcel ID 0100151600000001000
 \$/TFLA \$0.00
 \$/AGLA \$0.00
 AG OTHER ROOMS Storage
 Legal Sec 16 Twp-32 Rng-13E S16, T32, R13E, ACRES 159.0, SE4 LESS ROW
 Directions First gate West of Rd 31 & Saddle Rd.
 Old Total Baths

Features

APPLIANCES Refrigerator, Range/Oven
 BASEMENT FINISH None
 EXTERIOR AMENITIES Storage Building(s), Outbuildings
 INTERIOR AMENITIES Window Coverings-Part

ARCHITECTURE Other/See Remarks, Barndominium
 EXTERIOR CONSTRUCTION Vinyl/Metal Siding
 LOT DESCRIPTION Pond/Lake, Wooded, Waterfront w/Access
 COOLING Other/See Remarks
 KITCHEN FEATURES Gas Hookup, Laminate Counters
 MASTER BEDROOM Master Bdrm on Sep. Floor, Master Bedroom Bath, Tub /Shower/Master Bdrm
 LAUNDRY Main Floor, Separate Room, 220-Electric
 BASEMENT / FOUNDATION None, Slab
 OWNERSHIP Corporate non-REO
 WARRANTY No Warranty Provided
 PROPERTY CONDITION REPORT No

FLOOD INSURANCE Unknown
 ROOF Metal
 FRONTAGE Unpaved Frontage
 HEATING Other/See Remarks
 DINING AREA Kitchen/Dining Combo
 UTILITIES Septic, Propane Gas, Private Water
 GARAGE Attached
 POSSESSION At Closing
 DOCUMENTS ON FILE Additional Photos, Documents Online, Floor Plan, Ground Water
 PROPOSED FINANCING Conventional

Comments

Private Remarks

SELLER WILL CONSIDER OFFERS SUBMITTED BEFORE THE ONLINE AUCTION BEGINNING DATE OF 8/1/2024. IF AN ACCEPTABLE OFFER IS AGREED UPON THE ONLINE WILL BE CANCELLED Hold Harmless Agreement in documents. Due to the nature of the property, the seller is requiring the Hold Harmless Agreement be signed by the showing agent and buyers (anyone who will be visiting the property) and returned by email to listing agent, prior to the showing. This listing is attached to land listing MLS # 642177 Submit offers to dockersre@gmail.com (316) 409-2512 Online Auction Details to Follow

Public Remarks

*****ONLINE AUCTION DETAILS TO FOLLOW*** Prime 159-Acre Agriculture and Hunting Land for Sale in Kansas Property Overview: Welcome to a rare opportunity to own 159 acres of versatile agriculture and prime hunting land in one of Kansas' most sought-after areas for big buck hunting. This property is a paradise for outdoor enthusiasts, featuring abundant wildlife, excellent fishing, and a comfortable living space. Key Features: • Land Size: 159 acres of prime agricultural and hunting land. • Wildlife: Exceptional hunting opportunities for deer, turkey, dove, quail and water fowl. • Ponds: Three ponds on the property, previously stocked with bluegill, crappie, and largemouth bass. Ponds have been reworked and deepened during the drought. • Habitat: 12 acres of native grass and switchgrass, recently planted along with 9 acres of corn and 2.5 acres of sunflowers. • Pasture: Cross-fenced sections for livestock, including 5 separate holdings. • Oil and Gas Lease: Generates modest monthly and annual income. • Converted Barn Home: In 2022, the barn was transformed into a modern 3-bedroom, 2-bath home, equipped with ductless mini-split heating and cooling systems. • RV Hookup and Storage: Wired for 50amp RV service, and a shipping container on the property is fitted with electrical and lighting. Additional Details: • Fishing: Ponds have been expanded and deepened to improve fish habitats. • Wildlife Management: Carefully managed to enhance hunting opportunities and support healthy wildlife populations. High populations of deer with good genetics and relatively light hunting pressure in the area. The large pond literally fills up with ducks/geese in the fall. Good turkey numbers in the area as well. • Income Potential: Benefit from the oil and gas lease as well as potential agricultural and hunting leases. • Location: This area of Kansas is renowned for its big buck hunting, making it a coveted spot for hunters and outdoor enthusiasts. Summary: This property offers an elite opportunity to own a piece of Kansas' best hunting land, combined with the versatility of agriculture and comfortable living accommodations. Whether you are a hunter, farmer, or simply someone looking to enjoy the natural beauty and tranquility of rural Kansas, this 159-acre property provides it all. Don't miss your chance to own this exceptional piece of land. Contact us today for more details or to schedule a viewing! *****SELLER WILL CONSIDER OFFERS SUBMITTED BEFORE THE ONLINE AUCTION BEGINNING DATE OF 8/1/2024. IF AN ACCEPTABLE OFFER IS AGREED UPON THE ONLINE WILL BE CANCELLED*******

Virtual Tour Virtual Tour
Virtual Tour 2

Virtual Tour 3
Virtual Tour 4

Taxes & Financing

Assumable Y/N	No	General Property Taxes	\$1,179.32	General Tax Year	2023
Yearly Specials	\$0.00	Total Specials	\$0.00	Currently Rented Y/N	No
Yearly HOA Dues		HOA Y/N	No	Earnest \$ Deposited With	Kansas Secured Title
Home Warranty Purchased	No	HOA Initiation Fee			
		Rental Amount			

Office and Showing Information

List Office	Knowlton Group	Office Phone	OFF: 316-993-3132	List Date	7/19/2024
List Agent	Steve Dockers	Agent Phone	CELL: 316-409-2512	Expiration Date	12/31/2024
Co-List Office		Co-Office Pho...		Sub-Agent Comm	0%
Co-List Agent		Co-Agent Pho...		Buyer-Broker Comm	3%
DOM / CDOM	6 / 6			Trans Broker Comm	3%
Type of Listing	Excl Right w/o Reserve / Full Service	Virtual Tour	Virtual Tour	Variable Comm	Variable
To Show	Appt Req-Call Showing #	Showing Phone	3169933132	Agent Type	Designated Sell Agent
Lockbox	Combination	Model Home Ph		Input Date	7/19/2024 8:48 PM
				Showing/Appt	3169933132

How Sold	Pending Date	Closing Date
Net Sold Price	Includes Lot	Previously Listed
Sale Price		Short Sale
Sell Office	Selling Agent	
Co-Sell Office	Co-Sell Agent	
Appraiser Name	Seller Paid Loan Asst.	

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 3086 Saddle Rd., Elk City, KS 67344

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 (a) Presence of groundwater contamination or other environmental concerns **(initial one)**:

10 JAD Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 (b) Records and reports in possession of Seller **(initial one)**:

16 JAD Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 (c) _____ Buyer has received copies of all information, if any, listed above. **(initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28 Jonathan A Dudley 07/18/2024
29 Seller Jonathan Dudley Date Buyer _____ Date

30 _____
31 Seller _____ Date Buyer _____ Date

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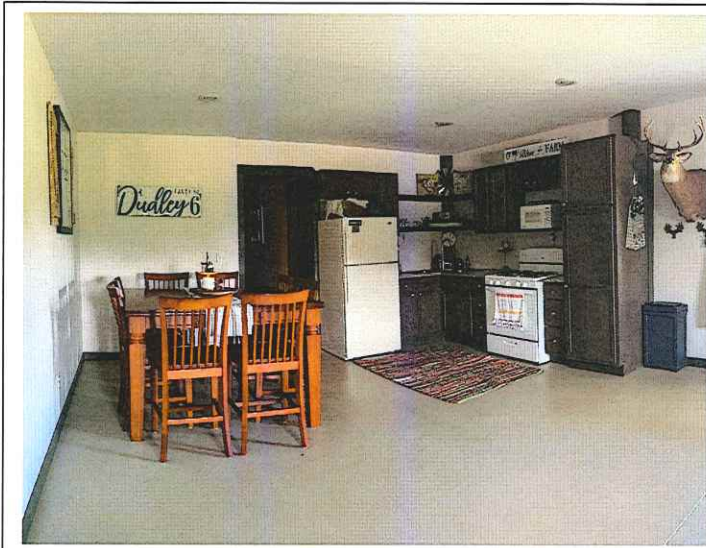












THE BUYER CAN GENERALLY EXPECT TO PAY:

- ½ Owner's Title Insurance Premium from Title Company
- Lender's Title policy premiums (if obtaining financing)
- ½ of the closing fee from the Title Company
- Document preparation (if applicable) from Title Company
- Recording charges for all documents in buyer's name

ONLINE AUCTION: Bidding starts August 1st, 2024 @ _____am/pm CST. Bidding ends August 10th, 2024 @ _____am/pm CST. Bidding starts at \$350,000. Total purchase price will include a 10% Buyer Premium or \$20,000.00 minimum, whichever is greater, which will be added to the final bid. The Seller has authorized the listing brokerage firm to submit any offers to the Seller prior to the auction. In the event an offer is accepted, the brokerage will withdraw the property and cancel the auction. The Seller is responsible for any prior year taxes. 2024 Taxes will be prorated between the Seller and Buyer based on the 2023 taxes of \$1,179.32. Minerals are believed to be intact and will transfer to the Buyer. Earnest money of \$30,000 is non-refundable, and the purchase contract is not contingent on financing. Earnest money is due in the form of a personal, business, or cashier's check or by wire transfer the day after the auction ends and will be applied to the purchase at closing. Closing will be on or before September 30th, but if before, the Seller wants to retain rights until September 30th, 2024. This property is selling AS-IS, WHERE-IS, in its present condition and will be accepted by the Buyer(s) without any expressed or implied warranties or representations from the Seller(s) or their agent(s). The Buyer is responsible for all inspections and due diligence prior to the auction. It is incumbent upon the Buyer(s) to exercise their own due diligence prior to bidding on this property. It is also the responsibility of the prospective Buyer(s) to have any and all inspections completed prior to the start of the auction bidding, including but not limited to the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint and/or lead-based paint hazards; presence of mold or radon gas; presence of asbestos; electrical; mechanical; appliances; heating; air conditioning; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; and any other desired inspections, if any. Information given is from sources deemed reliable but not guaranteed by the Seller(s) or the Realtor(s). All documents will be made available online to prospective buyers prior to the auction. If documents are not understood, the broker recommends the buyer seek legal advice prior to bidding. Your bid participation acknowledges the acceptance of all documents. Announcements made online or orally prior to the auction will take precedence over any previous statements, printed materials, or oral information. The successful winning Bidder(s) will be required to sign all necessary legally binding purchase documents immediately upon conclusion of the auction. In the event of any technological errors, Knowlton Group Real Estate is not responsible for any missed lots and/or bids. Said company reserves the right to re-run and/or pause/restart the bidding at any point in time at the discretion of said company.

Privacy and Security

Dockers Auction with Knowlton Group Real Estate does not share or sell information about our customers to outside companies. We work closely with our auction vendor to safeguard your information. It is our policy to never sell information about our customers.

We require personal contact information to provide you with better service and keep you informed of the status of the auction.

Here is what we do with the information we collect:

- Internal record keeping
- Alerting you of the status of the auction
- We may periodically send promotional emails about new auctions, special offers, or other information which we think you may find interesting using the email address and cell phone number which you have provided.

Security

We are committed to ensuring that your information is secure. To prevent unauthorized access or disclosure, we have put in place physical, electronic, and managerial procedures to safeguard and secure the information we collect online.

We restrict access to personal information about you only to those who need to know that information to provide products or services.