

PROPERTY INFORMATION PACKET

THE BARNES
& NETTELS

BN RANCH

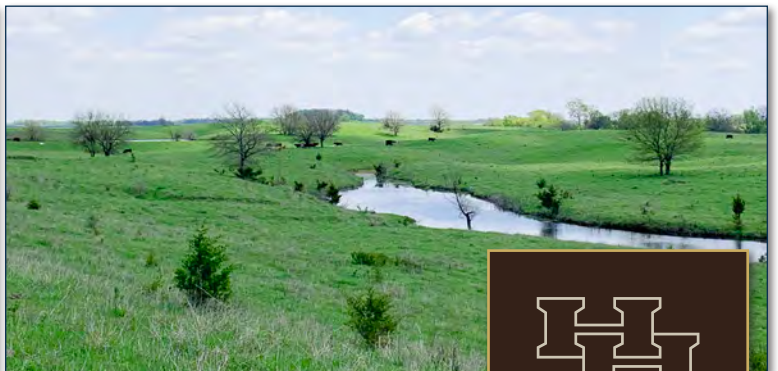
WEST MINERAL, KANSAS | CHEROKEE COUNTY

1,346[±] ACRES

Offered in 8 Tracts & Combinations

LAND AUCTION | WED, MAY 20TH • 10AM CT

Held at the Crestwood Country Club - Pittsburg, KS



HallandHall.com | 800.829.8747

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Note: Assessor Reports and Tax Reports for Tracts 6, 7, and 8 are combined into single documents and appear in the Tract 6 section.

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, and key features.

West Mineral, Kansas | Cherokee County | 1,346+/- Acres

AUCTION OFFERING

DESCRIPTION:	The Barnes & Nettels (BN) Ranch is 1,346+/- acres of productive Southeast Kansas grassland located in Cherokee County, just outside West Mineral and McCune. The ranch is offered in 8 tracts across Sections 25, 35, and 36 of Township 31 South, Range 22 East, with a combination of native and tame grass pasture, live water, ponds, and a historic farm homesite. The property offers a rare opportunity to acquire a large, contiguous Kansas grassland holding with excellent road access, cattle infrastructure, and strong recreational appeal.		
COUNTY:	Cherokee		
LEGAL:	Portions of Sections 25, 35, and 36 of T31S - R22E	2025 TAXES:	\$6,160.38

ACREAGE BREAKDOWN			
Source	Total	Grass	Other
Assessor	1,346+/-	1,183+/-	163+/-

TRACT SUMMARY				
Tract	Parcel ID	Legal	Acres	2025 Taxes
Tract 1	110473500000001010	S35-T31-R22: E2NE4	79.78+/-	\$223.80
Tract 2	110473500000001000	S35-T31-R22: SE4	156.05+/-	\$218.34
Tract 3	110472500000003010	S25-T31-R22: NW4	157.75+/-	\$225.40
Tract 4	110472500000003000	S25-T31-R22: SW4	159.52+/-	\$205.29
Tract 5	110473600000002010	S36-T31-R22: NW4	161.28+/-	\$297.31
Tract 6	110473600000002000	S36-T31-R22: N2NW4	80+/-	\$4,990.24
Tract 7		S36-T31-R22: S2SW4	80+/-	
Tract 8		S36-T31-R22: E2	311+/-	

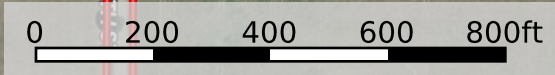
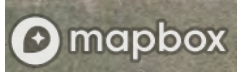
IMPROVEMENTS & FEATURES
-1,346+/- acres of Kansas grassland in Cherokee County offered in 8 tracts
-Paved and all-weather county road frontage
-Mix of native and tame grass pasture with live water, creeks, and stock ponds
-Historic farm homesite on Tract 6 - residence, barns, shops, and outbuildings
-Strong carrying capacity, cross-fenced pasture units, and working cattle improvements
-Excellent whitetail deer and upland game habitat
-Only 15 minutes to Pittsburg, KS and within easy reach of Joplin, MO and Tulsa, OK

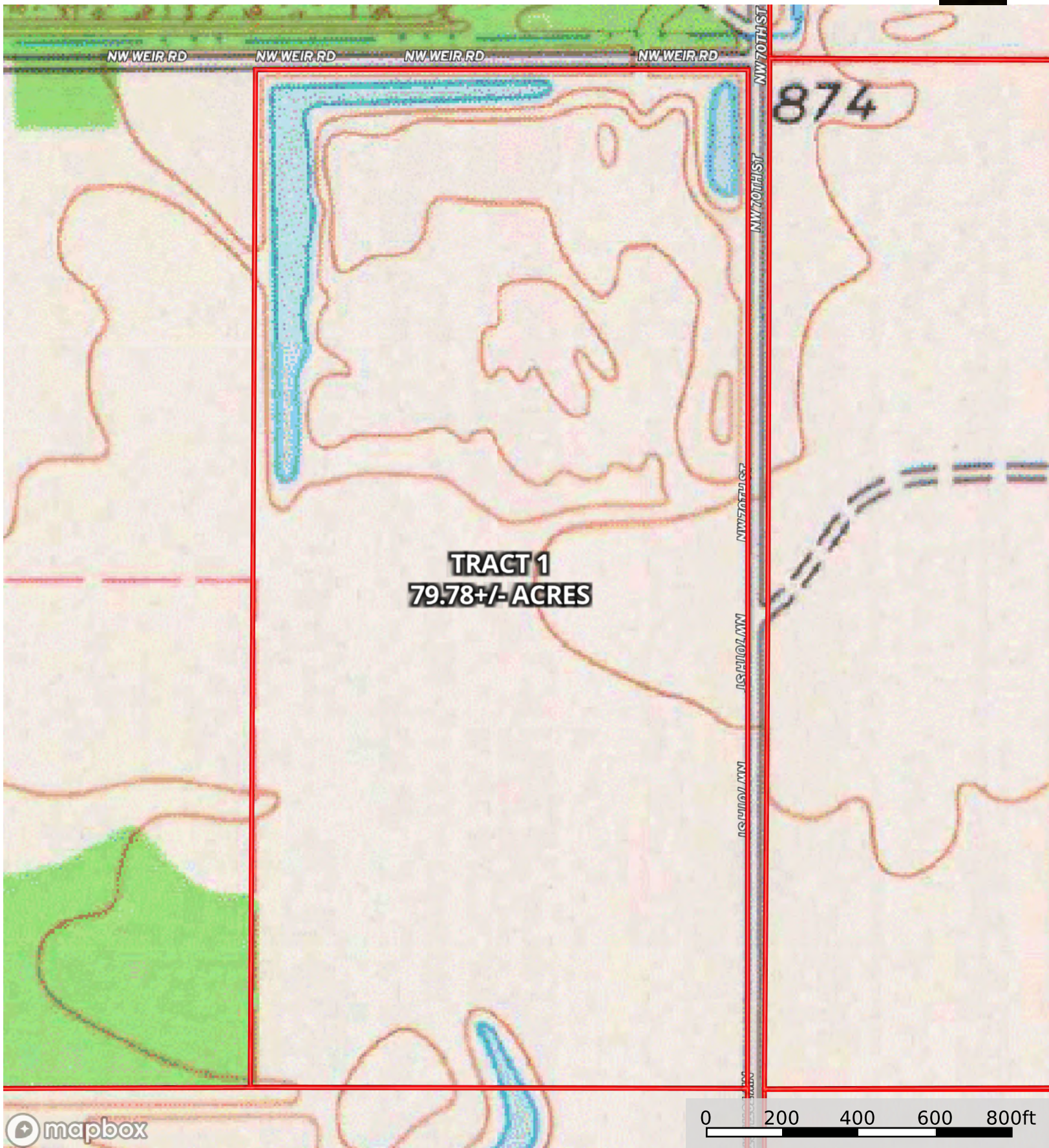
Acres, legal, and tax figures are from Cherokee County assessor records and are intended only as a general summary. Prospective buyers should verify all information to their satisfaction.

TRACT 1

*Aerial Map, Topographic Map, Water Map, Soil Report, Assessor Report,
Tax Reports.*

West Mineral, Kansas | Cherokee County | 1,346+/- Acres







mapbox

- Boundary
- Wetlands
- Riparian



mapbox

Boundary

Boundary 79.66 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8863	Parsons silt loam, 0 to 1 percent slopes	40.65	51.04	0	85	3w
8670	Coalvale silty clay, 1 to 5 percent slopes	38.15	47.9	0	67	3s
8679	Dennis silt loam, 1 to 3 percent slopes	0.48	0.6	0	81	2e
8771	Kanima silty clay loam, 15 to 50 percent slopes	0.38	0.48	0	24	7s
TOTALS		79.66(*)	100%	-	76.08	3.01

(*) 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.



TRACT 1

Property Details for PID: 0110473500000001010

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0110473500000001010
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0110473500000001010
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QuickRef ID :	R1345
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Owner Name :	PITTSBURG RENTAL PROPERTIES, LLC
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Location:	00000 NW 70TH ST, MCCUNE, KS 66753
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Abbreviated Boundary Description:	S35, T31, R22, ACRES 79.78, E/2 NE4. LESS R/W
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Owner Information:

Owner	PITTSBURG RENTAL PROPERTIES, LLC
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Mailing Address	1004 ABBY LN PITTSBURG, KS 66762
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Property Information:

Type	Agricultural Use
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Status	Active
--------	--------

Taxing Unit	050 - SHERIDAN 247
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Neighborhood Code	804.0
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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
449	206
558	210
614	18

Additional Deed Book Page Details

Deed Book/Page 260 /602

Value Details

Current Final Value (Agricultural) Year	2025
Land	\$8,400.00
Building	\$0.00

	Total	\$8,400.00
	Year	2024
Current Final Value (Agricultural)	Land	\$8,230.00
	Building	\$0.00
	Total	\$8,230.00

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	0.45	8679		
Native Grass - NG	0.36	8771		
Native Grass - NG	31.01	8670		

Native Grass - NG	0.93	8863
Tame Grass - TG	7.33	8670
Tame Grass - TG	39.70	8863
Total Acres :	79.78	

No Ag Building Details found

Tax History Information

Type RL **CAMA Number** 047 35 0 00 00 001 01 0 01 **Tax Identification** 050-04735000000010100000
Owner ID PITT00032 PITTSBURG RENTAL PROPERTIES, L
Taxpayer ID PITT00032 PITTSBURG RENTAL PROPERTIES, L

Situs Address: 0 NW 70TH; MCCUNE, KS 66753
Mailing Address: 1004 ABBY LN; PITTSBURG, KS 66762-2761

Subdivision **Block** **Lot(s)** **Section** 35 **Township** 31 **Range** 22
Tract 1 SH0273

Year	Owner ID	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	PITT00032	0004168	001		107.60	107.60	0.00	Yes	Yes
2023	SAND00199	0003400	001		110.79	110.79	0.00	Yes	Yes
2022	SAND00199	0014963	001		103.39	103.39	0.00	Yes	Yes
2021	SAND00199	0014349	001	1558	104.38	104.38	208.76	No	No
2020	SAND00199	0015318	001		113.95	113.95	0.00	Yes	Yes
2019	SAND00018	0001375	001		105.65	105.65	0.00	Yes	Yes
2018	SAND00018	0014222	001		60.09	60.09	0.00	Yes	Yes
2017	SAND00018	0012229	001		53.86	53.85	0.00	Yes	Yes
2016	SAND00018	0012436	001		45.44	45.43	0.00	Yes	Yes
2015	SAND00018	0012425	001		35.89	35.89	0.00	Yes	Yes
2014	SAND00018	0012302	001		27.04	27.04	0.00	Yes	Yes
2013	SAND00019	0011602	001		23.04	23.04	0.00	Yes	Yes
2012	SAND00032	0011280	001		19.67	19.66	0.00	Yes	Yes
2011	SAND00025	0011362	001		17.18	17.17	0.00	Yes	Yes
2010	SAND00025	0011513	001		14.53	14.52	0.00	Yes	Yes
2009	SAND00027	0011586	001		14.97	14.97	0.00	Yes	Yes
2008	SAND00026	0011943	001		21.52	21.51	0.00	Yes	Yes
2007	SAND00026	0012024	001		11.25	11.24	0.00	Yes	Yes
2006	SAND00026	0012009	001		11.04	11.03	0.00	Yes	Yes
2005	SAND00026	0011917	001		9.75	9.75	0.00	Yes	Yes

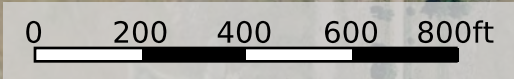
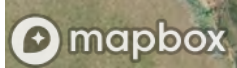
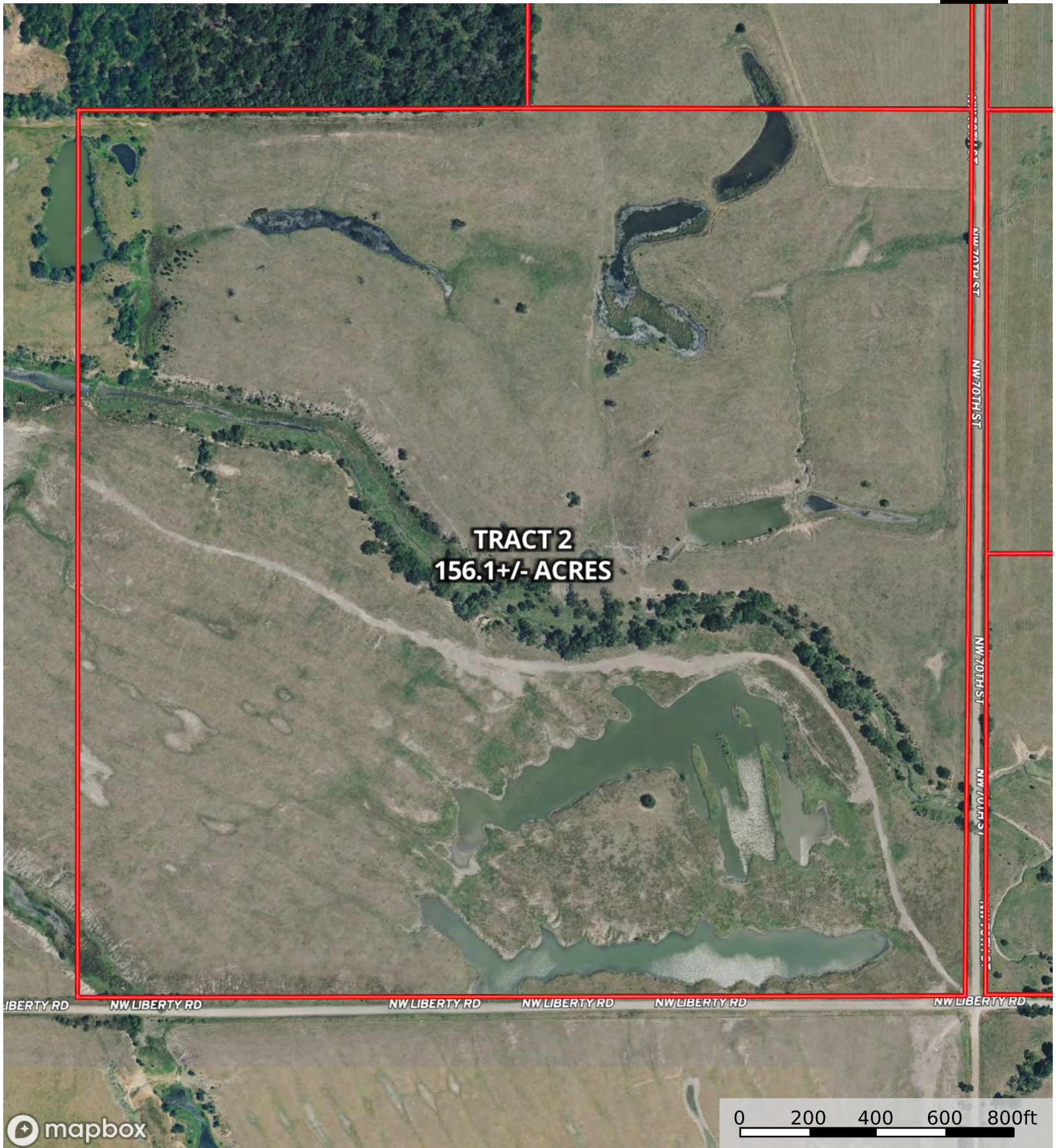
* - Does not include all interest, penalties and fees.

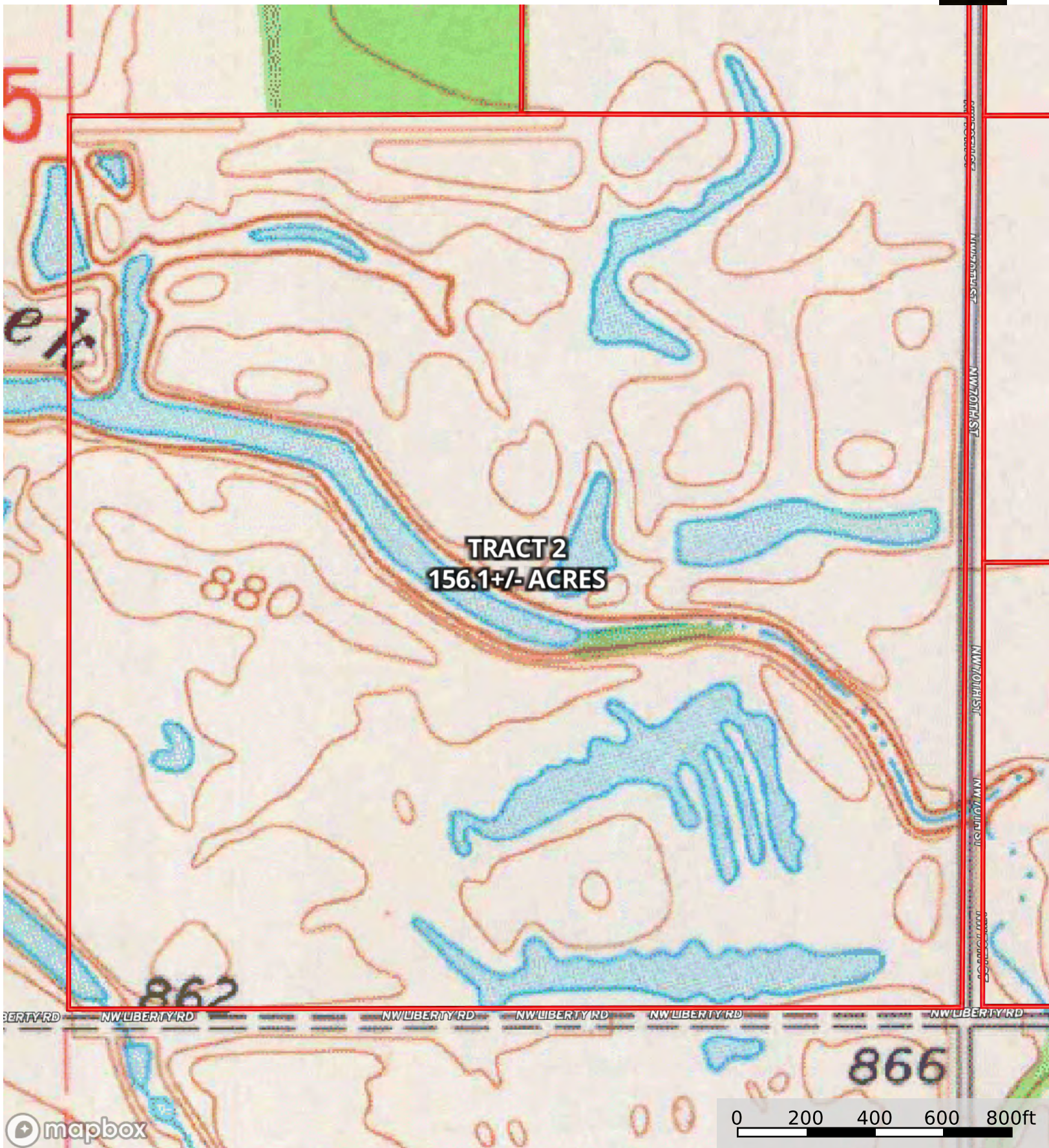
For delinquent tax pay off amount contact Cherokee County Treasurer 110 W Maple / PO Box 149 Columbus, KS 66725 (620) 429-3848.

TRACT 2

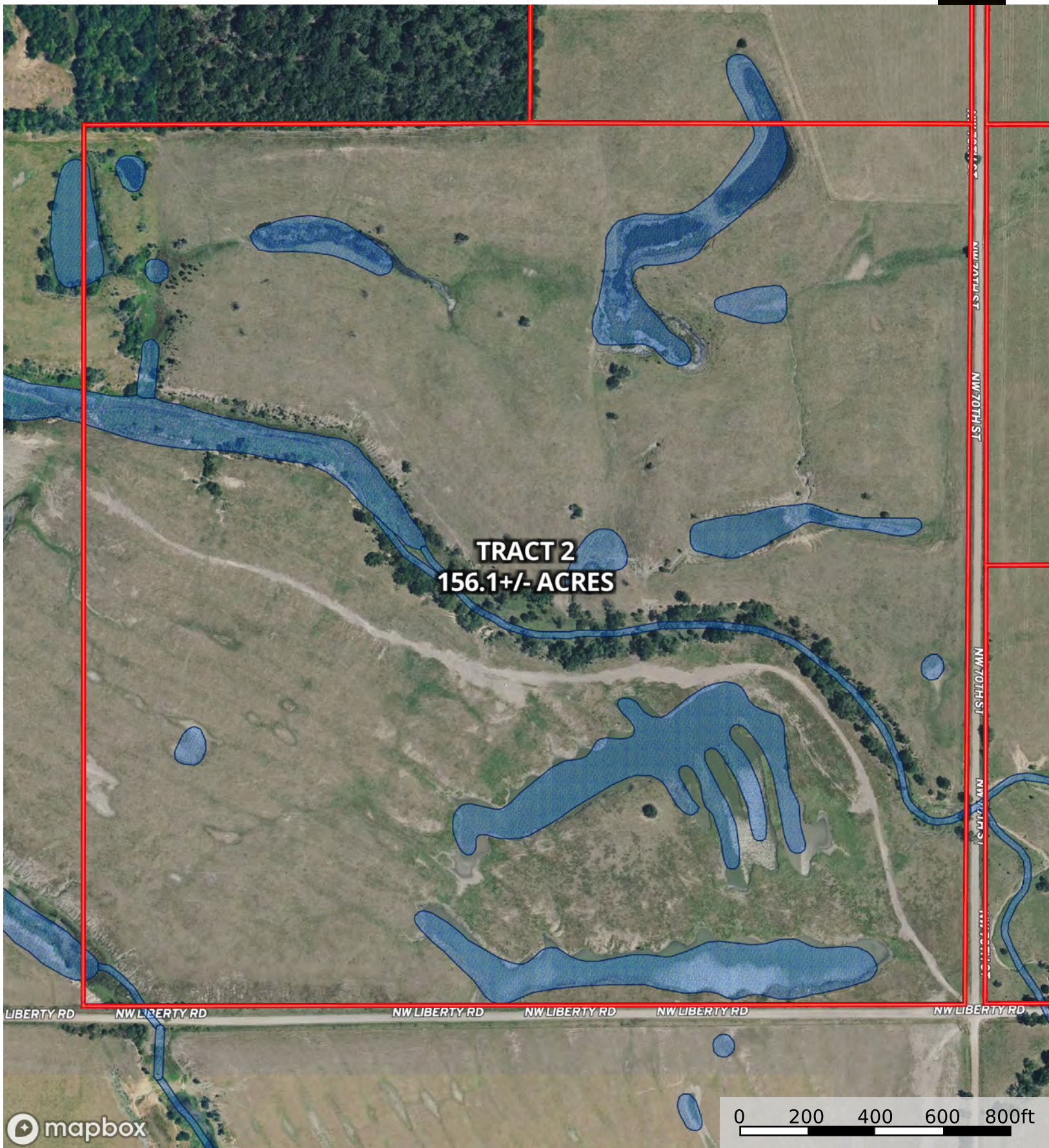
*Aerial Map, Topographic Map, Water Map, Soil Report, Assessor Report,
Tax Reports.*

West Mineral, Kansas | Cherokee County | 1,346+/- Acres



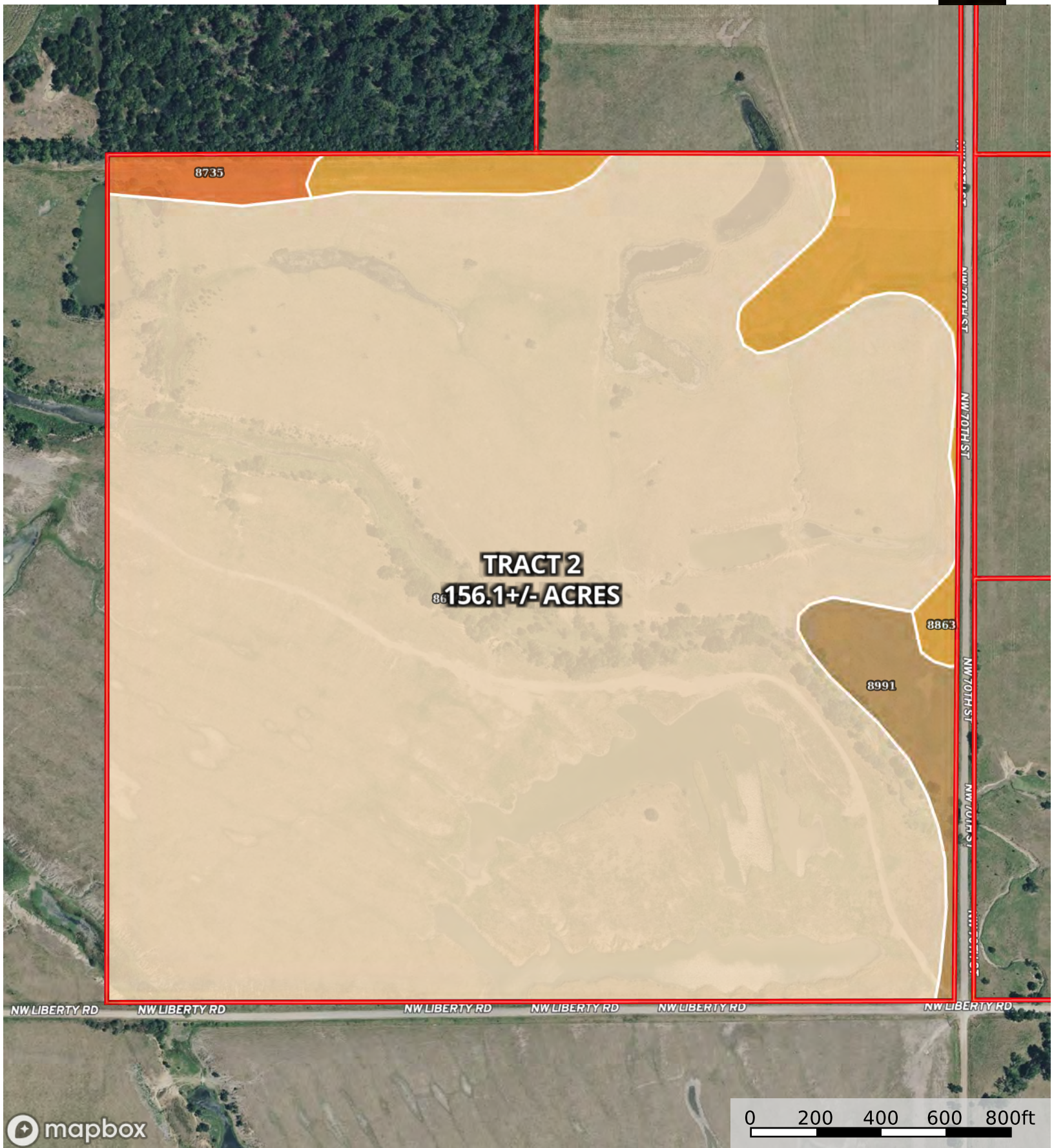



 Boundary



mapbox

- Boundary
- Wetlands
- Riparian



 Boundary

Boundary 156.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8670	Coalvale silty clay, 1 to 5 percent slopes	140.85	90.17	0	67	3s
8863	Parsons silt loam, 0 to 1 percent slopes	9.02	5.77	0	85	3w
8991	Zaar silty clay, 1 to 3 percent slopes	4.28	2.74	0	51	3e
8735	Eram silty clay loam, 3 to 7 percent slopes	2.06	1.32	0	58	4e
TOTALS		156.21(*)	100%	-	67.48	3.01

(*) 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.



TRACT 2

Property Details for PID: 0110473500000001000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0110473500000001000
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0110473500000001000
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QuickRef ID :	R1344
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Owner Name :	PITTSBURG RENTAL PROPERTIES, LLC
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Location:	00000 NW 70TH ST, MCCUNE, KS 66753
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Abbreviated Boundary Description:	S35, T31, R22, ACRES 156.05, SE4 LESS R/W
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Owner Information:

Owner	PITTSBURG RENTAL PROPERTIES, LLC
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Mailing Address	1004 ABBY LN PITTSBURG, KS 66762
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Property Information:

Type	Agricultural Use
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Status	Active
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Taxing Unit	050 - SHERIDAN 247
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Neighborhood Code	804.0
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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
449	206
558	210
611	385

Additional Deed Book Page Details

Deed Book/Page 360 /435 261 /284 260 /641 221 /633

Value Details

Current Final Value (Agricultural) Year	2025
Land	\$16,390.00
Building	\$0.00

	Total	\$16,390.00
	Year	2024
Current Final Value (Agricultural)	Land	\$16,080.00
	Building	\$0.00
	Total	\$16,080.00

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 :
Tame Grass - TG	58.16	8670		
Tame Grass - TG	8.87	8991		
Tame Grass - TG	1.88	8735		

Native Grass - NG	82.67	8670
Native Grass - NG	1.41	8991
Tame Grass - TG	3.06	8991
Total Acres :	156.05	

No Ag Building Details found

Tax History Information

Type RL **CAMA Number** 047 35 0 00 00 001 00 0 01 **Tax Identification** 050-04735000000010000000
Owner ID PITT00032 PITTSBURG RENTAL PROPERTIES, L
Taxpayer ID PITT00032 PITTSBURG RENTAL PROPERTIES, L

Situs Address: 0 NW 70TH; MCCUNE, KS 66753

Mailing Address: 1004 ABBY LN; PITTSBURG, KS 66762-2761

Subdivision **Block** **Lot(s)** **Section** 35 **Township** 31 **Range** 22
Tract 1 SH0278-0281

Year	Owner ID	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	PITT00032	0004167	001		210.23	210.23	0.00	Yes	Yes
2023	SAND00199	0003399	001		216.46	216.46	0.00	Yes	Yes
2022	SAND00199	0014962	001		202.07	202.07	0.00	Yes	Yes
2021	SAND00199	0014348	001		204.08	204.08	0.00	Yes	Yes
2020	SAND00199	0015317	001		223.24	223.24	0.00	Yes	Yes
2019	SAND00018	0001374	001		207.08	207.08	0.00	Yes	Yes
2018	SAND00018	0014224	001		166.26	166.25	0.00	Yes	Yes
2017	SAND00018	0016536	001		147.43	147.43	0.00	Yes	Yes
2016	SAND00018	0016790	001		122.95	122.94	0.00	Yes	Yes
2015	SAND00018	0016739	001		111.70	111.69	0.00	Yes	Yes
2014	SAND00018	0016795	001		95.88	95.87	0.00	Yes	Yes
2013	SAND00019	0011601	001		96.36	96.36	0.00	Yes	Yes
2012	SAND00032	0011279	001		59.00	58.99	0.00	Yes	Yes
2011	SAND00041	0011351	001		87.37	87.36	0.00	Yes	Yes
2010	SAND00041	0011502	001		82.09	82.09	0.00	Yes	Yes
2009	SAND00041	0011575	001		82.42	82.41	0.00	Yes	Yes
2008	SAND00042	0011932	001		88.32	88.32	0.00	Yes	Yes
2007	SAND00042	0012014	001		87.41	87.41	0.00	Yes	Yes
2006	SAND00038	0012002	001		94.78	94.77	0.00	Yes	Yes
2005	SAND00035	0004514	001		88.11	88.11	0.00	Yes	Yes
2004	FAUV00022	0004459	001		103.09	103.09	0.00	Yes	Yes
2003	FAUV00022	0004316	001		109.28	109.28	0.00	Yes	Yes
2002	FAUV00022	0004501	001		109.66	109.66	0.00	Yes	Yes
2001	FAUV00022	0004920	001		98.93	98.93	0.00	Yes	Yes
2000	FAUV00022	0004821	001		97.48	97.47	0.00	Yes	Yes
1999	FAUV00022	0004233	001		88.32	88.31	0.00	Yes	Yes
1998	FAUV00020	0004199	001		88.22	88.21	0.00	Yes	Yes
1997	FAUV00018	0015913	001		97.07	97.06	0.00	Yes	Yes

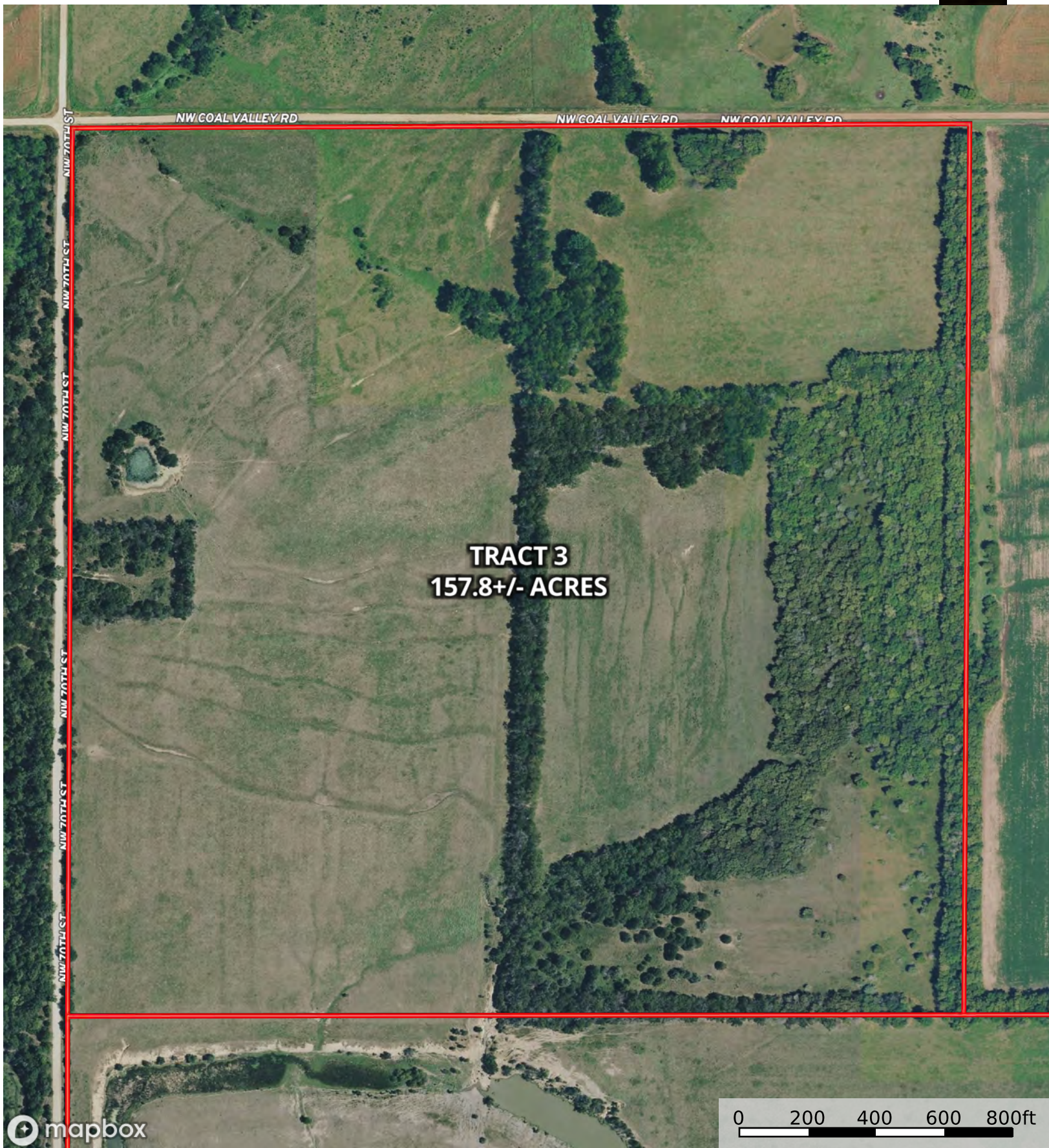
* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Cherokee County Treasurer 110 W Maple / PO Box 149 Columbus, KS 66725 (620) 429-3848.

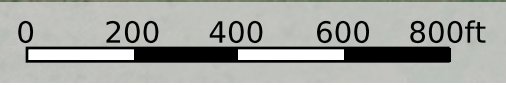
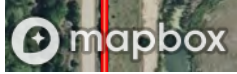
TRACT 3

*Aerial Map, Topographic Map, Water Map, Soil Report, Assessor Report,
Tax Reports.*

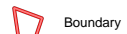
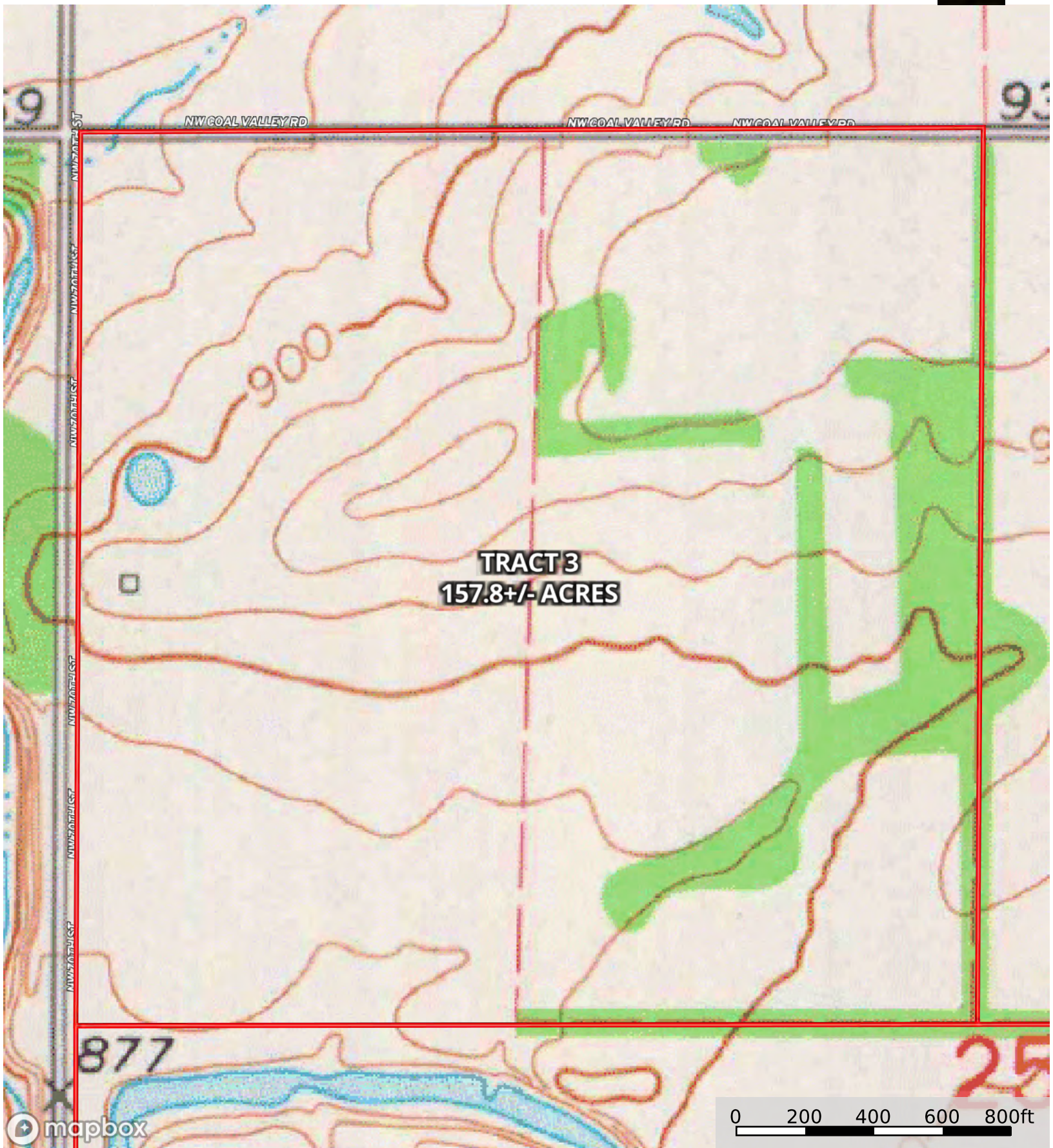
West Mineral, Kansas | Cherokee County | 1,346+/- Acres

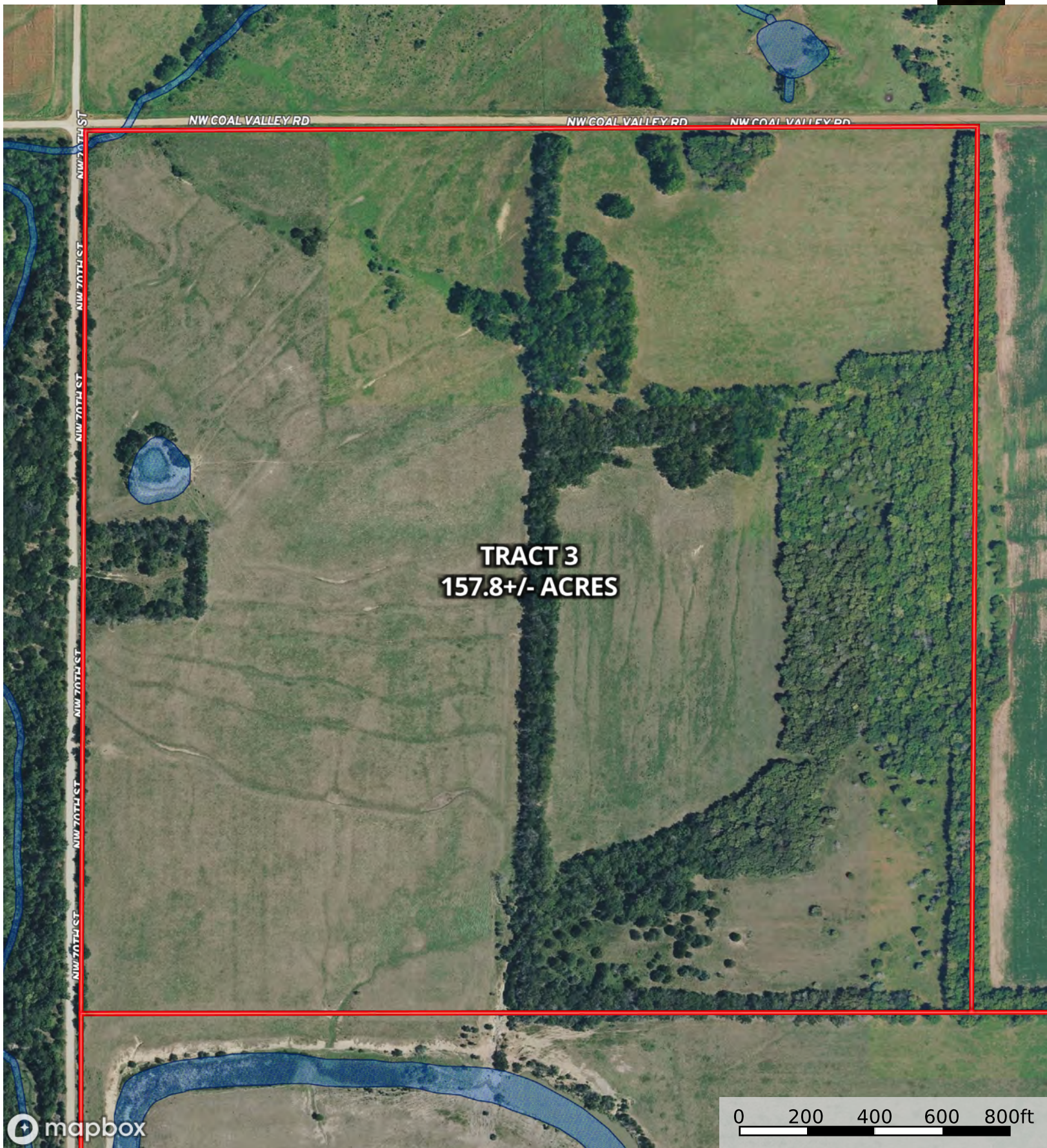


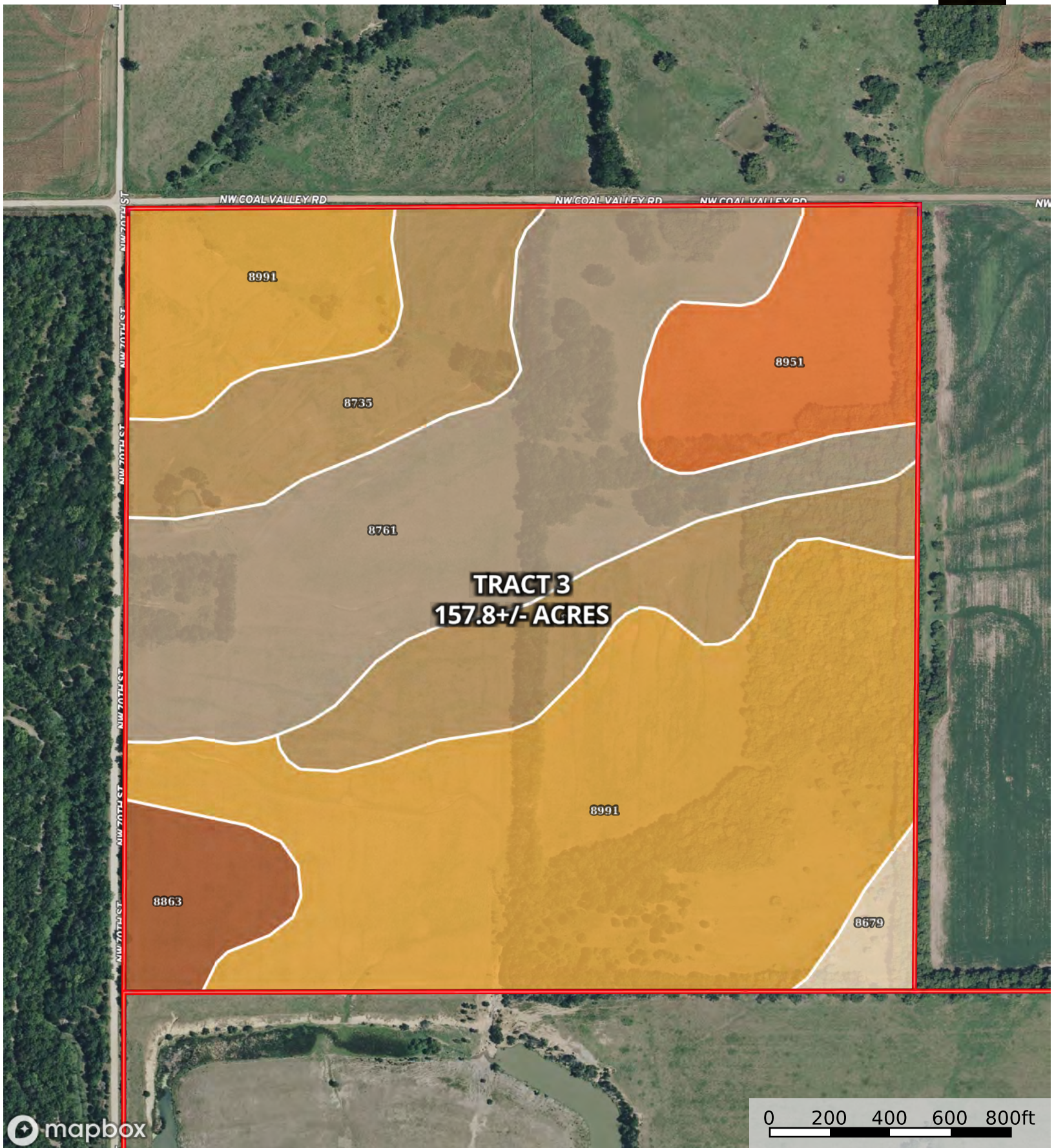
TRACT 3
157.8+/- ACRES



Boundary







TRACT 3
157.8+/- ACRES

0 200 400 600 800ft

mapbox

Boundary

Boundary 157.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8991	Zaar silty clay, 1 to 3 percent slopes	65.85	41.71	0	51	3e
8761	Eram-Shidler complex, 4 to 15 percent slopes	41.46	26.26	0	46	6e
8735	Eram silty clay loam, 3 to 7 percent slopes	28.22	17.88	0	58	4e
8951	Wagstaff silty clay loam, 1 to 3 percent slopes	13.35	8.46	0	52	3e
8863	Parsons silt loam, 0 to 1 percent slopes	6.44	4.08	0	85	3w
8679	Dennis silt loam, 1 to 3 percent slopes	2.56	1.62	0	81	2e
TOTALS		157.88(*)	100%	-	52.9	3.95

(*) 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.



TRACT 3

Property Details for PID: 0110472500000003010

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0110472500000003010
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0110472500000003010
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QuickRef ID :	R1338
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Owner Name :	PITTSBURG RENTAL PROPERTIES, LLC
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Location:	00000 NW COAL VALLEY RD, MCCUNE, KS 66753
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Abbreviated Boundary Description:	S25, T31, R22, ACRES 157.75, NW4. LESS R/W
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Owner Information:

Owner	PITTSBURG RENTAL PROPERTIES, LLC
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Mailing Address	1004 ABBY LN PITTSBURG, KS 66762
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Property Information:

Type	Agricultural Use
------	------------------

Status	Active
--------	--------

Taxing Unit	050 - SHERIDAN 247
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Neighborhood Code	804.0
-------------------	-------

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
449	206
558	210
614	18

Additional Deed Book Page Details

Deed Book/Page 260 /602

Value Details

Current Final Value (Agricultural) Year	2025
Land	\$16,920.00
Building	\$0.00

	Total	\$16,920.00
	Year	2024
Current Final Value (Agricultural)	Land	\$16,590.00
	Building	\$0.00
	Total	\$16,590.00

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	2.51	8951		
Native Grass - NG	2.56	8679		
Native Grass - NG	3.79	8735		

Tame Grass - TG	6.43	8863
Tame Grass - TG	10.80	8951
Native Grass - NG	13.46	8761
Tame Grass - TG	24.42	8735
Native Grass - NG	27.21	8991
Tame Grass - TG	27.96	8761
Tame Grass - TG	38.61	8991
Total Acres :	157.75	

No Ag Building Details found

TRACT 3

Print Current Tax Information

Type CAMA Number Tax Identification
RL 047 25 0 00 00 003 01 0 01 050-04725000000030100000

Owner ID PITT00032 PITTSBURG RENTAL PROPERTIES, L

Taxpayer ID PITT00032 PITTSBURG RENTAL PROPERTIES, L

Situs Address: 0 NW COAL VALLEY; MCCUNE, KS 66753

Mailing Address: 1004 ABBY LN; PITTSBURG, KS 66762-2761

Subdivision Block Lot(s) Section 25 Township 31 Range 22

Tract 1 SH0189-0190

Year	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2025	0009433	001		225.40	225.40	225.40	Yes	No

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

For delinquent tax pay off amount contact Cherokee County Treasurer 110 W Maple / PO Box 149 Columbus, KS 66725 (620) 429-3848.

Tax History Information

Type RL **CAMA Number** 047 25 0 00 00 003 01 0 01 **Tax Identification** 050-04725000000030100000
Owner ID PITT00032 PITTSBURG RENTAL PROPERTIES, L
Taxpayer ID PITT00032 PITTSBURG RENTAL PROPERTIES, L

Situs Address: 0 NW COAL VALLEY; MCCUNE, KS 66753
Mailing Address: 1004 ABBY LN; PITTSBURG, KS 66762-2761

Subdivision **Block** **Lot(s)** **Section** 25 **Township** 31 **Range** 22
Tract 1 SH0189-0190

Year	Owner ID	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	PITT00032	0003834	001		216.90	216.90	0.00	Yes	Yes
2023	SAND00199	0015201	001		223.32	223.32	0.00	Yes	Yes
2022	SAND00199	0014935	001		208.62	208.62	0.00	Yes	Yes
2021	SAND00199	0014342	001	1556	210.69	210.69	0.00	Yes	Yes
2020	SAND00199	0015311	001		230.23	230.23	0.00	Yes	Yes
2019	SAND00017	0001368	001		213.64	213.64	0.00	Yes	Yes
2018	SAND00017	0014226	001		188.36	188.36	0.00	Yes	Yes
2017	SAND00017	0012230	001		167.45	167.44	0.00	Yes	Yes
2016	SAND00017	0012437	001		139.68	139.68	0.00	Yes	Yes
2015	SAND00017	0012426	001		107.37	107.36	0.00	Yes	Yes
2014	SAND00017	0012304	001		88.13	88.13	0.00	Yes	Yes
2013	SAND00019	0011599	001		84.84	84.84	0.00	Yes	Yes
2012	SAND00032	0011277	001		82.83	82.82	0.00	Yes	Yes
2011	SAND00022	0011360	001		84.87	84.86	0.00	Yes	Yes
2010	SAND00022	0011511	001		82.73	82.72	0.00	Yes	Yes
2009	SAND00028	0011584	001		91.64	91.64	0.00	Yes	Yes
2008	SAND00023	0011941	001		106.08	106.07	0.00	Yes	Yes
2007	SAND00023	0012022	001		112.57	112.56	0.00	Yes	Yes
2006	SAND00023	0012007	001		129.54	129.54	0.00	Yes	Yes
2005	SAND00023	0011915	001		123.09	123.09	0.00	Yes	Yes

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

For delinquent tax pay off amount contact Cherokee County Treasurer 110 W Maple / PO Box 149 Columbus, KS 66725 (620) 429-3848.

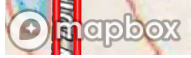
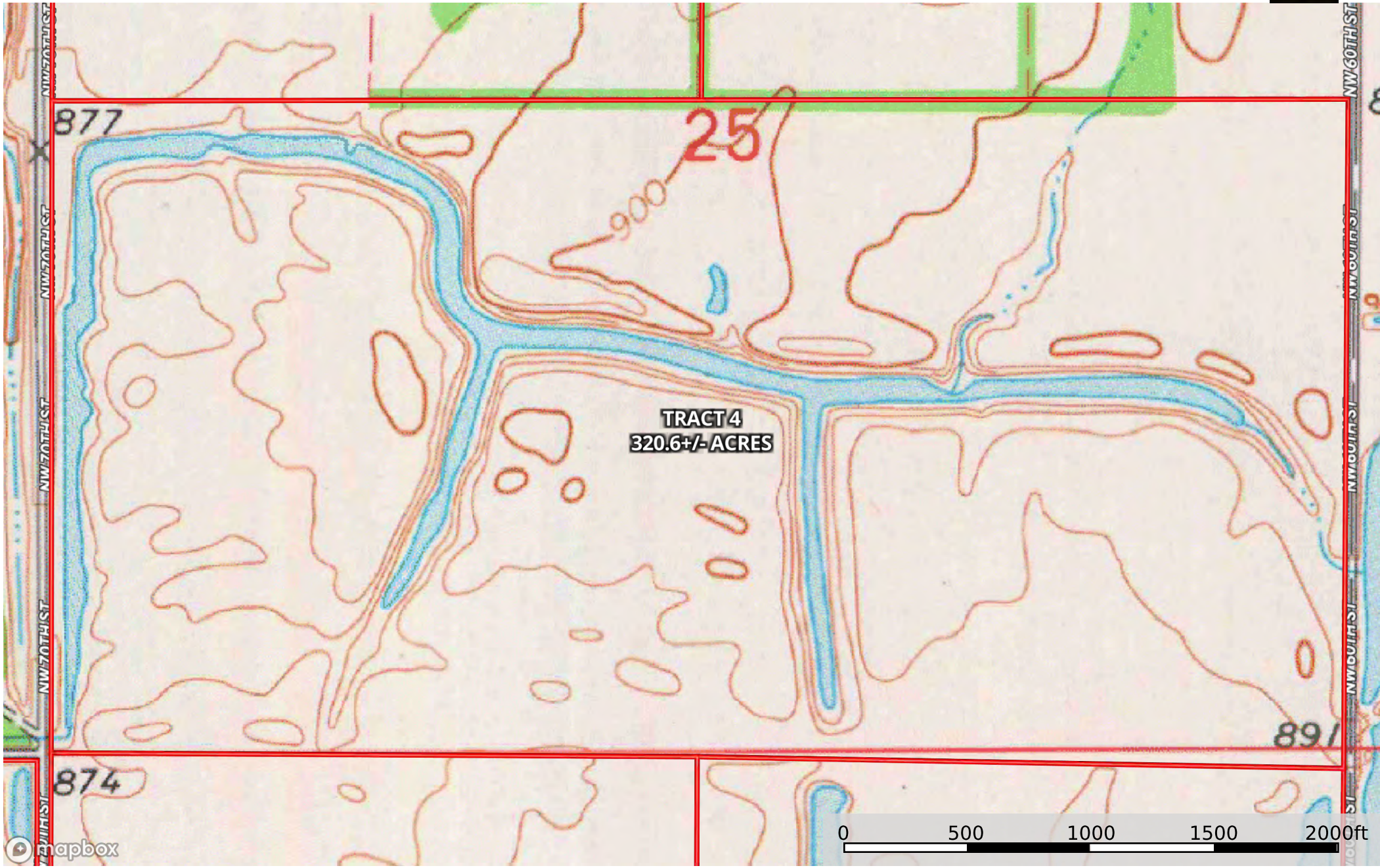
TRACT 4

*Aerial Map, Topographic Map, Water Map, Soil Report, Assessor Report,
Tax Reports.*

West Mineral, Kansas | Cherokee County | 1,346+/- Acres



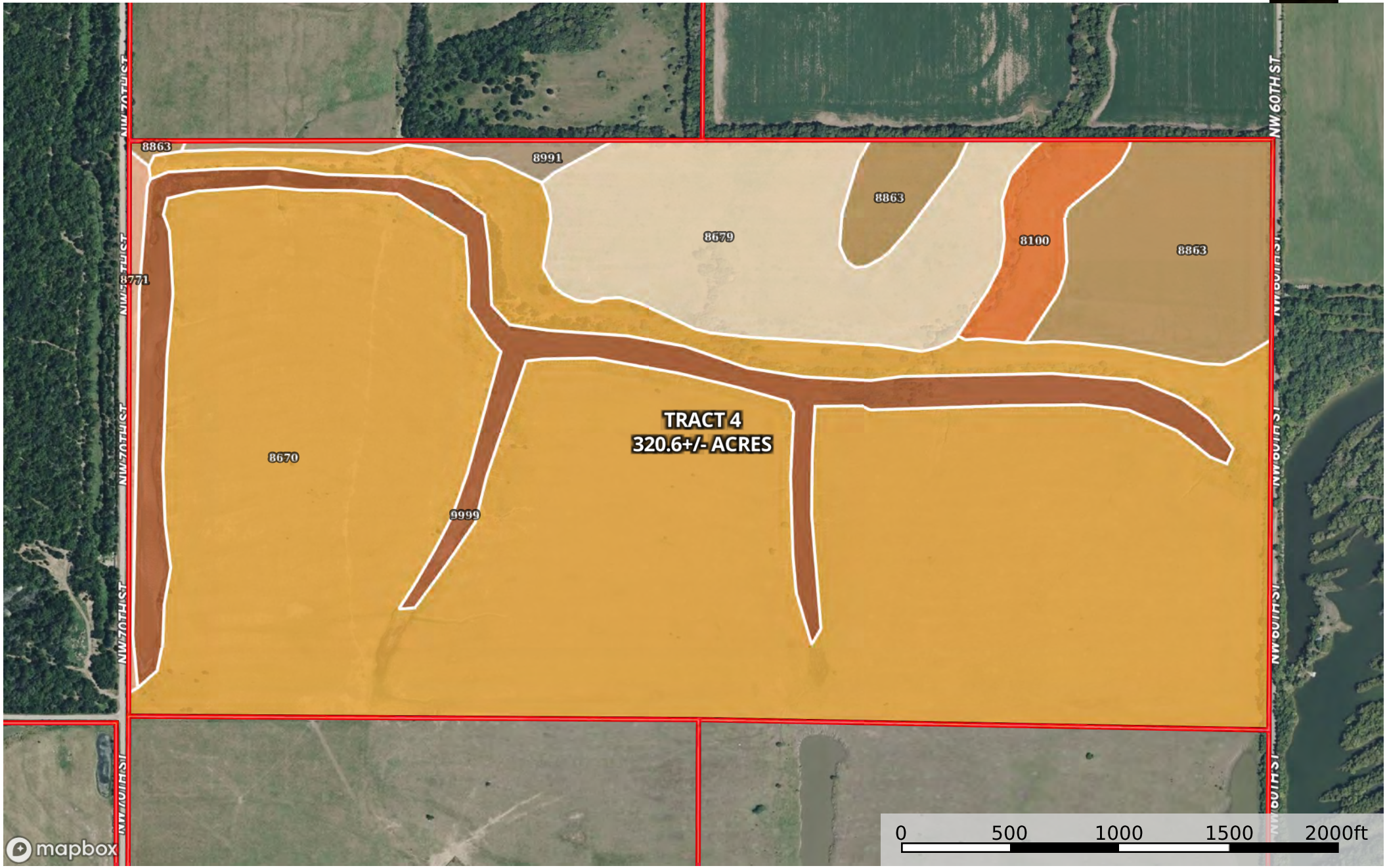
 Boundary





mapbox

- Boundary
- Wetlands
- Riparian



mapbox

Boundary

Boundary 319.26 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8670	Coalvale silty clay, 1 to 5 percent slopes	218.7 1	68.51	0	67	3s
8679	Dennis silt loam, 1 to 3 percent slopes	35.77	11.2	0	81	2e
9999	Water	26.67	8.35	0	-	-
8863	Parsons silt loam, 0 to 1 percent slopes	25.55	8.0	0	85	3w
8100	Hepler silt loam, 0 to 3 percent slopes, frequently flooded	7.27	2.28	0	74	5w
8991	Zaar silty clay, 1 to 3 percent slopes	2.94	0.92	0	51	3e
8771	Kanima silty clay loam, 15 to 50 percent slopes	2.35	0.74	0	24	7s
TOTALS		319.2 6(*)	100%	-	64.11	2.96

(*) 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.



TRACT 4

Property Details for PID: 0110472500000003000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0110472500000003000
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0110472500000003000
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QuickRef ID :	R1337
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Owner Name :	PITTSBURG RENTAL PROPERTIES, LLC
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Location:	00000 NW COAL VALLEY RD, MCCUNE, KS 66753
-----------	---

Abbreviated Boundary Description:	S25, T31, R22, ACRES 159.52, SW4. LESS R/W
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Owner Information:

Owner	PITTSBURG RENTAL PROPERTIES, LLC
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Mailing Address	1004 ABBY LN PITTSBURG, KS 66762
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Property Information:

Type	Agricultural Use
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Status	Active
--------	--------

Taxing Unit	050 - SHERIDAN 247
-------------	--------------------

Neighborhood Code	804.0
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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
449	206
558	210
611	385

Additional Deed Book Page Details

Deed Book/Page 360 /435 261 /284 260 /641 237 /095

Value Details

Current Final Value (Agricultural) Year	2025
Land	\$15,410.00
Building	\$0.00

	Total	\$15,410.00
	Year	2024
Current Final Value (Agricultural)	Land	\$15,110.00
	Building	\$0.00
	Total	\$15,110.00

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	0.39	8863		
Native Grass - NG	1.01	8991		
Tame Grass - TG	1.93	8991		

Native Grass - NG	2.35	8771
Native Grass - NG	16.82	9999
Tame Grass - TG	7.18	8670
Tame Grass - TG	11.71	8679
Native Grass - NG	118.13	8670
Total Acres :	159.52	

No Ag Building Details found

Property Details for PID: 0110472500000003020

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0110472500000003020
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0110472500000003020
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QuickRef ID :	R1339
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Owner Name :	EQUITY TRUST COMPANY CUSTODIAN
--------------	--------------------------------

Location:	00000 NW 70TH ST, MCCUNE, KS 66753
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Abbreviated Boundary Description:	S25, T31, R22, ACRES 161.13, SE4. LESS R/W
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Owner Information:

Owner	EQUITY TRUST COMPANY CUSTODIAN
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Mailing Address	11940 PASCO TRAIL BLVD SPRING HILL, FL 34610
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Property Information:

Type	Agricultural Use
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Status	Active
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Taxing Unit	050 - SHERIDAN 247
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Neighborhood Code	804.0
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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
449	206
614	20
558	210

Additional Deed Book Page Details

Deed Book/Page 260 /604

Value Details

Current Final Value (Agricultural) Year	2025
Land	\$17,310.00
Building	\$0.00

	Total	\$17,310.00
	Year	2024
Current Final Value (Agricultural)	Land	\$16,960.00
	Building	\$0.00
	Total	\$16,960.00

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 :
Tame Grass - TG	7.27	8100		
Tame Grass - TG	9.02	8670		
Tame Grass - TG	24.09	8679		

Tame Grass - TG	25.18	8863
Native Grass - NG	85.70	8670
Native Grass - NG	9.87	9999
Total Acres :	161.13	

No Ag Building Details found

Tax History Information

Type RL **CAMA Number** 047 25 0 00 00 003 00 0 01 **Tax Identification** 050-04725000000030000000
Owner ID PITT00032 PITTSBURG RENTAL PROPERTIES, L
Taxpayer ID PITT00032 PITTSBURG RENTAL PROPERTIES, L

Situs Address: 0 NW COAL VALLEY; MCCUNE, KS 66753
Mailing Address: 1004 ABBY LN; PITTSBURG, KS 66762-2761

Subdivision **Block** **Lot(s)** **Section** 25 **Township** 31 **Range** 22
Tract 1 SH0192

Year	Owner ID	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	PITT00032	0001402	001		197.55	197.55	0.00	Yes	Yes
2023	SAND00199	0007279	001		203.40	203.40	0.00	Yes	Yes
2022	SAND00199	0014903	001		190.03	190.03	0.00	Yes	Yes
2021	SAND00199	0014331	001		192.23	192.23	0.00	Yes	Yes
2020	SAND00199	0015310	001		221.84	221.84	0.00	Yes	Yes
2019	SAND00018	0001367	001		205.68	205.68	0.00	Yes	Yes
2018	SAND00018	0014223	001		181.51	181.51	0.00	Yes	Yes
2017	SAND00018	0016535	001		162.21	162.20	0.00	Yes	Yes
2016	SAND00018	0016789	001		135.38	135.38	0.00	Yes	Yes
2015	SAND00018	0016738	001		127.79	127.78	0.00	Yes	Yes
2014	SAND00018	0016794	001		111.08	111.07	0.00	Yes	Yes
2013	SAND00021	0011598	001		112.86	112.86	0.00	Yes	Yes
2012	SAND00032	0011276	001		117.99	117.98	0.00	Yes	Yes
2011	SAND00041	0011350	001		127.88	127.88	0.00	Yes	Yes
2010	SAND00041	0011501	001		130.72	130.71	0.00	Yes	Yes
2009	SAND00041	0011574	001		146.38	146.38	0.00	Yes	Yes
2008	SAND00042	0011931	001		169.12	169.11	0.00	Yes	Yes
2007	SAND00042	0012013	001		175.81	175.80	0.00	Yes	Yes
2006	SAND00038	0012001	001		192.45	192.44	0.00	Yes	Yes
2005	SAND00035	0004515	001		181.47	181.46	0.00	Yes	Yes
2004	FAUV00010	0004465	001		454.16	454.16	0.00	Yes	Yes
2003	FAUV00010	0004322	001		442.05	442.04	0.00	Yes	Yes
2002	FAUV00010	0004507	001		406.95	406.95	0.00	Yes	Yes
2001	FAUV00010	0004926	001		103.31	103.30	0.00	Yes	Yes
2000	FAUV00010	0004827	001		91.79	91.78	0.00	Yes	Yes
1999	FAUV00008	0004239	001		75.06	75.05	0.00	Yes	Yes
1998	FAUV00008	0004204	001		69.46	69.45	0.00	Yes	Yes
1997	FAUV00009	0000547	001		65.80	65.80	0.00	Yes	Yes

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

For delinquent tax pay off amount contact Cherokee County Treasurer 110 W Maple / PO Box 149 Columbus, KS 66725 (620) 429-3848.

Tax History Information

Type RL **CAMA Number** 047 25 0 00 00 003 02 0 01 **Tax Identification** 050-04725000000030200000
Owner ID EQUI00002 EQUITY TRUST COMPANY CUSTODIAN
Taxpayer ID EQUI00002 EQUITY TRUST COMPANY CUSTODIAN

Situs Address: 0 NW 70TH; MCCUNE, KS 66753

Mailing Address: 11940 PASCO TRAIL BLVD; SPRING HILL, FL 34610

Subdivision **Block** **Lot(s)** **Section** 25 **Township** 31 **Range** 22
Tract 1 SH0193

Year	Owner ID	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	EQUI00002	0003896	001		221.74	221.74	0.00	Yes	Yes
2023	SAND00199	0015263	001	1349	228.03	228.03	0.00	Yes	Yes
2022	SAND00199	0014936	001		213.07	213.07	0.00	Yes	Yes
2021	SAND00199	0014343	001	1557	215.64	215.64	431.28	No	No
2020	SAND00199	0015312	001		248.27	248.27	0.00	Yes	Yes
2019	SAND00017	0001369	001		230.96	230.96	0.00	Yes	Yes
2018	SAND00017	0014227	001		204.71	204.70	0.00	Yes	Yes
2017	SAND00017	0012231	001		183.18	183.17	0.00	Yes	Yes
2016	SAND00017	0012438	001		154.42	154.41	0.00	Yes	Yes
2015	SAND00017	0012427	001		138.31	138.30	0.00	Yes	Yes
2014	SAND00017	0012305	001		116.49	116.48	0.00	Yes	Yes
2013	SAND00019	0011600	001		115.04	115.04	0.00	Yes	Yes
2012	SAND00032	0011278	001		116.16	116.15	0.00	Yes	Yes
2011	SAND00024	0011361	001	1340	121.55	121.54	0.00	Yes	Yes
2010	SAND00024	0011512	001	1279	120.77	120.77	0.00	Yes	Yes
2009	SAND00024	0011585	001		133.23	133.22	0.00	Yes	Yes
2008	SAND00024	0011942	001		155.43	155.42	0.00	Yes	Yes
2007	SAND00024	0012023	001		161.05	161.05	0.00	Yes	Yes
2006	SAND00024	0012008	001		180.45	180.44	0.00	Yes	Yes
2005	SAND00024	0011916	001		171.84	171.83	0.00	Yes	Yes

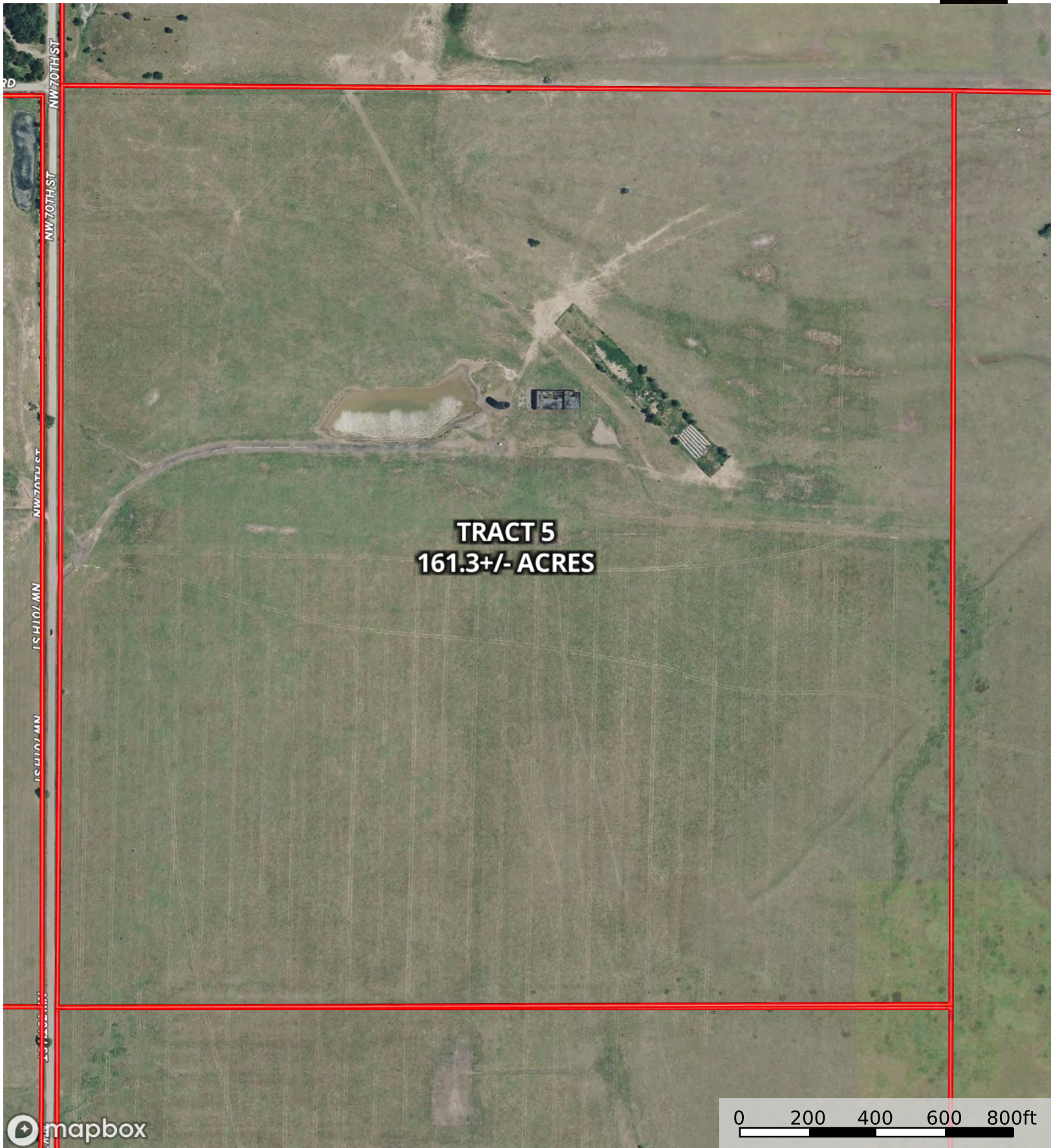
* - Does not include all interest, penalties and fees.

For delinquent tax pay off amount contact Cherokee County Treasurer 110 W Maple / PO Box 149 Columbus, KS 66725 (620) 429-3848.

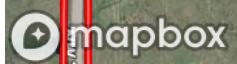
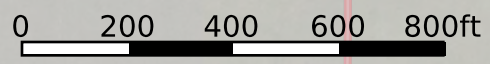
TRACT 5

*Aerial Map, Topographic Map, Water Map, Soil Report, Assessor Report,
Tax Reports.*

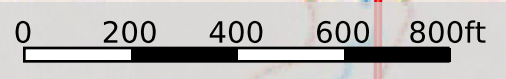
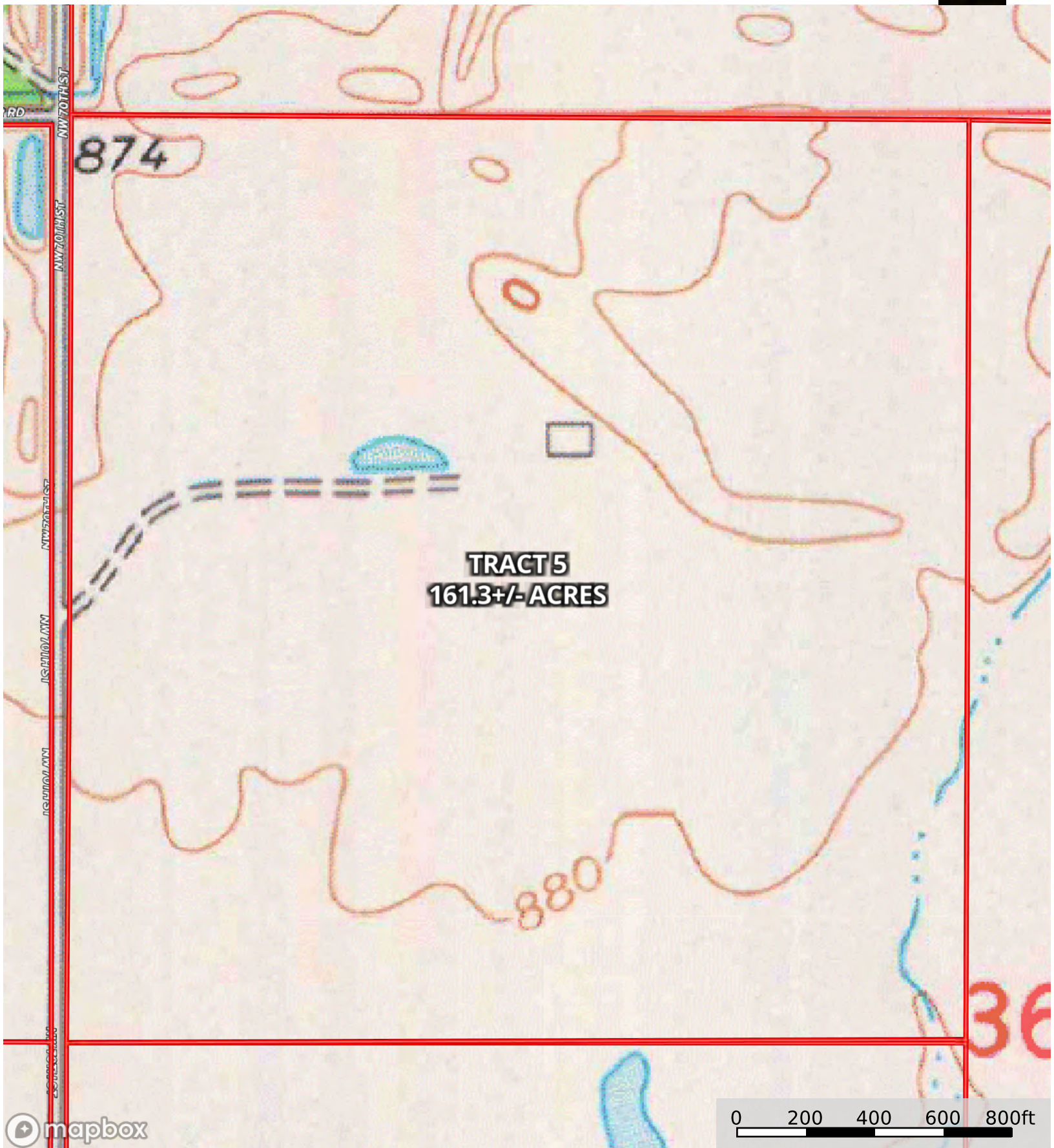
West Mineral, Kansas | Cherokee County | 1,346+/- Acres



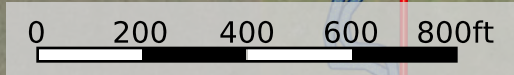
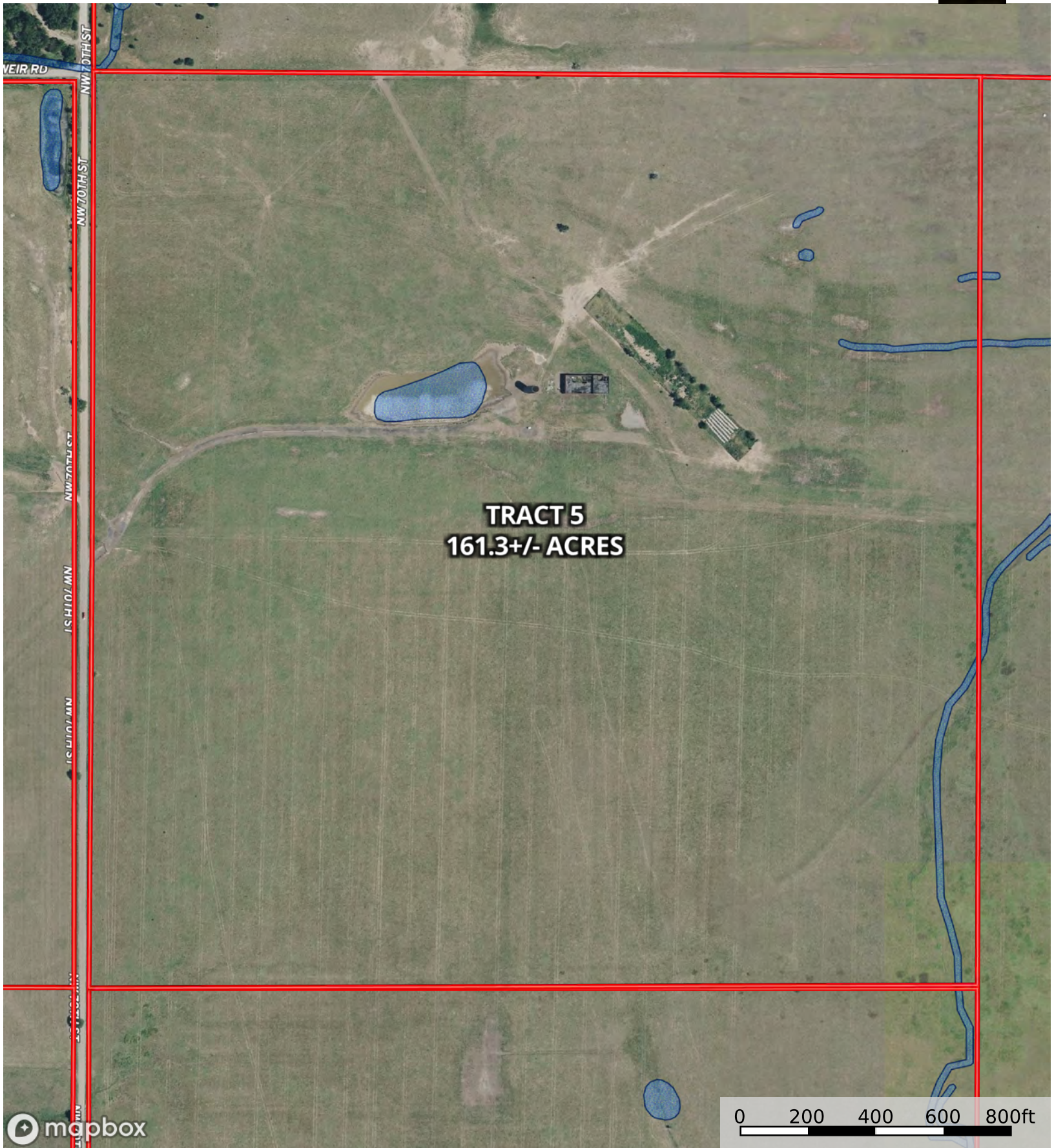
TRACT 5
161.3+/- ACRES



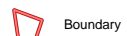
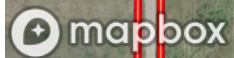
Boundary



Boundary



- Boundary
- Wetlands
- Riparian



Boundary

Boundary 161.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8863	Parsons silt loam, 0 to 1 percent slopes	107.32	66.28	0	85	3w
8670	Coalvale silty clay, 1 to 5 percent slopes	49.53	30.59	0	67	3s
8991	Zaar silty clay, 1 to 3 percent slopes	5.06	3.13	0	51	3e
TOTALS		161.91(*)	100%	-	78.43	3.0

(*) 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.



TRACT 5

Property Details for PID: 0110473600000002010

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0110473600000002010
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelId=0110473600000002010
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QuickRef ID :	R305617
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Owner Name :	PITTSBURG RENTAL PROPERTIES, LLC
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Location:	00000 NW 70TH ST, MCCUNE, KS 66753
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Abbreviated Boundary Description:	S36, T31, R22, ACRES 161.28, NW/4 LESS R/W
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Owner Information:

Owner	PITTSBURG RENTAL PROPERTIES, LLC
-------	----------------------------------

Mailing Address	1004 ABBY LN PITTSBURG, KS 66762
-----------------	----------------------------------

Property Information:

Type	Agricultural Use
------	------------------

Status	Active
--------	--------

Taxing Unit	050 - SHERIDAN 247
-------------	--------------------

Neighborhood Code	804.0
-------------------	-------

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
611	385

Value Details

	Year	2025
Current Final Value (Agricultural)	Land	\$16,930.00
	Building	\$6,930.00
	Total	\$23,860.00

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	43.34	8670		
Native Grass - NG	23.97	8863		
Tame Grass - TG	5.57	8670		
Tame Grass - TG	83.33	8863		
Tame Grass - TG	5.07	8991		
Total Acres :	161.28			

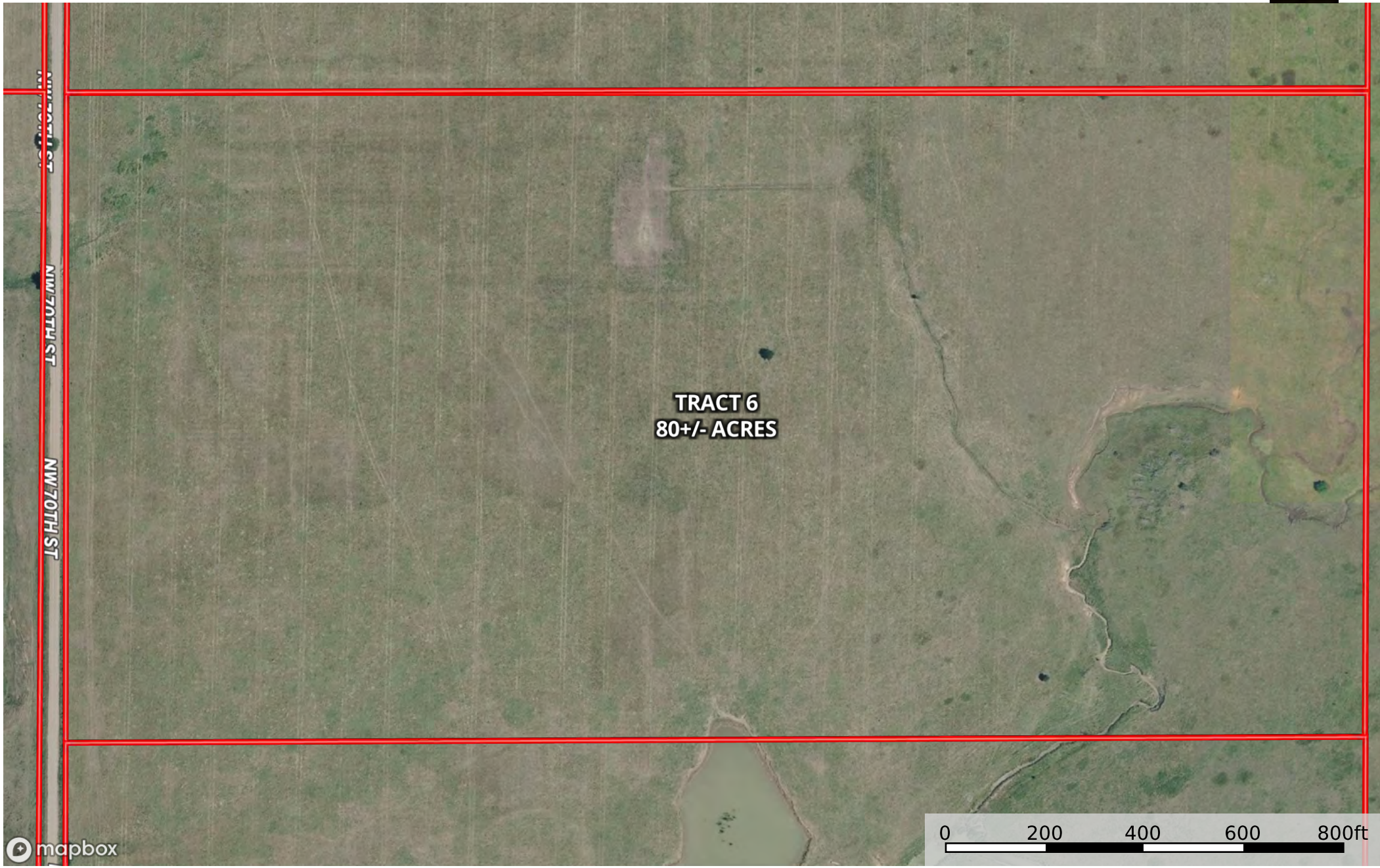
Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Farm Utility Storage Shed		26X122	1966	FR	FR

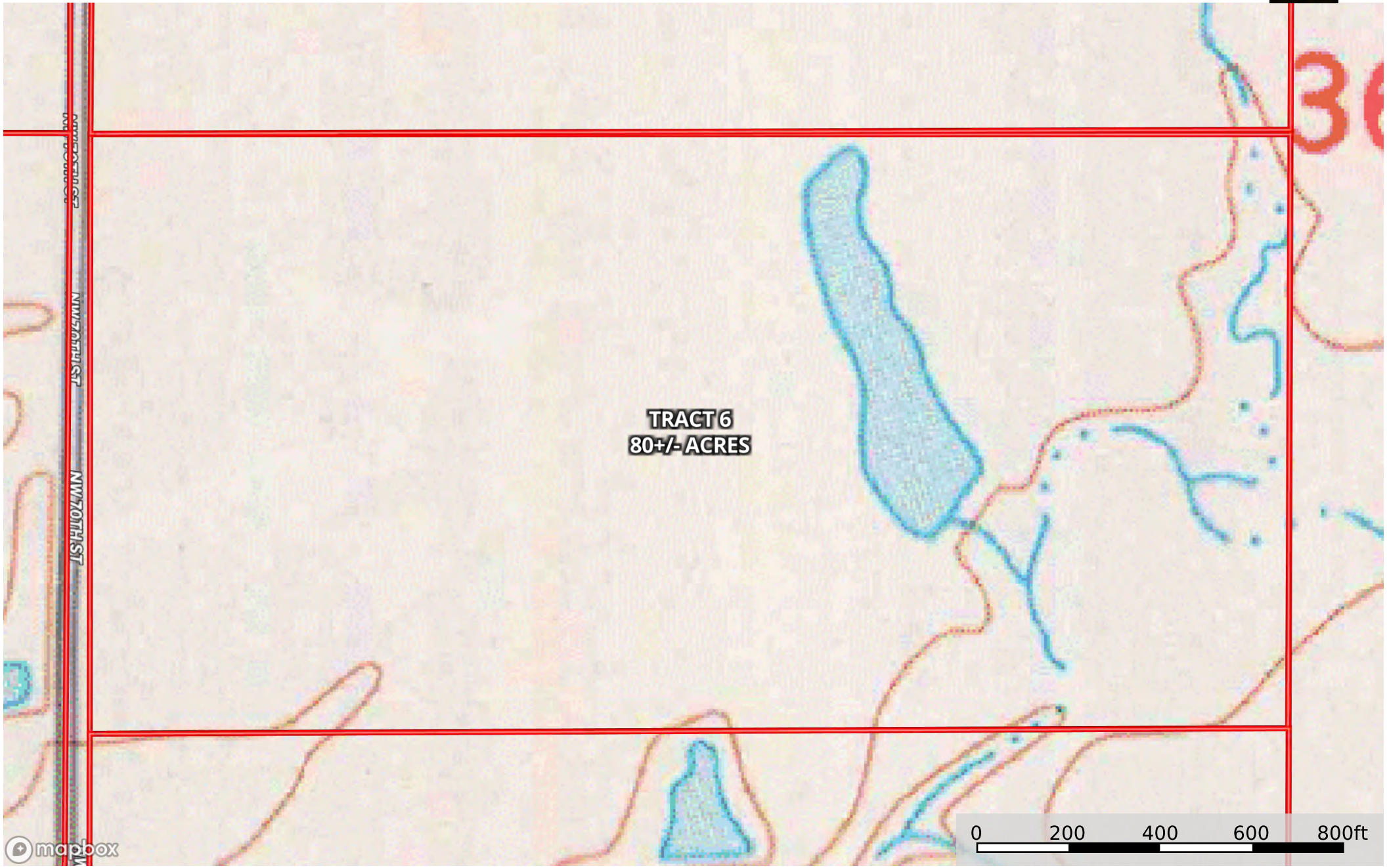
TRACT 6

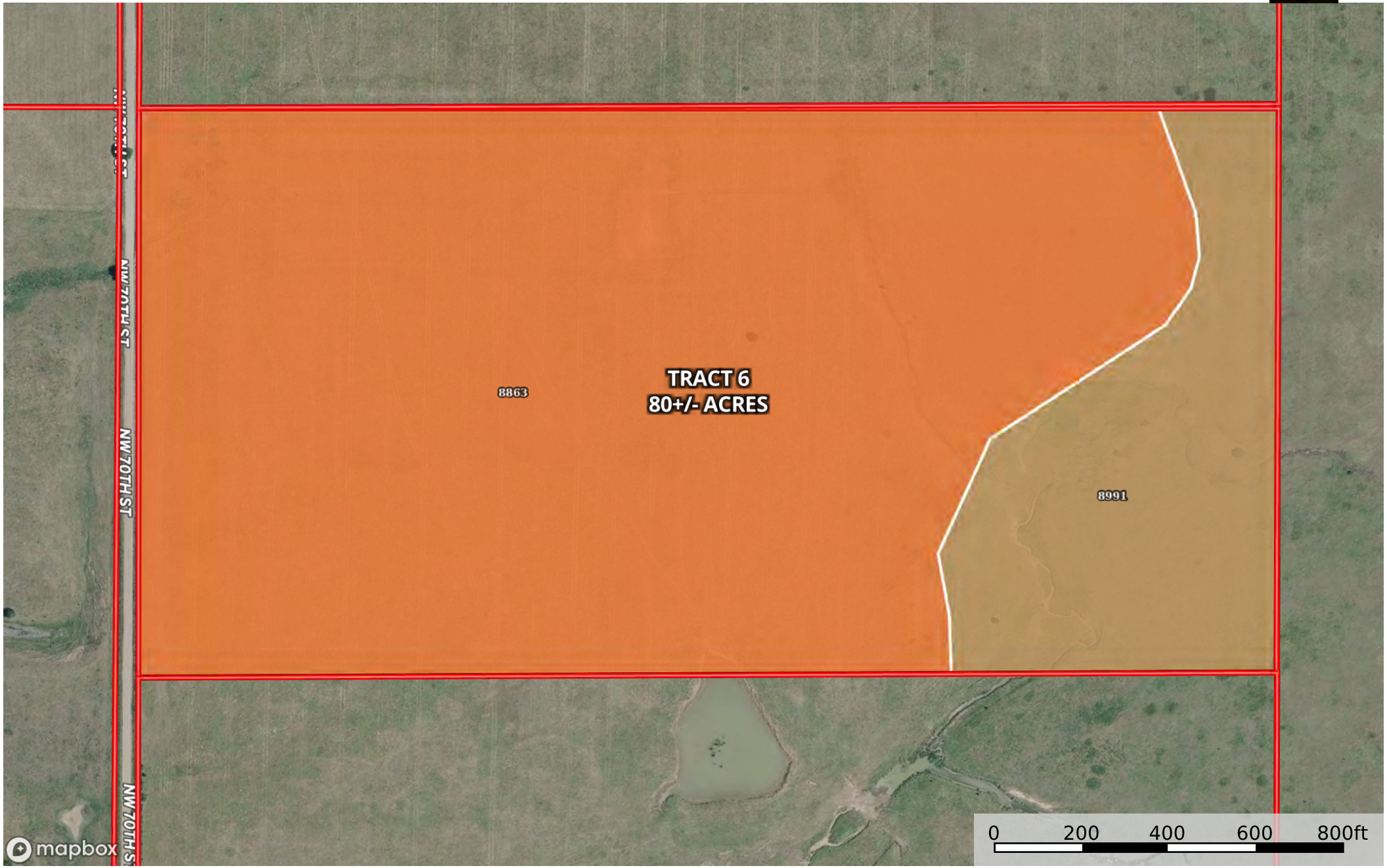
*Aerial Map, Topographic Map, Water Map, Soil Report, Assessor Report
(Tracts 6, 7 & 8), Tax Reports (Tracts 6, 7 & 8).*

West Mineral, Kansas | Cherokee County | 1,346+/- Acres



Boundary





Boundary

Boundary 77.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8863	Parsons silt loam, 0 to 1 percent slopes	63.64	81.63	0	85	3w
8991	Zaar silty clay, 1 to 3 percent slopes	14.32	18.37	0	51	3e
TOTALS		77.96(*)	100%	-	78.75	3.0

(*) 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.



TRACTS 6, 7, & 8

Property Details for PID: 0110473600000002000

Shareable link to Property Information :	https://www.kansasgis.org/orka/permalinkprop.cfm?parcelid=0110473600000002000
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Shareable link to Map:	https://www.kansasgis.org/orka/permalink.cfm?parcelid=0110473600000002000
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QuickRef ID :	R1347
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Owner Name :	LAGUNA PEARL LLC
--------------	------------------

Location:	6685 NW LIBERTY RD, MCCUNE, KS 66753
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Abbreviated Boundary Description:	S36, T31, R22, ACRES 471.24, E/2 & SW/4 LESS R/W
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Owner Information:

Owner	LAGUNA PEARL LLC
-------	------------------

Mailing Address	11940 PASCO TRAIL BLVD SPRINGHILL, FL 34610
-----------------	---

Property Information:

Type	Farm Homesite
------	---------------

Status	Active
--------	--------

Taxing Unit	050 - SHERIDAN 247
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Neighborhood Code	804.0
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Secondary Address Details

Address	6687 NW LIBERTY RD, MCCUNE, KS 66753
---------	--------------------------------------

Market Land Details:

Actual Width:	0
---------------	---

Eff. Width	0
------------	---

Eff. Depth	0
------------	---

Acres	2
-------	---

Square Feet	68,389
-------------	--------

Actual Width:	0
---------------	---

Eff. Width	0
------------	---

Eff. Depth	0
------------	---

Acres	1
-------	---

Square Feet	39,204
-------------	--------

No Permit Details found

Deed Book Page Details

Book	Page
------	------

611	383
-----	-----

449	206
-----	-----

558	210
-----	-----

Additional Deed Book Page Details

Value Details

	Year	2025
Current Final Value (Agricultural)	Land	\$49,230.00
	Building	\$34,390.00
	Total	\$83,620.00

	Year	2025
Current Final Value (Farm Homesite)	Land	\$10,440.00
	Building	\$291,860.00
	Total	\$302,300.00

	Year	2024
Current Final Value (Agricultural)	Land	\$64,910.00
	Building	\$42,170.00
	Total	\$107,080.00

	Year	2024
Current Final Value (Farm Homesite)	Land	\$12,480.00
	Building	\$261,670.00
	Total	\$274,150.00

Dwelling Details

Story Height	One Story	Style	Ranch	Year Built	1960
Total Sq Ft Living Area	2327	Main Floor Living SqFt :	2327	Upper Floor Living Pct :	
Total Rooms:	6	Bedrooms:	3	Remodel Year:	
Full Baths:	2	Half Baths:	0	Basement:	Crawl - 2
Depreciation Rating:	AV+	Physical Condition:	AV+	Quality:	AV+
Story Height	One Story	Style	Ranchette	Year Built	1972
Total Sq Ft Living Area	629	Main Floor Living SqFt :	629	Upper Floor Living Pct :	
Total Rooms:	2	Bedrooms:	1	Remodel Year:	
Full Baths:	1	Half Baths:	0	Basement:	Crawl - 2
Depreciation Rating:	FR-	Physical Condition:	FR-	Quality:	FR-

No Manufactured Home Details found

Additional Dwelling Details

Residential Component	Units	Quality	Year Built
Raised Slab Porch with Roof	40		
Carport, Gable Roof	588		
Raised Slab Porch with Roof	20		

Veneer, Stone	100%		
Veneer, Stone	100%		
Composition Shingle	100%		
Composition Shingle	100%		
Warmed & Cooled Air	100%		
Forced Air Furnace	100%		
Plumbing Fixtures	8		
Plumbing Fixtures	5		
Single 1-Story Fireplace	2		
Raised Slab Porch	40	AV	1960
Open Slab Porch	360	AV	1960

Other Improvements

Type :	Quantity :	Area :	Year Built :	Quality :	Condition :
Residential Garage - Detached	1	420	1945	LO	FR
Paving, Concrete with Base	1	10	2003	FR	AV

No Commercial Building Details found

No Commercial Building Section Details found

Ag Land Details

Acre Type :	No Acres :	Map Unit :	Irrig :	Well Depth :
Tame Grass - TG	11.24	8670		
Native Grass - NG	96.53	8670		
Tame Grass - TG	48.15	8990		
Tame Grass - TG	142.68	8863		
Tame Grass - TG	170.17	8991		
Total Acres :	468.77			

Ag Building Details

Type	Quantity	Size	Year Built	Grade	Condition
Lean-to, Farm Utility		12X31	1945	LO	FR
Tool Shed		20X31	1945	FR	FR
Farm Utility Building		36X24	1966	FR	AV
Farm Utility Building		36X48	1970	AV	AV
Barn, General Purpose		27X30	1950	FR	FR
Farm Utility Building		20X24	1950	FR	FR
Lean-to, Farm Utility		11X16	1950	LO	FR
Tool Shed		14X16	1930	FR	FR
Tool Shed		27X125	1950	GD	PR
Farm Utility Shelter		36X72	1966	FR	AV

Tax History Information

Type RL **CAMA Number** 047 36 0 00 00 002 00 0 01 **Tax Identification** 050-04736000000020000000
Owner ID LAGU00001 LAGUNA PEARL LLC
Taxpayer ID LAGU00001 LAGUNA PEARL LLC

Situs Address: 6685 NW LIBERTY; MCCUNE, KS 66753
Mailing Address: 11940 PASCO TRAIL BLVD; SPRINGHILL, FL 34610

Subdivision **Block** **Lot(s)** **Section** 36 **Township** 31 **Range** 22
Tract 1 SH0282-0284

Year	Owner ID	Statement #	Line #	Warrant #	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	SAND00199	0015622	001		2,298.50	2,298.50	0.00	Yes	Yes
2023	SAND00199	0012396	001		2,459.38	2,459.38	0.00	Yes	Yes
2022	SAND00199	0003040	001		2,036.44	2,036.44	0.00	Yes	Yes
2021	SAND00199	0014362	001		2,003.55	2,003.55	0.00	Yes	Yes
2020	SAND00199	0015321	001		2,288.65	2,288.65	0.00	Yes	Yes
2019	SAND00018	0001378	001		2,157.09	2,157.09	0.00	Yes	Yes
2018	SAND00018	0014225	001		1,893.66	1,893.66	0.00	Yes	Yes
2017	SAND00018	0016537	001		1,678.25	1,678.24	0.00	Yes	Yes
2016	SAND00018	0016791	001		1,606.63	1,606.62	0.00	Yes	Yes
2015	SAND00018	0016740	001		1,559.67	1,559.67	0.00	Yes	Yes
2014	SAND00018	0016796	001		1,514.88	1,514.88	0.00	Yes	Yes
2013	SAND00019	0011604	001		1,557.39	1,557.38	0.00	Yes	Yes
2012	SAND00032	0011281	001		1,667.48	1,667.48	0.00	Yes	Yes
2011	SAND00032	0011358	001		1,590.29	1,590.28	0.00	Yes	Yes
2010	SAND00032	0011509	001		1,505.74	1,505.73	0.00	Yes	Yes
2009	SAND00032	0011582	001		1,480.31	1,480.31	0.00	Yes	Yes
2008	SAND00034	0011939	001		1,495.72	1,495.72	0.00	Yes	Yes
2007	SAND00034	0012020	001		1,364.94	1,364.94	0.00	Yes	Yes
2006	SAND00033	0012004	001		1,410.98	1,410.98	0.00	Yes	Yes
2005	SAND00033	0011912	001		1,016.03	1,016.03	0.00	Yes	Yes
2004	FAUV00022	0004460	001		1,176.12	1,176.11	0.00	Yes	Yes
2003	FAUV00022	0004317	001		1,166.16	1,166.15	0.00	Yes	Yes
2002	FAUV00022	0004502	001		1,115.64	1,115.64	0.00	Yes	Yes
2001	FAUV00022	0004921	001		973.65	973.65	0.00	Yes	Yes
2000	FAUV00022	0004822	001		942.03	942.03	0.00	Yes	Yes
1999	FAUV00019	0004234	001		837.36	837.35	0.00	Yes	Yes
1998	FAUV00020	0004200	001		783.65	783.64	0.00	Yes	Yes
1997	FAUV00018	0015914	001		942.90	942.90	0.00	Yes	Yes

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

For delinquent tax pay off amount contact Cherokee County Treasurer 110 W Maple / PO Box 149 Columbus, KS 66725 (620) 429-3848.

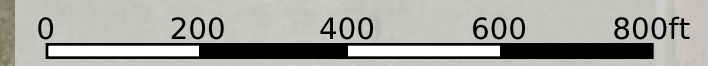
TRACT 7

*Aerial Map, Topographic Map, Water Map, Soil Report. Assessor Report
and Tax Reports are combined with Tract 6.*

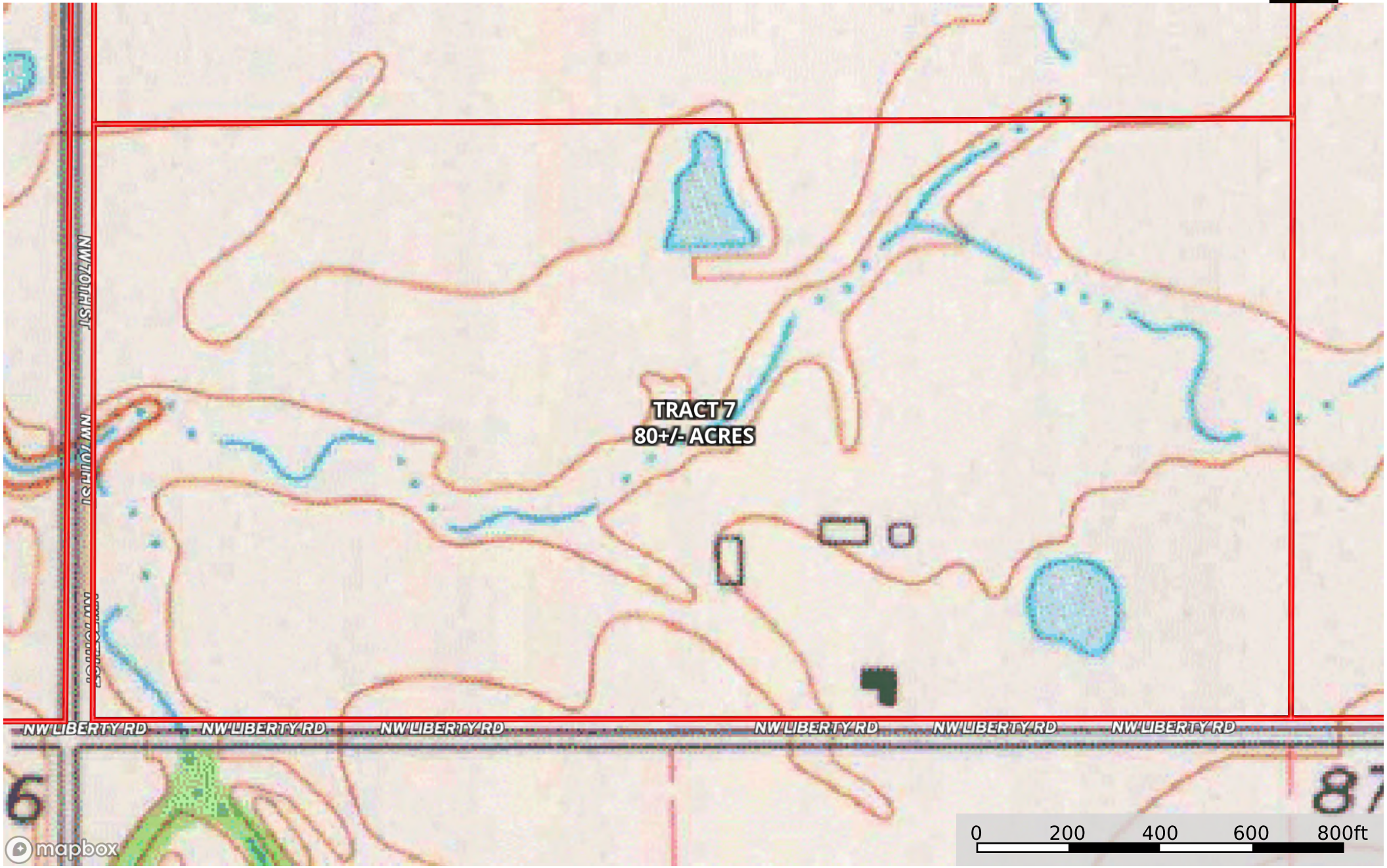
West Mineral, Kansas | Cherokee County | 1,346+/- Acres



mapbox

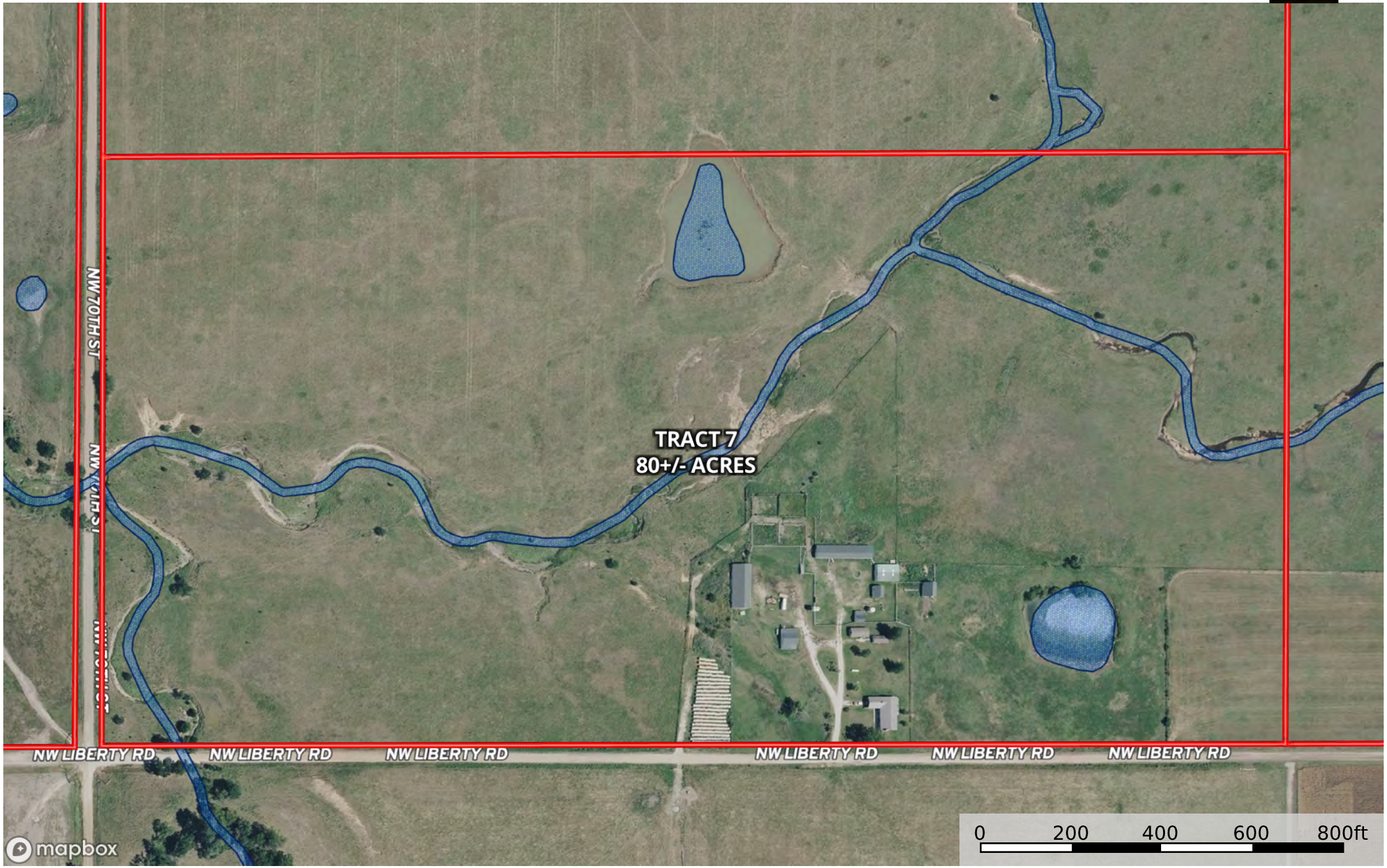


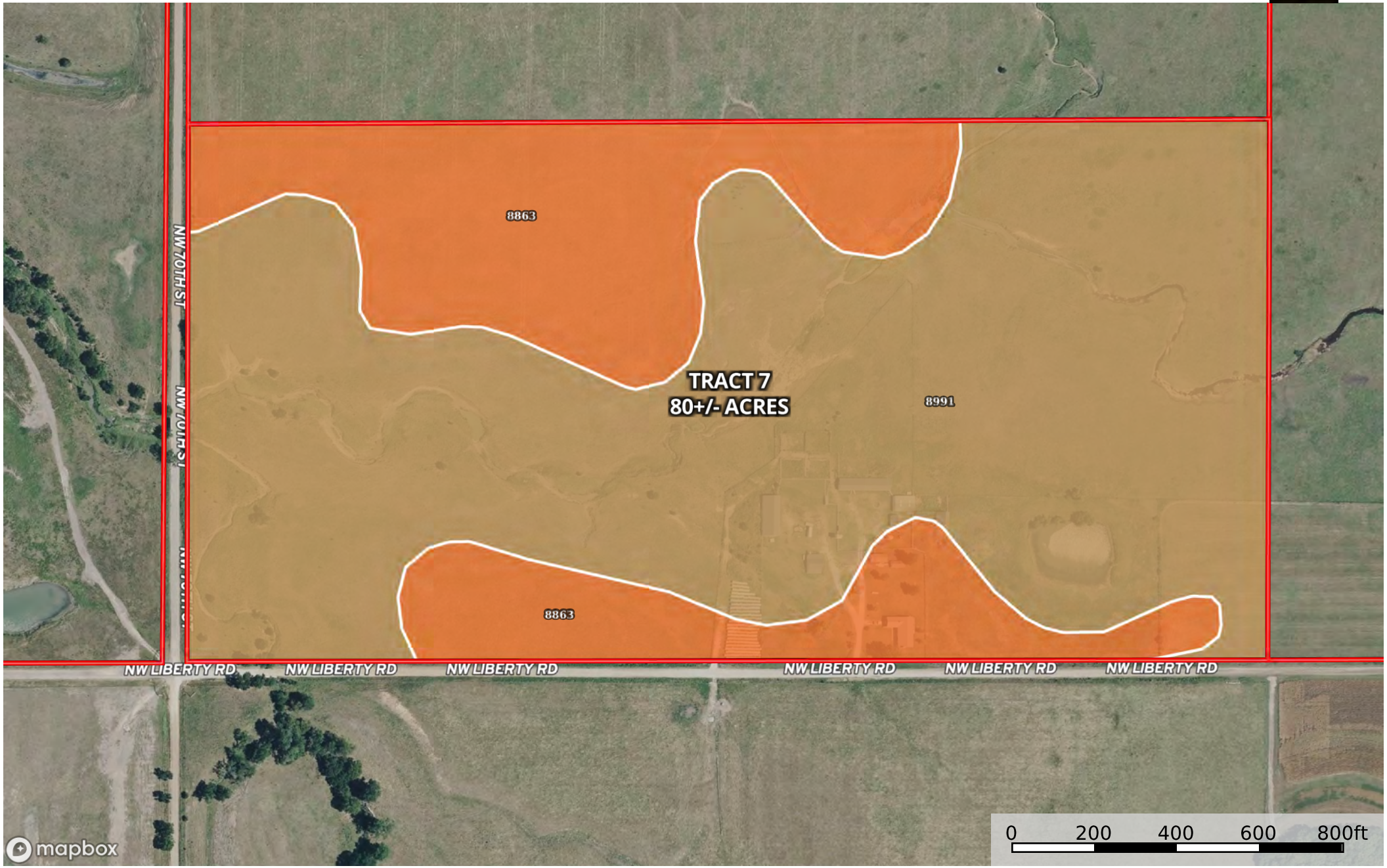
 Boundary



mapbox

Boundary





 Boundary

Boundary 78.08 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8991	Zaar silty clay, 1 to 3 percent slopes	54.23	69.45	0	51	3e
8863	Parsons silt loam, 0 to 1 percent slopes	23.85	30.54	0	85	3w
TOTALS		78.08(*)	100%	-	61.38	3.0

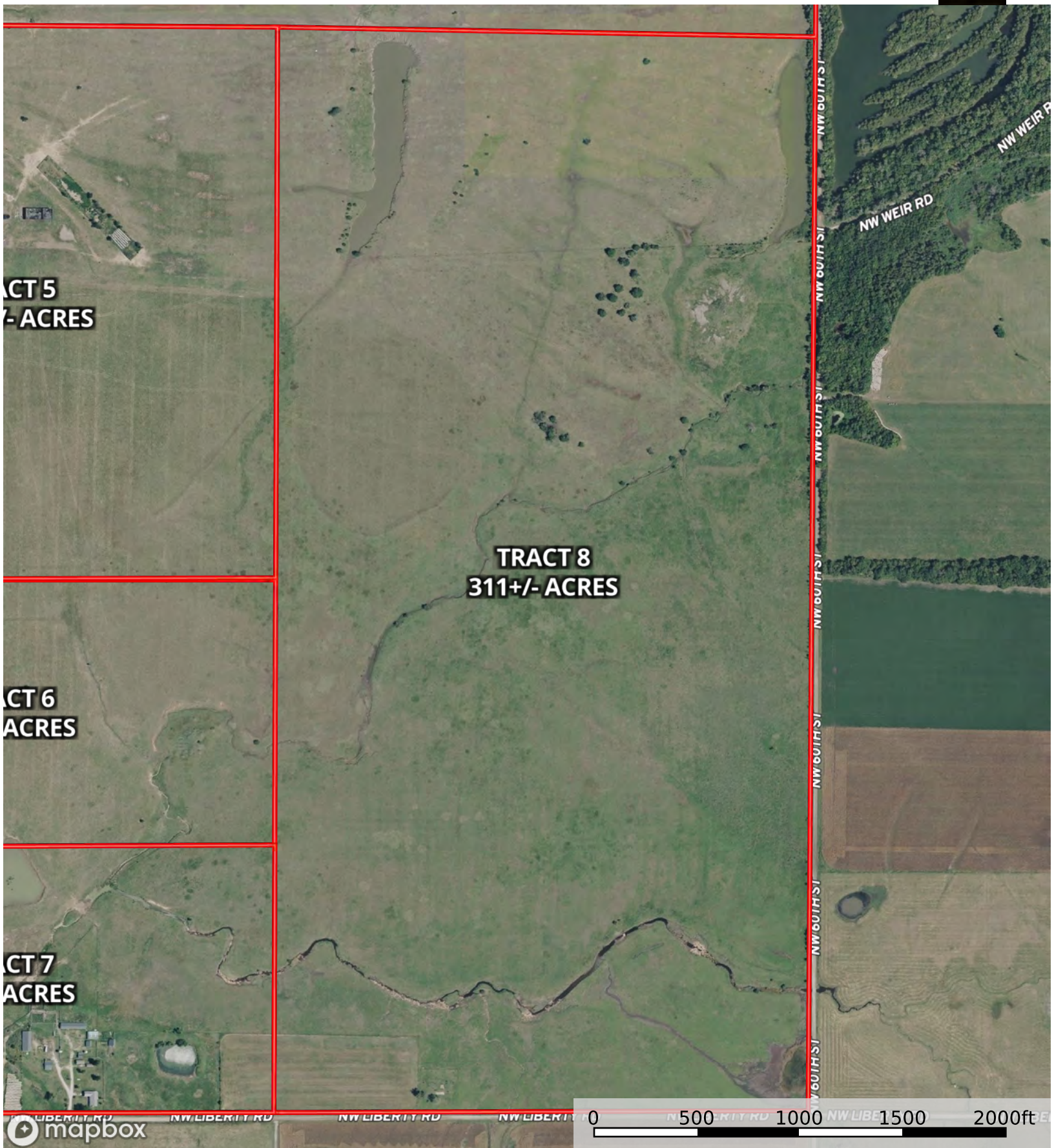
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

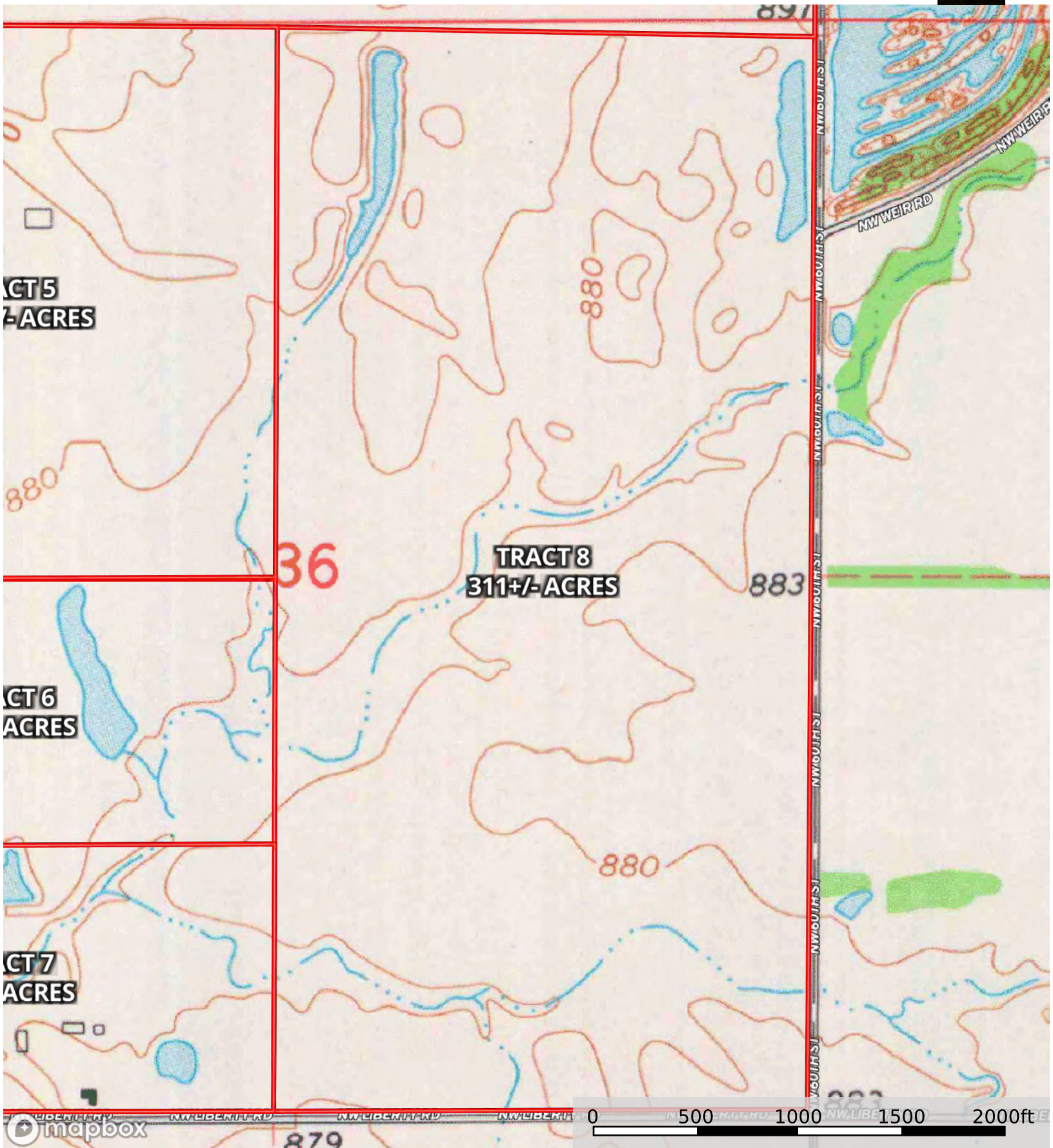


TRACT 8

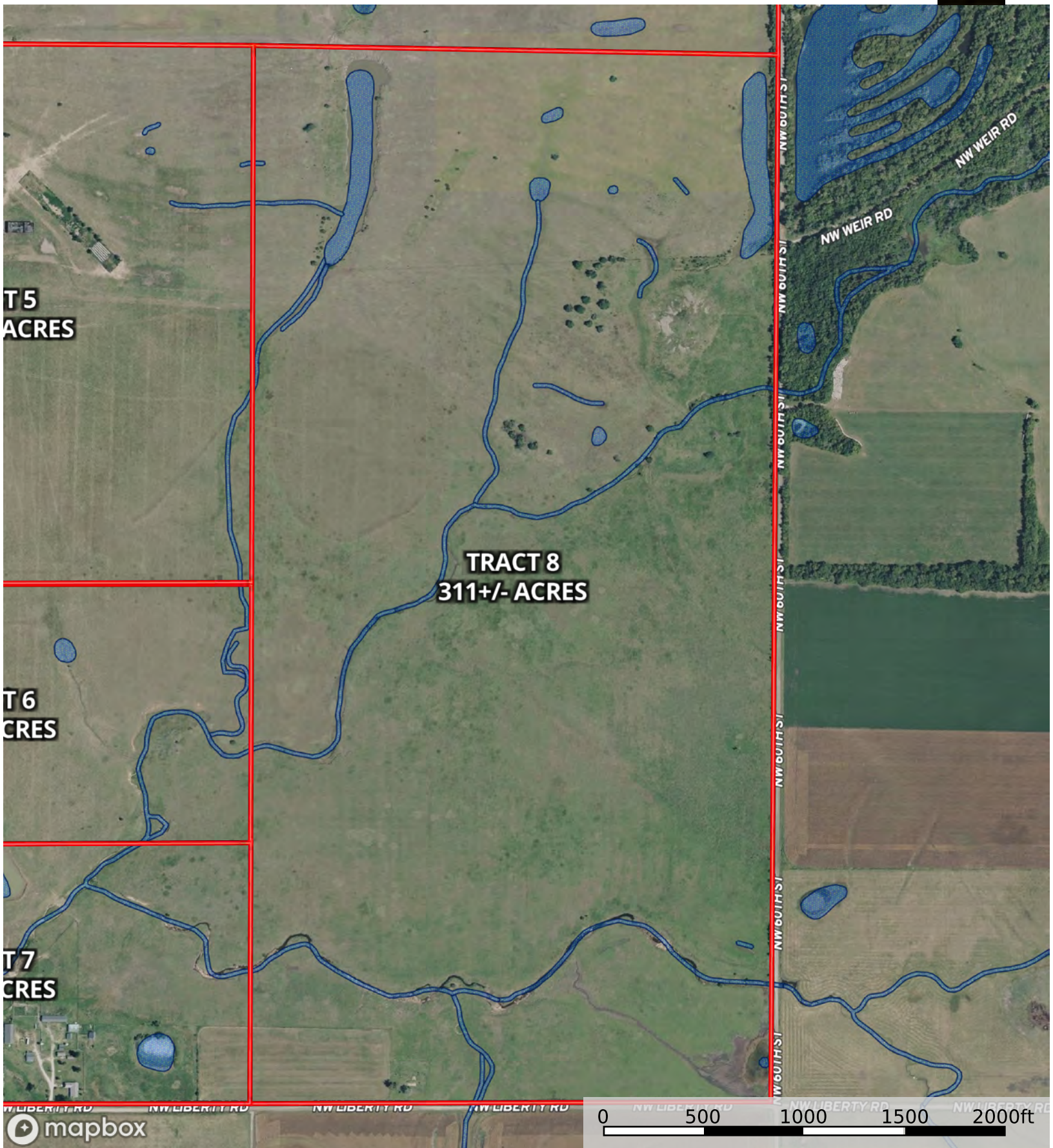
*Aerial Map, Topographic Map, Water Map, Soil Report. Assessor Report
and Tax Reports are combined with Tract 6.*

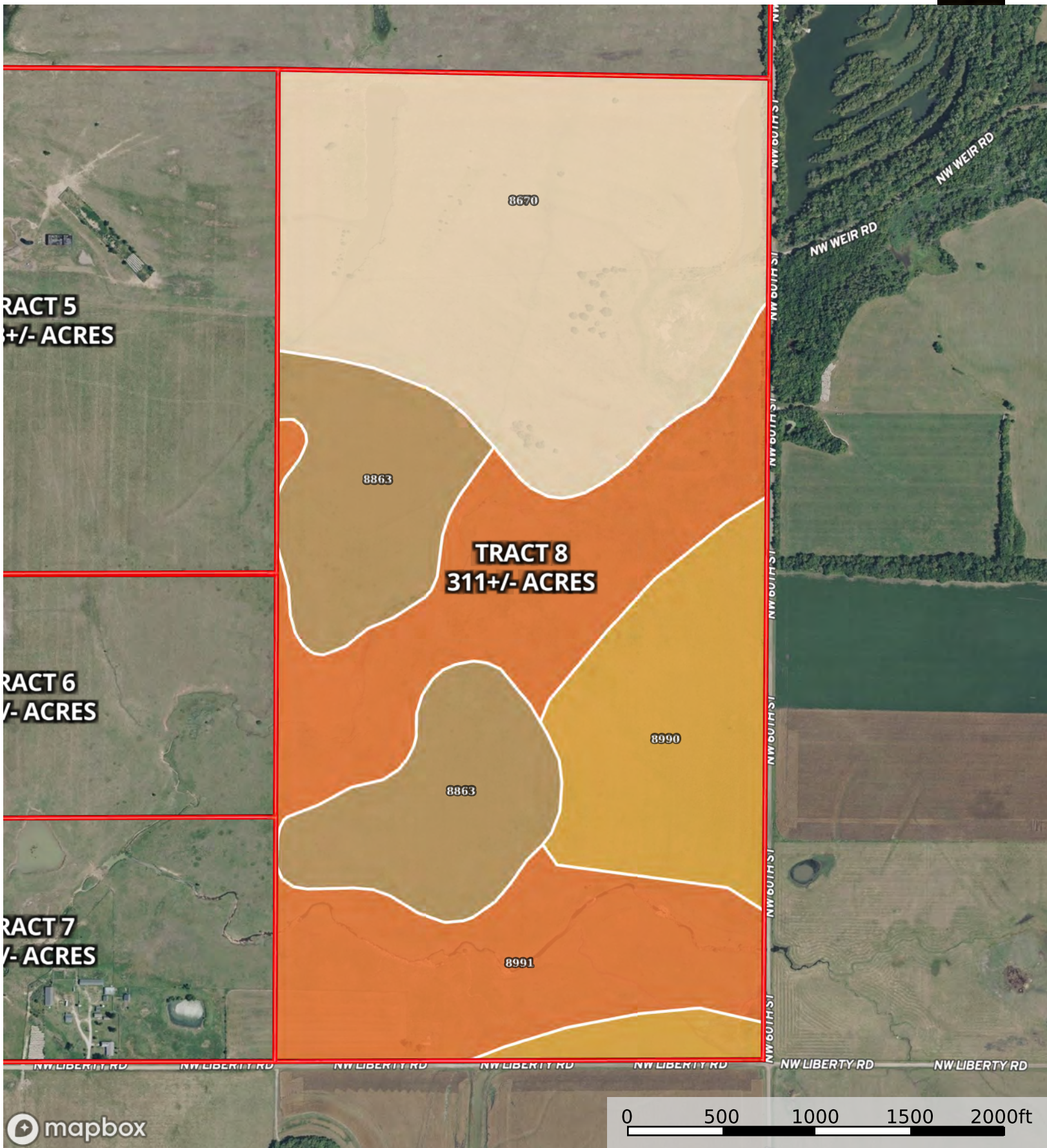
West Mineral, Kansas | Cherokee County | 1,346+/- Acres






 Boundary





 Boundary

Boundary 314.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8670	Coalvale silty clay, 1 to 5 percent slopes	108.29	34.39	0	67	3s
8991	Zaar silty clay, 1 to 3 percent slopes	102.05	32.41	0	51	3e
8863	Parsons silt loam, 0 to 1 percent slopes	56.75	18.02	0	85	3w
8990	Zaar silty clay, 0 to 1 percent slopes	47.79	15.18	0	55	3w
TOTALS		314.88(*)	100%	-	63.24	3.0

(*) 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.



PRELIMINARY TITLE COMMITMENT

Title company preliminary commitment, exceptions, and requirements for the full property.

West Mineral, Kansas | Cherokee County | 1,346+/- Acres

TITLE SEARCH

Legal Description:

Tract I: The Southwest Quarter (SW/4) of Section Twenty-Five (25), Township Thirty-One (31), Range Twenty-Two (22) East of the Sixth Principal Meridian, Cherokee County, Kansas, according to the United States Government Survey thereof.

Tract II: The Southeast Quarter (SE/4) in Section Thirty-Five (35), Township Thirty-One (31), Range Twenty-Two (22) East of the Sixth Principal Meridian, Cherokee County, Kansas, according to the United States Government Survey thereof.

Tract III: The Northwest Quarter (NW/4) of Section Thirty-Six (36), Township Thirty-One (31), Range Twenty-Two (22) East of the Sixth Principal Meridian, Cherokee County, Kansas, according to the United States Government Survey thereof.

Tract IV: The Southwest Quarter (SW/4) of Section Thirty-Six (36), Township Thirty-One (31), Range Twenty-Two (22), East of the Sixth Principal Meridian, Cherokee County, Kansas, according to the United States Government Survey thereof.

AND;

The East Half (E/2) of Section Thirty-Six (36), Township Thirty-One (31), Range Twenty-Two (22), East of the Sixth Principal Meridian, Cherokee County, Kansas, according to the United States Government Survey thereof.

Tract V: The Northwest Quarter (NW/4) of Section Twenty-Five (25), Township Thirty-One (31), Range Twenty-Two (22), Cherokee County, Kansas, according to the United States Government Survey thereof.

Tract VI: The East Half (E/2) of the Northeast Quarter (NE/4) in Section Thirty-Five (35), Township Thirty-One (31), Range Twenty-Two (22), Cherokee County, Kansas, according to the United States Government Survey thereof.

Tract VII: The Southeast Quarter (SE/4) of Section Twenty-Five (25), Township Thirty-One (31) South, Range Twenty-Two (22) Cherokee County, Kansas, according to the United States Government Survey thereof.

Last Deed of Record:

Tracts I, II & III: Pittsburg Rental Properties, LLC acquired title to subject property via Quit Claim Deed from Jeff R. Sandness and Todd W. Sandness, successor Trustees under the Wesley

J. Sandness Revocable Trust dated February 9, 2012 as restated on March 23, 2020 filed 11/30/23 and recorded 12/01/23 in Miscellaneous Record 611 at Page 385-386, in the office of the Register of Deeds, Cherokee County, Kansas

Tract IV: Laguna Pearl, LLC a Delaware Limited Liability Company acquired title to subject property via Quit Claim Deed from Jeff R. Sandness and Todd W. Sandness, successor Trustees under the Wesley J. Sandness Revocable Trust dated February 9, 2012 as restated on March 23, 2020 filed 11/30/23 and recorded 12/01/23 in Miscellaneous Record 611 at Page 383-384, in the office of the Register of Deeds, Cherokee County, Kansas

Tract V & VI: Pittsburg Rental Properties, LLC acquired title to subject property via Quit Claim Deed from Jeff R. Sandness and Todd W. Sandness, successor Trustees under the Wesley J. Sandness Revocable Trust dated February 9, 2012 as restated on March 23, 2020 filed 02/16/24 and recorded 02/16/24 in Miscellaneous Record 614 at Page 18-19, in the office of the Register of Deeds, Cherokee County, Kansas

Tract V & VI: Equity Trust Company Custodian FBO Wesley J. Sandness IRA acquired title to subject property via Kansas Warranty Deed from George Fauvergue, aka George O. Fauvergue and R. Earleen Fauvergue aka Ruby Earleen Fauvergue aka Earleen Fauvergue Husband and Wife filed 12/17/04 and recorded 12/21/04 in Miscellaneous Record 260 at Page 602, in the office of the Register of Deeds, Cherokee County, Kansas.

Tract VII: Equity Trust Company Custodian FBO Kathleen M. Sandness IRA acquired title to subject property via Kansas Warranty Deed from George Fauvergue, aka George O. Fauvergue and R. Earleen Fauvergue aka Ruby Earleen Fauvergue aka Earleen Fauvergue Husband and Wife filed 12/17/04 and recorded 12/21/04 in Miscellaneous Record 260 at Page 604, in the office of the Register of Deeds, Cherokee County, Kansas

Tract VII: Equity Trust Company Custodian FBO Todd W. Sandness, individually acquired title to subject property via Quit Claim Deed from Wesley J. Sandness Revocable Trust dated 02/09/12 restated 03/23/20 filed 02/16/24 and recorded 02/16/24 in Miscellaneous Record 614 at Page 20, in the office of the Register of Deeds, Cherokee County, Kansas

Owner: Tracts I, II & III: Pittsburg Rental Properties, LLC **Tract IV:** Laguna Pearl, LLC a Delaware Limited Liability Company **Tracts V & VI:** Pittsburg Rental Properties, LLC and Equity Trust Company Custodian FBO Wesley J. Sandness IRA **Tract VII:** Equity Trust Company Custodian FBO Kathleen M. Sandness IRA and Equity Trust Company Custodian FBO Todd W. Sandness, individually

Unreleased Mortgages: Tracts I, II, III, IV: Mortgage from FirstAm Twenty-five 351821, LLC; Wesley J. Sandness aka W.J. Sandness and Kathleen M. Sandness, husband and wife to Frontier Farm Credit, FLCA dated 12/27/2004 and recorded 12/7/2004 in Book 324 at Page 575, in the office of the Register of Deeds of Cherokee County, Kansas.

Judgments Against Individuals in Deed: NONE

Special Exceptions:

Tracts I, II, III, IV: An easement for Right of Way granted To Geo. E. Nettles in the document recorded October 6, 1945 as Book P of Lease & Agreements, at Page 94 of Official Records.

Tracts I, II, III, IV: An easement for Pole Line Permit granted to The Empire District Electric Company in the document recorded October 8, 1940 as Book 10 of Miscellaneous, at Page 126 of Official Records.

Tracts I, II, III, IV: An easement for Right of Way granted to Rural Water District No 6 in the document recorded June 23, 1971 as Book V of Lease & Agreements at Page 464 and at Page 489 of Official Records.

Tracts I, II, III, IV: Acquisition of Rural Water District of No 6 by No 5 as set out in the document recorded May 20, 2014, in Book 486 at Page 165 of Official Records.

Tracts I, II, III, IV: Subject to Mineral Reserves and Interests of Record, including, but not limited to, those portion conveyed on Deed in Book 222, at Page 431, and Book 147 at Page 436, and those portions reserved on Deed in Book 121, at Page 357, Book 123 at Page 134, and Book 151 at Page 537.

Tracts I, II, III, IV: Right of Way Deed to The Arkansas, Missouri, Kansas Railroad Company as shown on Deed in Book 64 at Page 224 of Official Records.

Tract VI: Easement in favor of Rural Water District No. 6, Cherokee County, Kansas, as shown by "Right of Way Easement" recorded in Miscellaneous Record V at page 489, in the office of the Register of Deeds of Cherokee County, Kansas.

Tract VI & VII: Mining Lease between The Pittsburg & Midway Coal Mining Company to F.W. Anderson filed 04/01/48 and recorded in Miscellaneous Record P at Page 597, in the office of the Register of Deeds, Cherokee County, Kansas.

Tract VI & VII: Mining Lease between Rebecca M. Hunter an Julia B. Hunter and The Century Zinc Company filed 03/07/31 and recorded in Miscellaneous Record M at Page 453 in the office of the Register of Deeds, Cherokee County, Kansas.

Tract VII: Coal Lease between Mary McMillan and The Hamilton Coal and Mercantile Company filed 08/12/36 in Miscellaneous Record N at Page 396, in the office of the Register of Deeds, Cherokee County, Kansas foregoing Lease assigned to The Hamilton Coal Company filed 05/17/39 in Miscellaneous Record F at Page 310, in the office of the Register of Deeds, Cherokee County, Kansas.

Tract VII: Easement between Pittsburg & Midway Coal Mining Company and The United States of America field 12/06/46 and recorded in Miscellaneous Record P at Page 432, in the office of the Register of Deeds of Cherokee County, Kansas.

Tract VII: Except Minerals as shown in Deed Book 80 at Page 582, in the office of the Register of Deeds, Cherokee County, Kansas.

Tract VII: Except Minerals on Tract 231 at Page 232, as shown in Deed Book 49 at Page 192, in the office of the Register of Deeds, Cherokee County, Kansas.

Tracts I & VII: This Search does not include the portion of the premises lying below the ordinary high water mark of the body of water lying adjacent to the subject property, or any rights in the adjoining water. Also Except:

- a) Rights, if any, of the property owners abutting the pitt/pond, or adjoining streams or water in and to the waters of the pitt/pond/waterway and in and to the bed thereof.
- b) Boating and fishing rights of property owners abutting the pitt/pond or the stream or water leading thereto or therefrom.
- c) Navigational servitudes and all other rights, titles, and powers of the United States, the State, Local Government and the Public over said pitt/pond, its bed, and its shore lands extending to the ordinary high-water line thereof.
- d) The consequence of any change in the location of said pitt/pond/waterway which forms a boundary line of the land, including any determination that some portion of the land has been included within said pitt/pond/waterway.

Tracts II, IV: This Search does not include the portion of the premises portion of the premises lying below the ordinary high-water mark of the body of water lying adjacent to the subject property, or any rights in the adjoining water. Also Except:

- a) Rights, if any, of the property owners abutting the Creek/river, or adjoining streams or water in and to the waters of the creek/river/waterway and in and to the bed thereof.
- b) Boating and fishing rights of property owners abutting the creek/river or the stream or water leading thereto or therefrom.
- c) Navigational servitudes and all other rights, titles, and powers of the United States, the State, Local Government and the Public over said creek/river, its bed, and its shore lands extending to the ordinary high-water line thereof.
- d) The consequence of any change in the location of said creek/river//waterway which forms a boundary line of the land, including any determination that some portion of the land has been included within said waterway.

Tract I: Taxes for the 2nd Half of the fiscal year of 2025 are UNPaid. (Note: Taxes for the year 2025 were \$410.58 Tax Parcel (#0472500000003000) **Tract II:** Taxes for the 2nd Half of the fiscal year of 2025 are UNPaid. (Note: Taxes for the year 2025 were \$436.68 Tax Parcel (#0473500000001000) **Tract III:** Taxes for the 2nd Half of the fiscal year of 2025 are UNPaid. (Note: Taxes for the year 2025 were \$604.98 Tax Parcel (#04736000000020100) **Tract IV:** Taxes for the fiscal year of 2025 are UNPaid. (Note: Taxes for the year 2025 were \$4,990.24 Tax Parcel (#0473600000002000) **Tract V:** Taxes for the 2nd Half of the fiscal year of 2025 are UNPaid. (Note: Taxes for the year 2025 were \$450.80 Tax Parcel (#04725000000030100) **Tract VI:** Taxes for the fiscal year of 2021 and 2025 are UNPaid. (Note: Taxes for the year 2025 were \$223.80 Tax Parcel (#04735000000010100) **Tract VII:** Taxes for the fiscal year of 2021 and

2025 are UNPaid. (Note: Taxes for the year 2025 were \$461.20 Tax Parcel
(#04725000000030200))

It is expressly understood that this is a Title Search. It is not a guarantee of title and the maker hereof shall not be held liable for defects in the title to the above described real estate.

Dated this 23rd day of March 2026, 7:00 am.

THE CRAWFORD COUNTY ABSTRACT COMPANY, INC.

BY David J. Lina

REAL ESTATE DISCLOSURES

Seller disclosures and related statutory notices for the full property.

West Mineral, Kansas | Cherokee County | 1,346+/- Acres

REQUIRED STATUTORY DISCLOSURES ADDENDUM

SELLER: Pittsburg Rental Properties L.L.C. & Laguna Pearl L.L.C.

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.

[Handwritten Signature] member 3-24-26
SELLER Pittsburg Rental Properties LLC DATE

BUYER _____ DATE

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.

 Seller <u>Pittsburg Rental Properties LLC</u>	Date <u>3/24/26</u>	Seller	Date
_____	Date	Purchaser	Date
_____	Date	Agent	Date

AUCTION CONTRACT - DRAFT

Placeholder - the final Auction Contract will be provided prior to the auction.

West Mineral, Kansas | Cherokee County | 1,346+/- Acres

BID ANNOUNCEMENTS - DRAFT

Placeholder - final Bid Announcements will be provided at the auction.

West Mineral, Kansas | Cherokee County | 1,346+/- Acres