



ESKRIDGE, KANSAS | WABAUNSEE COUNTY
LAND AUCTION
TUESDAY, MAY 19TH • 10AM CT | ALMA, KS



PROPERTY INFORMATION PACKET

**397[±]
Acres**

- Quality Ranchland with Water Resources
- Add to Your Investment Portfolio
- Outstanding Deer Hunting

ONLINE BIDDING AVAILABLE!

HallandHall.com | 800.829.8747



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NOTICE:

Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacity, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy is not guaranteed. Prospective buyers should verify all information to their satisfaction.

AUCTION OFFERING SUMMARY

A snapshot of the offering, acreage, parcels, soils, and key features.

Wabaunsee County, Kansas | 397+/- Acres

AUCTION OFFERING

DESCRIPTION: Nehring Creek is 397+/- acres of quality Flint Hills ranchland located in northeastern Wabaunsee County, Kansas, just north of Eskridge. The property enjoys approximately 1 mile of county road frontage along Rockton Road, with additional access off Nehring Branch Road (Nehring Ranch Road). The ranch features productive native grass pasture, live water from Nehring Creek, multiple draws and timbered drainages, and excellent habitat that has made it a well-known destination for outstanding whitetail deer hunting. Improvements consist of the historic Rockton School site and perimeter fencing. A turnkey combination of recreational, grazing, and investment attributes.

COUNTY: Wabaunsee (Mill Creek Township)

LEGAL: E1/2 NE1/4 of Sec 23, and NW1/4 and SW1/4 of Sec 24, all in T13S-R11E, Wabaunsee County, KS (all less road R/W).

2024 TAXES: \$463.37 (total across 3 parcels)

ACREAGE BREAKDOWN

Source	Total	Native Grass	Other
Assessor	397.30+/-	397.30+/-	0.00
FSA (Farm 5 / Tract 3)	396.14	396.14	0.00

PARCEL DETAIL

Parcel ID	Legal Description	Acres	Taxes
099-206-23-0-00-00-001.00-0	E1/2 NE1/4, S23-T13S-R11E	77.80	\$88.29
099-206-24-0-00-00-002.00-0	NW1/4, S24-T13S-R11E	158.90	\$189.16
099-206-24-0-00-00-003.00-0	SW1/4, S24-T13S-R11E	160.60	\$185.92

SOILS

Soil Description	% of Boundary	Capability
Clime-Sogn complex, 3 to 20 percent slopes	84.3%	6e
Martin silty clay loam, 3 to 7 percent slopes	15.7%	3e

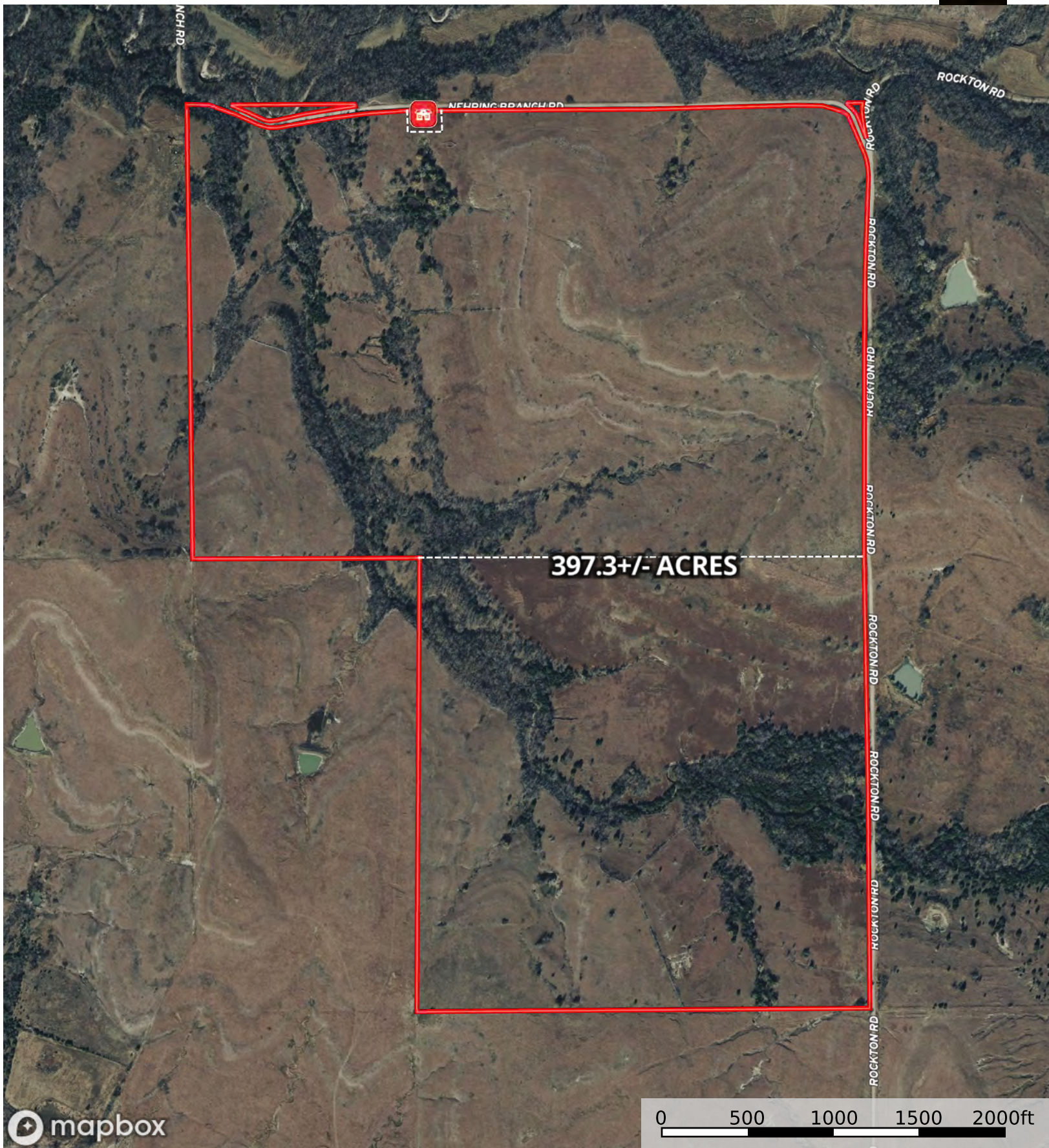
IMPROVEMENTS & FEATURES

- Approximately 1 mile of all-weather county road frontage on Rockton Road
- Live water - Nehring Creek crosses the property with associated drainages
- Native Flint Hills grass pasture with gentle to rolling topography
- Perimeter and cross fencing; historic Rockton schoolhouse site on tract
- Outstanding whitetail deer hunting and upland game habitat

AERIAL & TOPOGRAPHIC MAPS

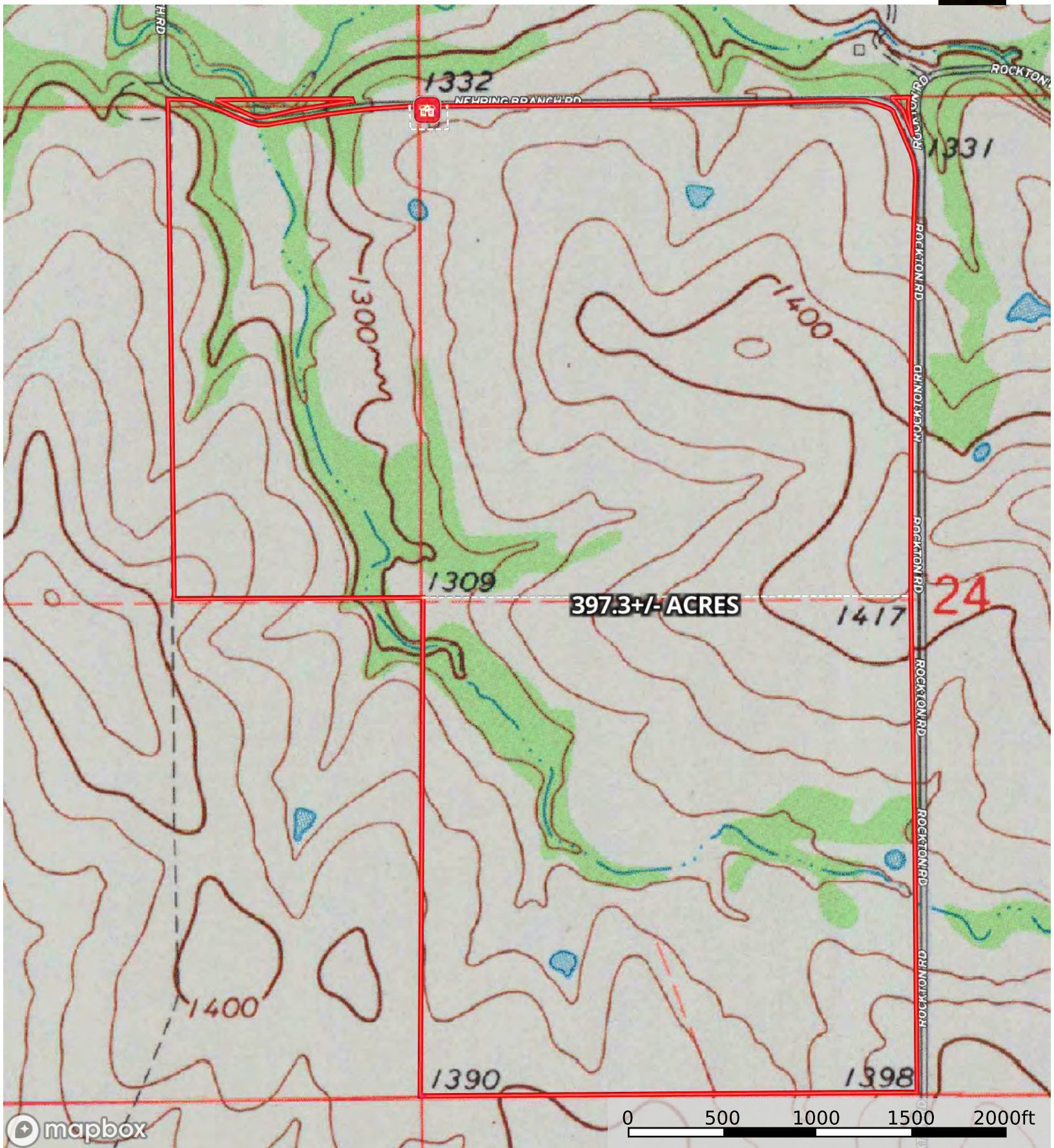
Aerial imagery and topographic detail of the 397+/- acre tract.

Wabaunsee County, Kansas | 397+/- Acres



mapbox

 School  Fence  Boundary

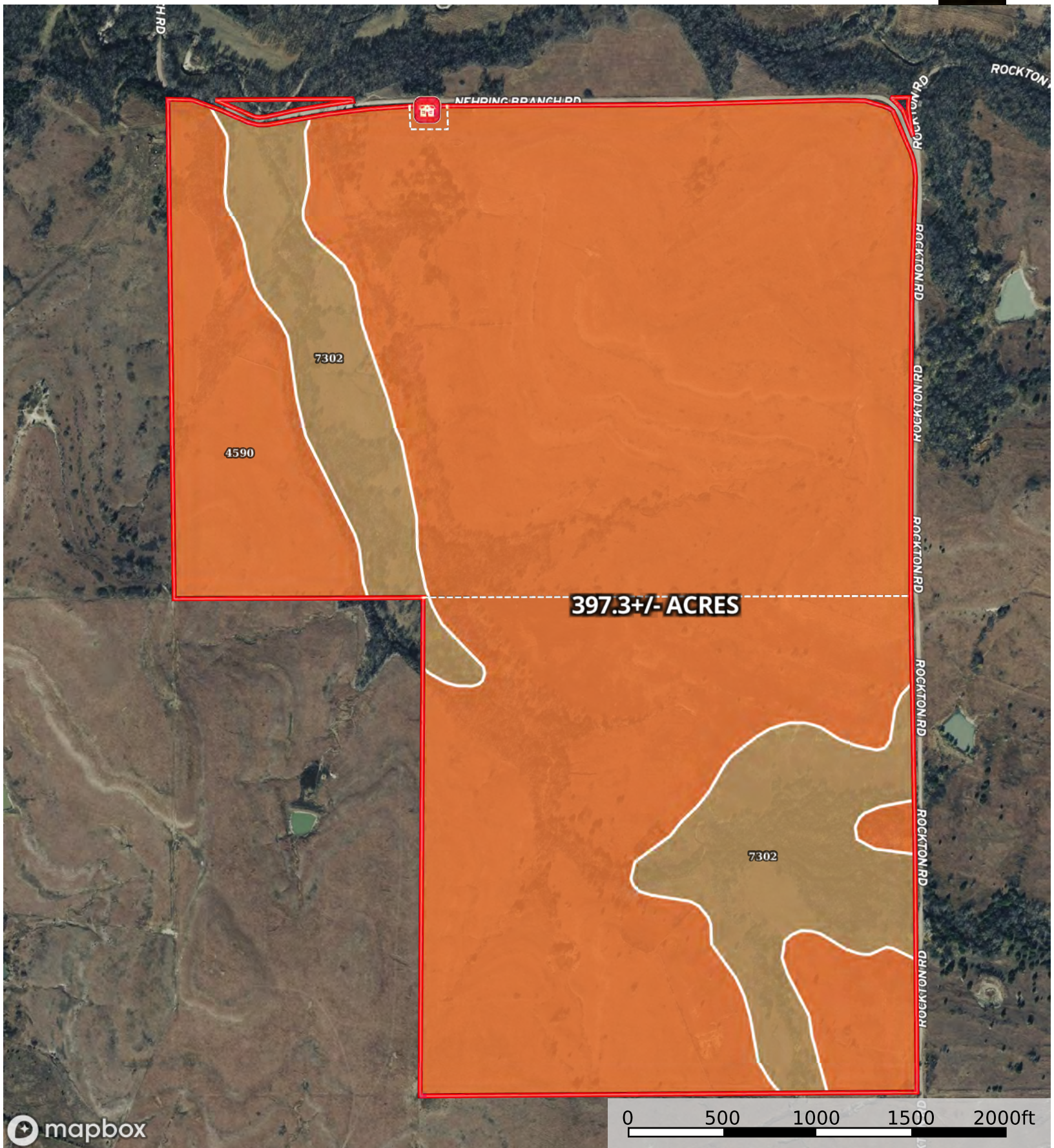


mapbox
School Fence Boundary

SOIL REPORT

Soil classifications, productivity indices, and capability ratings.

Wabaunsee County, Kansas | 397+/- Acres



mapbox

 School  Fence  Boundary

|  Boundary 393.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4590	Clime-Sogn complex, 3 to 20 percent slopes	331.64	84.29	0	34	6e
7302	Martin silty clay loam, 3 to 7 percent slopes	61.79	15.71	0	53	3e
TOTALS		393.43(*)	100%	-	36.98	5.53

(*) 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.

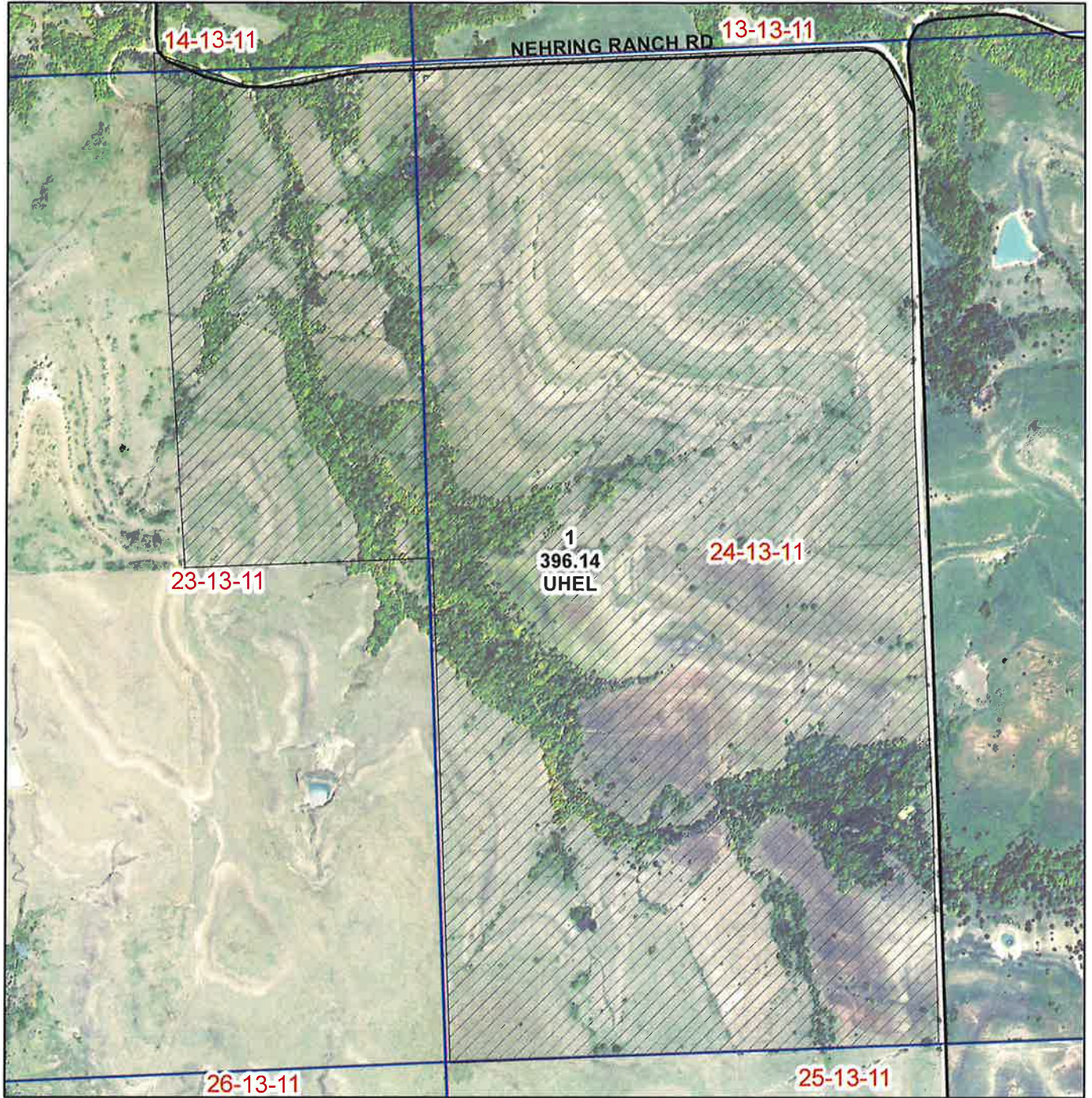


FSA MAPS & REPORTS

Farm Service Agency tract detail, base acres, and common land unit maps.

Wabaunsee County, Kansas | 397+/- Acres

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). USDA is an equal opportunity employer, lender and provider.



USDA United States Department of Agriculture Farm Service Agency
Wabaunsee County



Map created on 11/25/2025

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- roads_ks149
- localroads_ksall_u1m14
- plss_a_ks197
- Land Class**
- Cropland
- ▨ Not Cropland

Unless noted on field:

- | | |
|-----------------------------|-----------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI, GR | 8/ Grass SMO, NI, GZ |
| 4/ All Soybeans COM, NI, GR | 9/ Grass SMO, NI, FG |
| 5/ Grass NAG, NI, GZ | 10/ Grass SMO, NI, LS |

Farm: 5
Tract: 3

2026 crop year



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
396.14	0.00	0.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

NOTES

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Tract Number : 3
Description : J12/2A W1/2 24-13-11 E1/2NE1/4 23-13-11
FSA Physical Location : KANSAS/WABAUNSEE
ANSI Physical Location : KANSAS/WABAUNSEE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : HAP PARTNERS LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
396.14	0.00	0.00	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

KANSAS
WABAUNSEE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5
Prepared : 4/10/26 3:57 PM CST
Crop Year : 2026

Tract 3 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

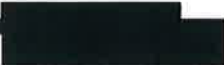
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Wabaunsee, Kansas

FSA - 578 (09-13-16)

Farm Number: 3

Operator Name and Address



REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2025

DATE: 06/25/2025
PAGE: 2

Original: JMJ
Revision: _____
Cropland: 0.00
Farmland: 320.23

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a -- as amended). The authority for requesting the information identified on this form is 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

PP	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	PP	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
	GRASS	NAG				100.00									
01	GRASS	NAG	GZ	N	A	320.23									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. I certify that for any crop for which NAP coverage has been obtained that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
		6/25/25

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

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JUN 25 2025

WABAUNSEE DISTRICT OFFICE

Wabaunsee, Kansas

FSA - 578 (09-13-16)

Farm Number: 3

Operator Name and Address

[Redacted]

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2025

DATE: 06/25/2025

PAGE: 1

Original: JMJ
Revision: _____
Cropland: 0.00
Farmland: 320.23

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Star	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Plant Count	Planting Date	Planting Period	End Date
2	1	GRASS	NAG	GZ	N	C	N	I	A	320.23		No				01	CC

Producer OP - [Redacted] Share 100.00 FSA Physical Location Wabaunsee, Kansas NAP Unit 261 Signature Date 06/26/2024

Tract 2 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	GRASS	NAG	GZ	N	A						320.23						

Photo Number/Legal Description: S2 29-11-10; FRN2W2NW4 32-11-10

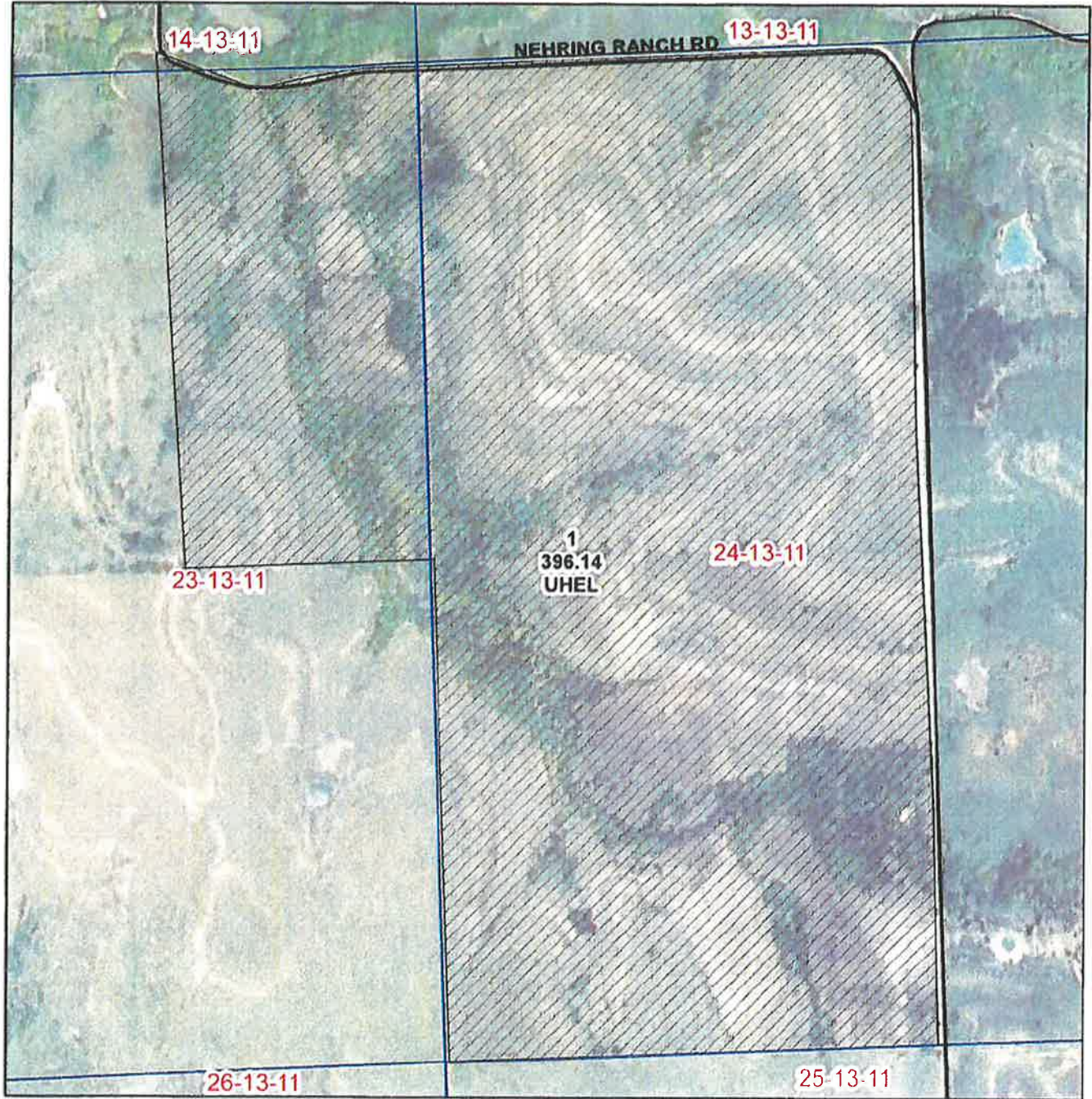
Cropland: 0.00

Reported on Cropland: 0.00

Difference: 0.00

Reported on Non-Cropland: 320.23

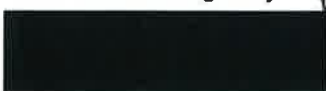
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United States Department of Agriculture Farm Service Agency

Map created on 12/26/2024

Wabaunsee County



Farm: 5

Tract: 3

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- localroads_1_ksa01_01m14
- p1ss_a_ks197
- Land Class**
- Cropland
- Not Cropland

Unless noted on field:

- | | |
|-----------------------------|-----------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI, GR | 8/ Grass SMO, NI, GZ |
| 4/ All Soybeans COM, NI, GR | 9/ Grass SMO, NI, FG |
| 5/ Grass NAG, NI, GZ | 10/ Grass SMO, NI, LS |

2025 crop year

Wabaunsee, Kansas

FSA - 578 (09-13-16)

Farm Number: 5

Operator Name and Address

[Redacted]

REPORT OF COMMODITIES FARM SUMMARY

PROGRAM YEAR: 2024

DATE: 06/18/2024
PAGE: 2

Original: ELK
Revision: _____
Cropland: 0 00
Farmland: 396 14

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Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share	Crop/Commodity	Variety/Type	Share
[Redacted]	GRASS	NAG	100.00								

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	GRASS	NAG	GZ	N	A	396 14									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed here-in are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
[Redacted]	X	X 6-26-24

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(16) 5 2024

Wabaunsee, Kansas

FSA - 578 (09-13-16)

Farm Number: 5

Operator Name and Address

[Redacted]

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

PROGRAM YEAR: 2024

DATE: 06/18/2024
PAGE: 1

Original: ELK
Revision: _____
Cropland: 0.00
Farmland: 396.14

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
3	1	GRASS	NAG	GZ		N	C	N	I	A	396.14		No		N		01	

Producer [Redacted] Share 100.00 FSA Physical Location Wabaunsee, Kansas NAP Unit 261 Signature Date

Tract 3 Summary

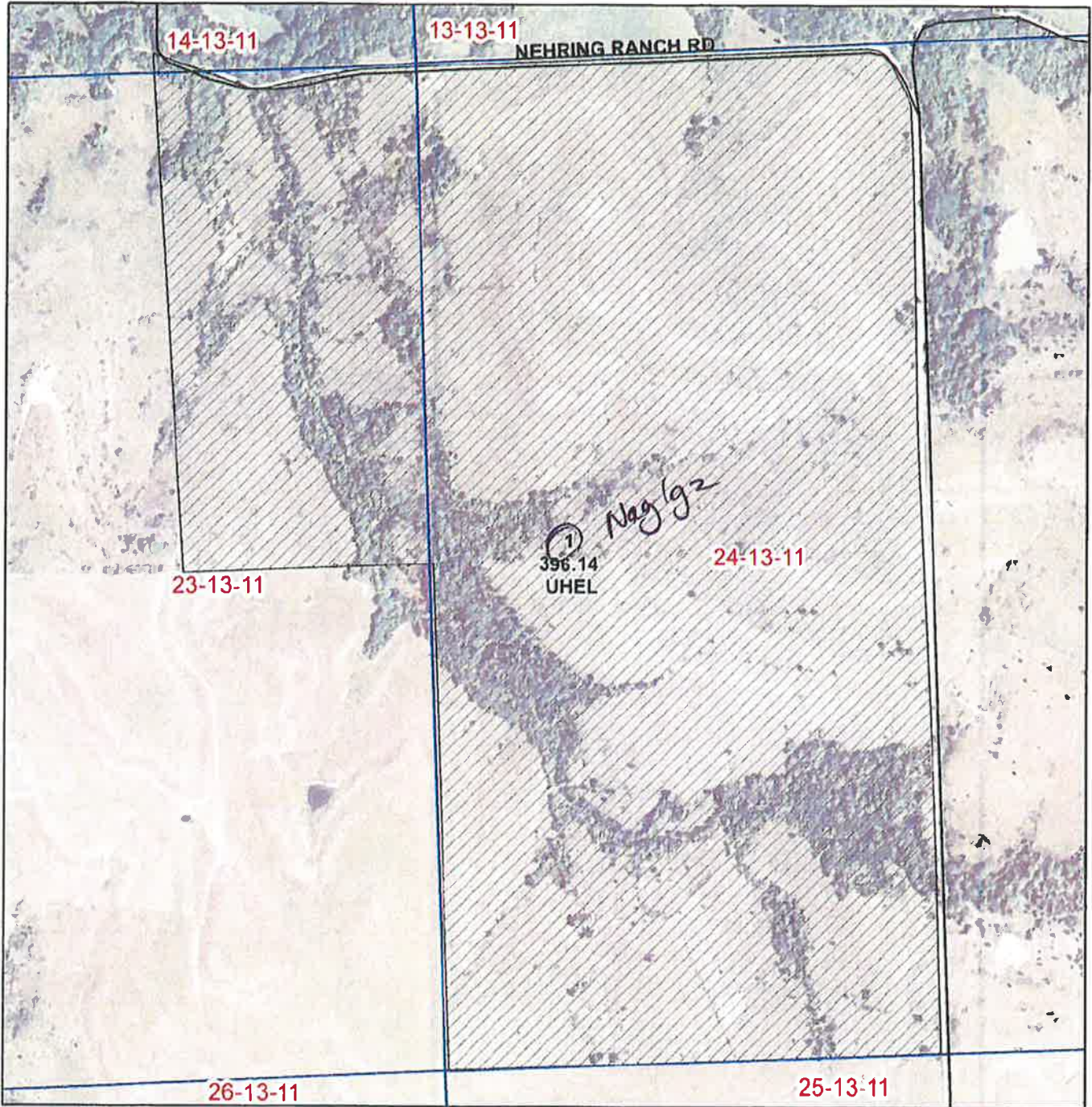
PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty
01	GRASS	NAG	GZ	N A	396.14												

Photo Number/Legal Description: J12/2A W1/2 24-13-11 E1/2NE1/4 23-13-11
Cropland: 0.00 Reported on Cropland: 0.00

Difference: 0.00

Reported on Non-Cropland: 396.14

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USDA United States Department of Agriculture Farm Service Agency
Wabaunsee County

Map created on 12/26/2023

Farm: 5
 Tract: 3

Welland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- roads_ks197
- Land Class**
- Cropland
- Not Cropland

Unless noted on field:

- | | |
|-----------------------------|-----------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass NAG, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Grass NAG, NI, LS |
| 3/ All Corn YEL, NI, GR | 8/ Grass SMO, NI, GZ |
| 4/ All Soybeans COM, NI, GR | 9/ Grass SMO, NI, FG |
| 5/ Grass NAG, NI, GZ | 10/ Grass SMO, NI, LS |

100%

2024 crop year

ASSESSOR REPORTS

County assessor parcel cards and ownership detail.

Wabaunsee County, Kansas | 397+/- Acres

This database was last updated on 3/18/2026 at 3:07 PM

[Return to County Website](#) | [Log_Out](#)

Parcel Details for 099-206-23-0-00-00-001.00-0 - Printer Friendly Version

Quick Reference #: R4208

Owner Information

Owner's Name: HAP PARTNERS, LLC
Mailing Address: 800 W Meyer Blvd
Kansas City, MO 64113-1546

Property Address

Address: 0 Nehring Branch Rd
Alma, KS 66401

General Property Information

Property Class: Agricultural Use - A
Living Units:
Zoning: AG- Ag Purposes including single family dwellings
Neighborhood: 012.A - Rural Neighborhood South
Taxing Unit: 056 - Mill Creek Township

Deed Information

Document #	Document Link
------------	---------------

Neighborhood / Tract Information

Neighborhood: 012.A - Rural Neighborhood South
Tract: Section: 23 Township: 13 Range: 11E
Tract Description: S23 , T13 , R11E , ACRES 77.8 , E1/2 NE1/4 LESS R/W
Acres: 77.80
Market Acres: 0.00

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:	Steep - 5	Parking Type:	None - 0
Utilities:	None - 8	Parking Quantity:	None - 0
Access:	Dirt Road - 3	Parking Proximity:	Far - 0
Fronting:	Residential Street - 4	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values

Tax Year	Property Class	Land	Building	Total
2026	Agricultural Use - A	6,380	00	6,380

Market Land Information [Information Not Available]

Residential 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: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 3,560
Acres: 52.35	Well Depth:	Govt. Prgm:	Market Value: 164,900
Soil Unit:	Acres Feet:	Base Rate: 68	
4590 - Clime-Sogn complex, 3 to 20% slopes	Acres Feet/Ac:	Adjust Rate: 68	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 2,820
Acres: 25.42	Well Depth:	Govt. Prgm:	Market Value: 80,070
Soil Unit:	Acres Feet:	Base Rate: 111	
7302 - Martin silty clay loam, 3 to 7% slopes	Acres Feet/Ac:	Adjust Rate: 111	

Agricultural Land Summary

Native Grass - NG Acres: 77.77	Total Land Acres: 77.77
	Total Land Use Value: 6,380
	Total Land Mkt Value: 244,970

[This parcel record was last updated on 3/20/2026 at 6 am.](#)

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Parcel Details for 099-206-24-0-00-00-002.00-0 - Printer Friendly Version

Quick Reference #: R4215

Owner Information

Owner's Name: HAP PARTNERS, LLC
Mailing Address: 800 W Meyer Blvd
Kansas City, MO 64113-1546

Property Address

Address: 0 Rockton Rd
Alma, KS 66401

General Property Information

Property Class: Agricultural Use - A
Living Units:
Zoning: AG- Ag Purposes including single family dwellings
Neighborhood: 012.A - Rural Neighborhood South
Taxing Unit: 056 - Mill Creek Township

Deed Information

Document #	Document Link
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Neighborhood / Tract Information

Neighborhood: 012.A - Rural Neighborhood South
Tract: Section: 24 Township: 13 Range: 11E
Tract Description: S24 , T13 , R11E , ACRES 158.9 , NW1/4 LESS R/W
Acres: 158.90
Market Acres: 0.00

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:	Rolling - 4	Parking Type:	None - 0
Utilities:	None - 8	Parking Quantity:	None - 0
Access:	Dirt Road - 3	Parking Proximity:	Far - 0
Fronting:	Residential Street - 4	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values

Tax Year	Property Class	Land	Building	Total
2026	Agricultural Use - A	10,810	00	10,810

Market Land Information [Information Not Available]

Residential 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: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 10,800
Acres: 158.79	Well Depth:	Govt. Prgm:	Market Value: 500,190
Soil Unit:	Acres Feet:	Base Rate: 68	
4590 - Clime-Sogn complex, 3 to 20% slopes	Acres Feet/Ac:	Adjust Rate: 68	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 10
Acres: 0.12	Well Depth:	Govt. Prgm:	Market Value: 380
Soil Unit:	Acres Feet:	Base Rate: 111	
7302 - Martin silty clay loam, 3 to 7% slopes	Acres Feet/Ac:	Adjust Rate: 111	

Agricultural Land Summary

Native Grass - NG Acres: 158.91	Total Land Acres: 158.91
	Total Land Use Value: 10,810
	Total Land Mkt Value: 500,570

[This parcel record was last updated on 3/20/2026 at 6 am.](#)

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Parcel Details for 099-206-24-0-00-00-003.00-0 - Printer Friendly Version

Quick Reference #: R4216

Owner Information

Owner's Name: HAP PARTNERS, LLC
Mailing Address: 800 W Meyer Blvd
Kansas City, MO 64113-1546

Property Address

Address: 0 Rockton Rd
Alma, KS 66401

General Property Information

Property Class: Agricultural Use - A
Living Units:
Zoning: AG- Ag Purposes including single family dwellings
Neighborhood: 012.A - Rural Neighborhood South
Taxing Unit: 056 - Mill Creek Township

Deed Information

Document #	Document Link
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Neighborhood / Tract Information

Neighborhood: 012.A - Rural Neighborhood South
Tract: Section: 24 Township: 13 Range: 11E
Tract Description: S24 , T13 , R11E , ACRES 160.6 , SW 1/4 LESS R/W
Acres: 160.60
Market Acres: 0.00

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:	Rolling - 4	Parking Type:	Off Street - 1
Utilities:	None - 8	Parking Quantity:	Adequate - 2
Access:	Semi Improved Road - 2	Parking Proximity:	On Site - 3
Fronting:	Secondary Street - 3	Parking Covered:	
Location:	Neighborhood or Spot - 6	Parking Uncovered:	

Appraised Values

Tax Year	Property Class	Land	Building	Total
2026	Agricultural Use - A	12,540	00	12,540

Market Land Information [Information Not Available]

Residential 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: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 8,350
Acres: 122.81	Well Depth:	Govt. Prgm:	Market Value: 386,850
Soil Unit:	Acres Feet:	Base Rate: 68	
4590 - Clime-Sogn complex, 3 to 20% slopes	Acres Feet/Ac:	Adjust Rate: 68	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 4,190
Acres: 37.76	Well Depth:	Govt. Prgm:	Market Value: 118,940
Soil Unit:	Acres Feet:	Base Rate: 111	
7302 - Martin silty clay loam, 3 to 7% slopes	Acres Feet/Ac:	Adjust Rate: 111	

Agricultural Land Summary

Native Grass - NG Acres: 160.57	Total Land Acres: 160.57
	Total Land Use Value: 12,540
	Total Land Mkt Value: 505,790

[This parcel record was last updated on 3/20/2026 at 6 am.](#)

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Version: 3.0.1.10 : 09/27/2024

TAX HISTORY

Recent ad valorem tax statements and payment history.

Wabaunsee County, Kansas | 397+/- Acres

Tax History Information

Type RL **CAMA Number** 206 23 0 00 00 001 00 0 01 **Tax Identification** 056-02871
Owner ID BANK00039 BANK IV TOPEKA, NA; TR NATIONS BANK NA
Taxpayer ID BANK00039 BANK IV TOPEKA, NA; TR NATIONS BANK NA

Situs Address: RR; 66401

Subdivision No Subdivision **Block** **Lot(s)** **Section** 23 **Township** 13 **Range** 11
Tract 1 02871

Year	Owner ID	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	HAPP00001	0102906	001			0.00	88.29	88.29	0.00	Yes	Yes
2023	HAPP00001	0100195	001			0.00	86.49	86.49	0.00	Yes	Yes
2022	HAPP00001	0103092	001			0.00	82.52	82.52	0.00	Yes	Yes
2021	HAPP00001	0102868	001			0.00	76.99	76.99	0.00	Yes	Yes
2020	HAPP00001	0002621	001			0.00	71.70	71.70	0.00	Yes	Yes
2019	HAPP00001	0002527	001			0.00	61.07	61.07	0.00	Yes	Yes
2018	HAPP00001	0002512	001			0.00	49.70	49.70	0.00	Yes	Yes
2017	HAPP00001	0002497	001			0.00	43.76	43.76	0.00	Yes	Yes
2016	HAPP00001	0002501	001			0.00	35.68	35.68	0.00	Yes	Yes
2015	HAPP00001	0011326	001			0.00	29.31	29.31	0.00	Yes	Yes
2014	HAPP00001	0002503	001			0.00	25.03	25.03	0.00	Yes	Yes
2013	HAPP00001	0002483	001			0.00	27.44	27.44	0.00	Yes	Yes
2012	HAPP00001	0002478	001			0.00	31.88	31.88	0.00	Yes	Yes
2011	HAPP00001	0002521	001			0.00	42.05	42.05	0.00	Yes	Yes
2010	HAPP00001	0002553	001			0.00	54.14	54.14	0.00	Yes	Yes
2009	HAPP00001	0002731	001			0.00	60.21	60.21	0.00	Yes	Yes
2008	HAPP00001	0002521	001			0.00	68.63	68.63	0.00	Yes	Yes
2007	HAPP00001	0002506	001			0.00	84.56	84.56	0.00	Yes	Yes
2006	HAPP00001	0002494	001			0.00	91.49	91.49	0.00	Yes	Yes
2005	HAPP00001	0002502	001			0.00	88.59	88.59	0.00	Yes	Yes
2004	COMM00012	0001188	001			0.00	85.60	85.60	0.00	Yes	Yes
2003	BANK00040	0005021	001			0.00	84.80	84.80	0.00	Yes	Yes
2002	BANK00040	0004979	001			0.00	70.60	70.60	0.00	Yes	Yes
2001	BANK00040	0005467	001			0.00	67.34	67.34	0.00	Yes	Yes
2000	BANK00040	0013426	001			0.00	57.36	57.36	0.00	Yes	Yes
1999	BANK00040	0005433	001			0.00	49.86	49.86	0.00	Yes	Yes
1998	BANK00039	0004960	001			0.00	43.50	43.50	0.00	Yes	Yes
1997	BANK00044	0020483	001			0.00	42.14	42.14	0.00	Yes	Yes

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

** - Specials payoff amount for current year only.

For delinquent tax pay off amount contact Wabaunsee County Treasurer 215 Kansas Ave Alma KS 66401, (785)-765-2421.

Tax History Information

Type RL **CAMA Number** 206 24 0 00 00 002 00 0 01 **Tax Identification** 056-02876
Owner ID BANK00040 BANK IV TOPEKA, NA; TR NATIONS BANK NA
Taxpayer ID BANK00040 BANK IV TOPEKA, NA; TR NATIONS BANK NA

Situs Address: RR; 66401

Subdivision No Subdivision **Block** **Lot(s)** **Section** 24 **Township** 13 **Range** 11
Tract 1 02876

Year	Owner ID	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	HAPP00001	0105999	001			0.00	189.16	189.16	0.00	Yes	Yes
2023	HAPP00001	0103556	001			0.00	186.59	186.59	0.00	Yes	Yes
2022	HAPP00001	0103097	001			0.00	175.73	175.73	0.00	Yes	Yes
2021	HAPP00001	0102873	001			0.00	161.49	161.49	0.00	Yes	Yes
2020	HAPP00001	0002622	001			0.00	148.87	148.87	0.00	Yes	Yes
2019	HAPP00001	0002528	001			0.00	121.32	121.32	0.00	Yes	Yes
2018	HAPP00001	0002513	001			0.00	93.34	93.34	0.00	Yes	Yes
2017	HAPP00001	0002498	001			0.00	77.68	77.68	0.00	Yes	Yes
2016	HAPP00001	0002502	001			0.00	57.75	57.75	0.00	Yes	Yes
2015	HAPP00001	0011327	001			0.00	42.40	42.40	0.00	Yes	Yes
2014	HAPP00001	0002504	001			0.00	33.45	33.45	0.00	Yes	Yes
2013	HAPP00001	0002484	001			0.00	39.59	39.59	0.00	Yes	Yes
2012	HAPP00001	0002479	001			0.00	51.75	51.75	0.00	Yes	Yes
2011	HAPP00001	0002522	001			0.00	79.17	79.17	0.00	Yes	Yes
2010	HAPP00001	0002554	001			0.00	112.12	112.12	0.00	Yes	Yes
2009	HAPP00001	0002732	001			0.00	129.24	129.24	0.00	Yes	Yes
2008	HAPP00001	0002522	001			0.00	151.98	151.98	0.00	Yes	Yes
2007	HAPP00001	0002507	001			0.00	166.97	166.97	0.00	Yes	Yes
2006	HAPP00001	0002495	001			0.00	184.55	184.55	0.00	Yes	Yes
2005	HAPP00001	0002503	001			0.00	179.72	179.72	0.00	Yes	Yes
2004	COMM00012	0001189	001			0.00	171.71	171.71	0.00	Yes	Yes
2003	BANK00040	0005022	001			0.00	168.89	168.89	0.00	Yes	Yes
2002	BANK00040	0004980	001			0.00	140.30	140.30	0.00	Yes	Yes
2001	BANK00040	0005468	001			0.00	131.44	131.44	0.00	Yes	Yes
2000	BANK00040	0013427	001			0.00	111.54	111.54	0.00	Yes	Yes
1999	BANK00040	0005434	001			0.00	95.19	95.19	0.00	Yes	Yes
1998	BANK00040	0004961	001			0.00	81.81	81.81	0.00	Yes	Yes
1997	BANK00044	0020488	001			0.00	81.70	81.70	0.00	Yes	Yes

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

** - Specials payoff amount for current year only.

For delinquent tax pay off amount contact Wabaunsee County Treasurer 215 Kansas Ave Alma KS 66401, (785)-765-2421.

Tax History Information

Type RL **CAMA Number** 206 24 0 00 00 003 00 0 01 **Tax Identification** 056-06072
Owner ID HAPP00001 H A P PARTNERS, LLC
Taxpayer ID HAPP00001 H A P PARTNERS, LLC
Situs Address: 0 ROCKTON; 66401

Subdivision No Subdivision **Block** **Lot(s)** **Section** 24 **Township** 13 **Range** 11
Tract 1 06072

Year	Owner ID	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	HAPP00001	0106393	001			0.00	185.92	185.92	0.00	Yes	Yes
2023	HAPP00001	0107104	001			0.00	182.58	182.58	0.00	Yes	Yes
2022	HAPP00001	0105389	001			0.00	173.51	173.51	0.00	Yes	Yes
2021	HAPP00001	0105956	001			0.00	161.28	161.28	0.00	Yes	Yes
2020	HAPP00001	0002623	001			0.00	150.08	150.08	0.00	Yes	Yes
2019	HAPP00001	0002529	001			0.00	126.39	126.39	0.00	Yes	Yes
2018	HAPP00001	0002514	001			0.00	101.83	101.83	0.00	Yes	Yes
2017	HAPP00001	0002499	001			0.00	88.57	88.57	0.00	Yes	Yes
2016	HAPP00001	0002503	001			0.00	71.16	71.16	0.00	Yes	Yes
2015	HAPP00001	0011328	001			0.00	57.16	57.16	0.00	Yes	Yes
2014	HAPP00001	0002505	001			0.00	48.38	48.38	0.00	Yes	Yes
2013	HAPP00001	0002485	001			0.00	53.62	53.62	0.00	Yes	Yes
2012	HAPP00001	0002480	001			0.00	63.13	63.13	0.00	Yes	Yes
2011	HAPP00001	0002523	001			0.00	85.94	85.94	0.00	Yes	Yes
2010	HAPP00001	0002555	001			0.00	113.13	113.13	0.00	Yes	Yes
2009	HAPP00001	0002733	001			0.00	126.88	126.88	0.00	Yes	Yes
2008	HAPP00001	0002523	001			0.00	145.48	145.48	0.00	Yes	Yes
2007	HAPP00001	0002508	001			0.00	175.93	175.93	0.00	Yes	Yes
2006	HAPP00001	0002496	001			0.00	191.17	191.17	0.00	Yes	Yes
2005	HAPP00001	0002504	001			0.00	185.66	185.66	0.00	Yes	Yes
2004	SCOT00015	0006125	001			0.00	178.85	178.85	0.00	Yes	Yes
2003	SCOT00015	0006158	001			0.00	176.60	176.60	0.00	Yes	Yes
2002	SCOT00015	0006098	001			0.00	147.37	147.37	0.00	Yes	Yes
2001	SCOT00015	0006630	001			0.00	139.91	139.91	0.00	Yes	Yes
2000	SCOT00014	0012363	001			0.00	119.04	119.04	0.00	Yes	Yes
1999	SCOT00017	0004372	001			0.00	102.86	102.86	0.00	Yes	Yes
1998	SCOT00016	0003871	001			0.00	89.33	89.33	0.00	Yes	Yes
1997	PUFF00001	0023642	001			0.00	88.81	88.81	0.00	Yes	Yes

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

** - Specials payoff amount for current year only.

For delinquent tax pay off amount contact Wabaunsee County Treasurer 215 Kansas Ave Alma KS 66401, (785)-765-2421.

PRELIMINARY TITLE COMMITMENT

Title company preliminary commitment, exceptions, and requirements.

Wabaunsee County, Kansas | 397+/- Acres



ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:

Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 www.oldrepublictitle.com

By  President

Attest  Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Commitment Conditions

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I - Requirements; and
- f. Schedule B, Part II - Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I - Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II - Exceptions does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Acisure Title of Kansas
Issuing Office: 615 N Main St, El Dorado, KS 67042
Issuing Office's ALTA® Registry ID: 1238779
Loan ID No.:
Commitment No.: BU-26-22307-1
Issuing Office File No.: BU-26-22307
Property Address: 00000 Nehring Branch RD, Alma, KS 66401
00000 Rockton RD, Alma, KS 66401
00000 Rockton Rd, Alma, KS 66401

**SCHEDULE A
COMMITMENT**

1. Commitment Date: March 31, 2026 at 08:00 AM
2. Policy to be issued:
 - a. ALTA Owner's Policy (2021)
Proposed Insured: To Be Determined
Proposed Amount of Insurance: \$0.00
3. The estate or interest in the Land at the Commitment Date is:

Fee Simple.
4. The Title is, at the Commitment Date, vested in:

HAP Partners, LLC, a Kansas limited liability company
5. The Land is described as follows:

Tract 1
Surface and one-half of the minerals:
The East Half of the Northeast Quarter of Section 23, Township 13 South, Range 11 East of the 6th P.M., Wabaunsee County, Kansas. Subject to public road.

Tract 2
Surface and one-half of the minerals:
The Northwest Quarter of Section 24, Township 13 South, Range 11 East of the 6th P.M., Wabaunsee County, Kansas. Subject to public road.

Tract 3
Surface and one-half of the minerals:
The Southwest Quarter of Section 24, Township 13 South, Range 11 East of the 6th P.M., Wabaunsee County, Kansas. Subject to public road.

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SCHEDULE B I COMMITMENT

REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Based upon guidance issued by FinCEN on March 20, 2026, reporting persons are not currently required to file real estate reports with FinCEN pending the outcome of a federal court case. In the event FinCEN amends this guidance, please note the following: Based upon guidance issued by FinCEN on March 20, 2026, reporting persons are not currently required to file real estate reports with FinCEN pending the outcome of a federal court case. In the event FinCEN amends this guidance, please note the following: Effective March 1, 2026, the U. S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. If the required information is not fully and timely provided, Acrisure Title of Kansas expressly reserves the right to withdraw as the settlement agent for the transaction. Additional information regarding FinCEN's reporting requirements is available at www.fincen.gov/rre.
6. FURNISH an Owner's Affidavit and Certification.
7. Obtain a copy of HAP Partners, LLC, a Kansas limited liability company Operating Agreement and any amendments.
8. Furnish an executed Affidavit stating there has been no changes to the Operating Agreement OR Furnish for examination any amendments to the Operating Agreement of HAP Partners, LLC, a Kansas limited liability company.
9. Any instrument to be executed by the limited liability company must be executed in the name of the limited liability company and be signed by all members, or, if management has been retained by the members, by such managers or other persons as provided in the operating agreement, if said document creates a lower approval threshold.
10. Please be advised that our search did not disclose any open Mortgages of record. If you should have knowledge of any outstanding obligation, please contact us immediately for further review prior to closing.

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SCHEDULE B I

(Continued)

11. RECORD a Limited Liability Company Warranty Deed from HAP Partners, LLC, a Kansas limited liability company to To Be Determined along with the Kansas Real Estate Validation Questionnaire fully completed and signed to accompany the Deed.
12. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured. Amount of Insurance, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

For Information only:

Tax ID: [56-02871](#)

Taxes for: 2025

General Tax: \$184.04

Special Assessments: \$0.00

Total: \$184.04

Taxes for the year 2025 are paid in full. Tract 1

Tax ID: [56-02876](#)

Taxes for: 2025

General Tax: \$396.92

Special Assessments: \$0.00

Total: \$396.92

Taxes for the year 2025 are paid in full. Tract 2

Tax ID: [56-06072](#)

Taxes for: 2025

General Tax: \$388.40

Special Assessments: \$0.00

Total: \$388.40

Taxes for the year 2025 are paid in full. Tract 3

The 24 month chain of title is as follows:

Trustees' General Warranty Deed to HAP Partners, LLC, a Kansas limited liability company recorded January 3, 2005 in [Book 136, Page 87](#). Tract 1 and 2

Trustees' General Warranty Deed to HAP Partners, LLC, a Kansas limited liability company recorded January 3, 2005 in [Book 136, Page 86](#). Tract 3

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**SCHEDULE B II
COMMITMENT**

EXCEPTIONS FROM COVERAGE

Policy No.: BU-26-22307-1

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

STANDARD EXCEPTIONS

2.
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey.
 - (d) Any lien, or right to a lien, for services, labor or material heretofore, or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

3. General and special for the year 2026 and subsequent years.
4. Resolution and Order to Vacate Road recorded May 20, 1986 in [Book 40, Page 132](#). Tract 1
5. Outstanding title to an undivided one-half interest in and to all oil, gas, sub-surface interest and other minerals within and underlying the real estate in question, vested in other persons or corporations and the policy does not insure against loss or damage by reason of the mining rights and other rights, privileges and immunities relating to such oil, gas and other minerals, and does not insure against loss or damage due to operations on the surface of insured premises in connection with such oil, gas and other minerals or by virtue of any existing or future oil and gas lease covering such premises. (1/2 Minerals where sold in Sheriff's Deed recorded April 14, 1955 in [Book 184, Page 60](#)) Tract 1 and 2

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B - PART II

(Continued)

6. Outstanding title to an undivided one-half interest in and to all oil, gas, sub-surface interest and other minerals within and underlying the real estate in question, vested in other persons or corporations and the policy does not insure against loss or damage by reason of the mining rights and other rights, privileges and immunities relating to such oil, gas and other minerals, and does not insure against loss or damage due to operations on the surface of insured premises in connection with such oil, gas and other minerals or by virtue of any existing or future oil and gas lease covering such premises. (As Reserved in a Deed recorded May 8, 1950 in [Book 164, Page 71](#), Notice of Intent to Preserve Mineral Rights recorded August 8, 2002 in [Book 113, Page 109](#) and on November 5, 2021 in [Book 257, Page 1](#)) Tract 3
7. Rights of Tenants now in possession of the Land by either month-to-month or under written leases.

NOTE: This exception may be removed upon receipt of the signed seller(s) affidavit stating there are no tenants in possession of this property.

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FACTS

WHAT DOES ACRISURE TITLE OF KANSAS DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and income • Transaction history and financial information
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Acrisure Title of Kansas chooses to share; and whether you can limit this sharing

Reasons we can share your personal information	Does Acrisure Title of Kansas share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	N/A
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	No	No
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you	No	N/A


To limit our sharing	<ul style="list-style-type: none"> • Call 877-504-9487 or • Visit us online: www.acrisure.com/privacy-policy/privacy-requests/ <p>Please note:</p> <p>If you are a new customer, we can begin sharing your information 30 days from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice.</p> <p>However, you can contact us at any time to limit our sharing.</p>
Questions?	Call 877-504-9487 or go to www.acrisure.com/privacy-policy/

Who we are	
Who is providing this notice?	Acrisure Title of Kansas
What we do	
How does Acrisure Title of Kansas protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We also authorize our employees to obtain and process your information only when they need it to provide the services we offer.
How does Acrisure Title of Kansas collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> retain us to conduct perform services in connection with a real estate transaction apply for mortgage through one of our affiliates <p>We also may collect your personal information from others, such as credit bureaus, affiliates or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> sharing for affiliates' everyday business purposes—information about your creditworthiness affiliates from using your information to market to you sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.</p>
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account.
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <i>Retail and wholesale insurance producers, brokers, or agents</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <i>N/A</i>
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <i>N/A</i>

Other important information

Vermont: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

California: In accordance with California law, we will not share information we collect about you with nonaffiliated third parties, except as permitted by law, including, for example, with your consent. We will limit sharing among our companies to the extent required by California law.

 OLD REPUBLIC TITLE	
FACTS	WHAT DOES Old Republic National Title Insurance Company DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic National Title Insurance Company chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes - to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes - information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes - information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

	Go to www.oldrepublictitle.com (Contact Us)
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Who we are	
Who is providing this notice?	Companies with an Old Republic National Title Insurance Company name and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic National Title Insurance Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy .
How does Old Republic National Title Insurance Company collect my personal information?	We collect your personal information, for example, when you: <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacy-policy for your rights under state law.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic National Title Insurance Company name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company.</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. <ul style="list-style-type: none"> • <i>Old Republic National Title Insurance Company does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> • <i>Old Republic National Title Insurance Company doesn't jointly market.</i>

Affiliates Who May be Delivering This Notice				
American First Title and Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	ORT Ancillary Services, Inc.	RamQuest Software, Inc
Republic Abstract and Settlement, LLC	Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC	

REAL ESTATE DISCLOSURES

Seller disclosures and related statutory notices.

Wabaunsee County, Kansas | 397+/- Acres

REQUIRED STATUTORY DISCLOSURES ADDENDUM

SELLER: HAP PARTNERS LLC

BUYER: _____

PROPERTY: _____

CONTRACT DATE: _____

1. BROKERAGE RELATIONSHIPS DISCLOSURE:

- a. SELLER and BUYER acknowledge that the real estate licensees involved in this transaction may be functioning as agents of the SELLER, agents of the BUYER or transaction brokers. Real estate licensees functioning as an agent of the SELLER have a duty to represent the SELLER'S interests and will not be the agent of the BUYER. INFORMATION GIVEN BY THE BUYER TO AN AGENT FOR THE SELLER WILL BE DISCLOSED TO THE SELLER. Real estate licensees functioning as an agent of the BUYER have a duty to represent the BUYER'S interests and will not be an agent of the SELLER. INFORMATION GIVEN BY THE SELLER TO AN AGENT FOR THE BUYER WILL BE DISCLOSED TO THE BUYER. Real estate licensees functioning in the capacity of a transaction broker are not agents for either party and do not advocate the interests of either party. SELLER AND BUYER ACKNOWLEDGE THAT THE REAL ESTATE BROKERAGE RELATIONSHIPS BROCHURES HAVE BEEN FURNISHED TO THEM.
- b. Listing Licensee is functioning as a: (Check Applicable) Seller's Agent or Designated Seller's Agent (Supervising Broker acts as Transaction Broker) or Transaction Broker, or Seller(s) is/are representing themselves.
- c. Selling Licensee is functioning as a: (Check Applicable) Seller's Agent or Buyer's Agent or Designated Seller's Agent (Supervising Broker acts as Transaction Broker) or Designated Buyer's Agent (Supervising Broker acts as Transaction Broker) or Transaction Broker, or Buyer(s) is/are representing themselves.

2. POTENTIAL PROXIMITY OF REGISTERED OFFENDERS TO PROPERTY:

- a. Kansas law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the sheriff of the county in which they reside. If you, as the buyer, desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation (KBI) at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.

3. RADON NOTICE:

- a. Every buyer of residential real property is notified that the property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. Kansas law requires sellers to disclose any information known to the seller that shows elevated concentrations of radon gas in residential real property. The Kansas department of health and environment recommends all home-buyers have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can be easily reduced by a radon mitigation technician. For additional information, go to www.kansasradonprogram.org.

CAREFULLY READ THE TERMS BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

HHH 2.22.24
SELLER DATE

BUYER DATE

Cara Z. Newell 2.22.26
SELLER DATE

BUYER DATE

Presented to Seller's Representative for signature and no signature was provided on this date:

Signature of Selling Licensee who has been unable to obtain seller's signature.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	<u>2.22.26</u>	<u>Cara Z. Newell</u>	<u>2.22.26</u>
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

PURCHASE AGREEMENT (DRAFT)

Draft form of purchase agreement to be used at the auction.

Wabaunsee County, Kansas | 397+/- Acres

PURCHASE AGREEMENT (DRAFT)

TO BE PROVIDED

A draft of the Purchase Agreement for the Nehring Creek Ranch at Rockton School auction will be made available prior to the auction date of Tuesday, May 19, 2026.

Prospective buyers are strongly encouraged to review the draft Purchase Agreement in full, and to consult with their legal and tax advisors before bidding. Signing a Purchase Agreement is a condition of being declared the successful bidder.

To request the most current draft, please contact the listing broker using the information below.

*For questions, contact Scott Shuman | 970.716.2120 | scott@hallandhall.com
Hall and Hall | HallandHall.com | 800.829.8747*

AUCTION ANNOUNCEMENTS (DRAFT)

Announcements to be read from the podium on auction day.

Wabaunsee County, Kansas | 397+/- Acres

AUCTION ANNOUNCEMENTS (DRAFT)

TO BE PROVIDED

Auction Announcements for the Nehring Creek Ranch at Rockton School auction will be read aloud by the auctioneer at the start of the auction on Tuesday, May 19, 2026, beginning at 10:00 AM CT in Alma, Kansas.

Announcements made from the podium on auction day take precedence over any printed information, including the contents of this Property Information Packet and any prior marketing materials.

A preliminary draft of the Auction Announcements will be provided in advance of the sale. Please contact the listing broker below to request the most current version.

*For questions, contact Scott Shuman | 970.716.2120 | scott@hallandhall.com
Hall and Hall | HallandHall.com | 800.829.8747*