

MONTGOMERY COUNTY &
LABETTE COUNTY, KS

TAX INFORMATION



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**The Parcel Number for this Property is 063-014-17-2-00-00-009.00-0
 Quick Ref ID: 66**

Owner Information

Owner Name	TRIGGER PARTNERS LLC
Address	Attn: JAMES A LIVINGSTON 4122 S BIRMINGHAM AVE TULSA, OK 74105
Owner Name	LDL PARTNERS LLC
Address	Attn: JEAN MARCH 22057 CHASE RD CHERRYVALE, KS 67335
Owner Name	LIVINGSTON, JERRY MAC
Address	Attn: JEAN MARCH 22057 CHASE RD CHERRYVALE, KS 67335

Property Situs Address

Address	00000 CR 5375, Cherryvale, KS 67335
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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 - with structures

General Property Information

Prop Class	Agricultural Use - A
Living Units	
Zoning	
Neighborhood	400.R
Tax Unit Group	018

Property Factors

Topography	Above Street - 2 Rolling - 4
Utilities	None - 8

TAX INFORMATION

FARM 1 - TRACTS 1, 2, 3, 4, 5 & (PARTIAL) 7

TAX INFORMATION

FARM 1 - TRACTS 1, 2, 3, 4, 5 & (PARTIAL) 7

Detail Information

Access	Semi Improved Road - 2
Fronting	Secondary Street - 3
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2019 Appraised Value

Class	Land	Building	Total
Agricultural Use - A	28,560	0	28,560
Total	28,560	0	28,560

Tract Description

CHERRY TOWNSHIP, S17, T31, R17, ACRES 138.08, SE/4 NE/4; E/2 SE/4; N 990' NW/4 SE/4; LESS R/W Deed Book/Page 635 /1278 581 /634 573 /656 568 /469 568 /468 568 /467 332 /046

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
635	1278	581	634	573	656	568	467

Agricultural Land

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acres Feet	Acres Ft./Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
Native Grass	19.85	8735				0			79	79	1,570
Native Grass	5.82	8737				0			79	79	460
Native Grass	12.58	8763				0			79	79	990
Native Grass	15.29	8302				0			165	165	2,520
Native Grass	5.4	8774				0			79	79	430
Native Grass	0.34	8951				0			96	96	30
Native Grass	5.44	8957				0			61	61	330
Dry Land	0.73	8763				0			32	32	20
Dry Land	4.79	8737				0			61	61	290
Native Grass	6.76	8625				0			96	96	650
Dry Land	0.08	8302				0			406	406	30

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**The Parcel Number for this Property is 063-015-16-0-00-00-004.00-0
 Quick Ref ID: 110**

Owner Information

Owner Name	TRIGGER PARTNERS LLC
Address	Attn: JAMES A LIVINGSTON 4122 S BIRMINGHAM AVE TULSA, OK 74105
Owner Name	LDL PARTNERS LLC
Address	Attn: JEAN MARCH 22057 CHASE RD CHERRYVALE, KS 67335
Owner Name	LIVINGSTON, JERRY MAC
Address	Attn: JEAN MARCH 22057 CHASE RD CHERRYVALE, KS 67335

Property Situs Address

Address	00000 CR 5700, Cherryvale, KS 67335
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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

General Property Information

Prop Class	Agricultural Use - A
Living Units	
Zoning	
Neighborhood	400.R
Tax Unit Group	018

Property Factors

Topography	Level - 1 Rolling - 4
Utilities	None - 8

TAX INFORMATION

FARM 1 - TRACTS 6, (PARTIAL) 7 & 8

TAX INFORMATION

FARM 1 - TRACTS 6, (PARTIAL) 7 & 8

Detail Information

Access	Paved Road - 1
Fronting	Secondary Artery - 2
Location	Neighborhood or Spot - 6
Parking Type	On and Off Street - 3
Parking Quantity	Adequate - 2
Parking Proximity	On Site - 3
Parking Covered	
Parking Uncovered	

2019 Appraised Value

Class	Land	Building	Total
Agricultural Use - A	61,340	0	61,340
Total	61,340	0	61,340

Tract Description

CHERRY TOWNSHIP, S16, T31, R17, ACRES 230.18, S/2 NE4; S/2 NW4; & COM NE COR SE4 S 407.47' SWLY 30' TO POB SWLY 1649.61' NWLY 352.28' SWLY 589.50' TO W LI Deed Book/Page 641 /1318 635 /1278 581 /634 573 /656 568 /467 488 /424 335 /539

Deed Information

Book1	Page1	Book2	Page2	Book3	Page3	Book4	Page4
641	1318	635	1278	581	634	573	656

Agricultural Land

Ag Type	Ag Acres	Soil Unit	Irr Type	Well Depth	Acres Feet	Acres Ft./Ac	Adj Code	Govt Prog	Base Rate	Adj Rate	Ag Value
Native Grass	0.19	WST				0			10	10	10
Native Grass	0.69	WST				0			10	10	10
Tame Grass	0.77	8951				0			96	96	70
Native Grass	15	8302				0			165	165	2,480
Tame Grass	1.52	8774				0			79	79	120
Native Grass	0.32	8151				0			165	165	50
Native Grass	0.15	8501				0			165	165	20
Native Grass	3.52	8737				0			79	79	280
Native Grass	0.28	8763				0			79	79	20
Dry Land	47.22	8951				0			208	208	9,820
Dry Land	5.49	8990				0			318	318	1,750

TAX INFORMATION

FARM 1 - TRACTS 6, (PARTIAL) 7 & 8

Detail Information

Dry Land	24.7	8151				0			355	355	8,770
Dry Land	8.78	8501				0			413	413	3,630
Dry Land	11.79	8302				0			406	406	4,790
Dry Land	61.78	8774				0			377	377	23,290
Native Grass	8.03	WST				0			10	10	80
Native Grass	1.56	8957				0			61	61	100
Dry Land	13.96	8991				0			289	289	4,030
Dry Land	0.16	8957				0			10	10	10
Native Grass	15.45	8774				0			79	79	1,220
Tame Grass	0.18	8151				0			165	165	30
Native Grass	4.32	8951				0			96	96	410
Native Grass	0.01	8990				0			79	79	10
Native Grass	4.31	8991				0			79	79	340

Ag Land Summary

Dry Land Acres	173.88
Irrigated Acres	0
Native Grass Acres	53.83
Tame Grass Acres	2.47
Total Ag Acres	230.18
Total Ag Use Value	61,340
Total Ag Market Value	0

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Parcel Details for 050-056-13-0-00-00-001.00-0 - Printer Friendly Version

Owner Information	
Owner's Name (Primary):	TRIGGER PARTNERS LLC
Mailing Address:	4122 S Birmingham Ave Tulsa, OK 74105-4346
Owner's Name:	LDL PARTNERS LLC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Owner's Name:	LIVINGSTON, JERRY MAC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Property Address	
Address:	0 Chase Rd Cherryvale, KS 67335
General Property Information	
Property Class:	Agricultural Use - A
Living Units:	
Zoning:	
Neighborhood:	021.0 Rural North West NBHD Grp 6
Taxing Unit:	041-OSAGE 506
Deed Information	
Document #	Document Link
334-290	
332-375	

TAX INFORMATION

FARM 2 - TRACT 9

Neighborhood / Tract Information

Neighborhood: 021.0 Rural North West NBHD Grp 6
Tract: Section: 13 Township: 31 Range: 17
Tract Description: S13, T31, R17, ACRES 161.99, NE1/4 EXC ROW
Acres: 161.99
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: Level - 1
Utilities: None - 8
Access: Dirt Road - 3
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6
Parking Type: On Street - 2
Parking Quantity: Adequate - 2
Parking Proximity: Adjacent - 2
Parking Covered:
Parking Uncovered:

Appraised Values

Tax Year	Property Class	Land	Building	Total
2019	Agricultural Use - A	43,170	00	43,170

Market Land Information [Information Not Available]

TAX INFORMATION

FARM 2 - TRACT 9



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: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 14,370
Acres: 47.73	Well Depth:	Govt. Prgm:	Market Value: 145,670
Soil Unit: 8775	Acres Feet:	Base Rate: 301	
	Acres Feet/Ac:	Adjust Rate: 301	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 4,970
Acres: 27.94	Well Depth:	Govt. Prgm:	Market Value: 49,090
Soil Unit: 8951	Acres Feet:	Base Rate: 178	
	Acres Feet/Ac:	Adjust Rate: 178	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 9,310
Acres: 33.12	Well Depth:	Govt. Prgm:	Market Value: 93,930
Soil Unit: 8990	Acres Feet:	Base Rate: 281	
	Acres Feet/Ac:	Adjust Rate: 281	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 670
Acres: 2.23	Well Depth:	Govt. Prgm:	Market Value: 6,810
Soil Unit: 8775	Acres Feet:	Conservation Reserve Program - CRP	
	Acres Feet/Ac:	Base Rate: 301	
		Adjust Rate: 301	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 590
Acres: 3.32	Well Depth:	Govt. Prgm:	Market Value: 5,830
Soil Unit: 8951	Acres Feet:	Conservation Reserve Program - CRP	
	Acres Feet/Ac:	Base Rate: 178	
		Adjust Rate: 178	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 1,320
Acres: 4.70	Well Depth:	Govt. Prgm:	Market Value: 13,330
Soil Unit: 8990	Acres Feet:	Conservation Reserve Program - CRP	
	Acres Feet/Ac:	Base Rate: 281	
		Adjust Rate: 281	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 11,490
Acres: 40.05	Well Depth:	Govt. Prgm:	Market Value: 116,470
Soil Unit: 8863	Acres Feet:	Base Rate: 287	
	Acres Feet/Ac:	Adjust Rate: 287	

TAX INFORMATION

FARM 2 - TRACT 9

Land Type: Dry Land - DR	Use Value: 710
Acres: 2.52	Market Value: 00
Soil Unit: 8991	
Irrig. Type:	
Well Depth:	
Acres: 0.38	
Soil Unit: 8991	
Irrig. Type:	
Well Depth:	
Acres: 0.38	
Soil Unit: 8991	

Agricultural Land Summary

Dry Land - DR Acres:	161.99
Total Land Acres:	161.99
Total Land Use Value:	43,540
Total Land Mkt Value:	431,130

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Parcel Details for 050-056-24-0-00-004.00-0 - Printer Friendly Version

Owner Information	
Owner's Name (Primary):	TRIGGER PARTNERS LLC
Mailing Address:	4122 S Birmingham Ave Tulsa, OK 74105-4346
Owner's Name:	LDL PARTNERS LLC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Owner's Name:	LIVINGSTON, JERRY MAC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Property Address	
Address:	0 Brown Rd Cherryvale, KS 67335
General Property Information	
Property Class:	Agricultural Use - A
Living Units:	
Zoning:	
Neighborhood:	021.0 Rural North West NBHD Grp 6
Taxing Unit:	041-OSAGE 506
Deed Information	
Document #	Document Link
334-290	
332-375	

TAX INFORMATION

FARM 3 - TRACTS (PARTIAL) 10, (PARTIAL) 11 & 12

Neighborhood / Tract Information

Neighborhood: 021.0 Rural North West NBHD Grp 6
Tract: Section: 24 Township: 31 Range: 17
Tract Description: S24, T31, R17, ACRES 163.37, SW1/4 EXC ROW
Acres: 163.37
Market Acres: 0.00

Land Based Classification System

Function: Farming / ranch land (with Ag improvements)
Activity: Farming, plowing, tilling, harvesting, or related activities
Ownership: Private-fee simple
Site: Dev Site - crops, grazing etc - with structures

Property Factors

Topography: Level - 1
Utilities: None - 8
Access: Semi Improved Road - 2
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6

Parking Type: On Street - 2
Parking Quantity: Adequate - 2
Parking Proximity: Adjacent - 2
Parking Covered:
Parking Uncovered:

Appraised Values

Tax Year	Property Class	Land	Building	Total
2019	Agricultural Use - A	33,610	00	33,610

Market Land Information [Information Not Available]

TAX INFORMATION

FARM 3 - TRACTS (PARTIAL) 10, (PARTIAL) 11 & 12

Residential Information [Information Not Available]

Residential Information [Information Not Available]

Commercial Information [Information Not Available]

Other Building Improvement Information

Occup	MS Class	Rank	Quantity	Year Effective Built	Year	Dimensions			Hgt	Perim	Area	LBCS	Stories	Phys		Cond	Func	Econ	Ovr %	Reason	LD	RCN	% Good	MS Value	
						(L x W)	Percentage %	Area						PR	PR										
Tool Shed	D	FR	1	1920		620	102	8	31 x 20	1	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR
Components																									
Code																									
910																									
Outbuildings	P	AV	1	1950		10	46	8	8 x 15	1	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV	AV
Components																									
Code																									
1700																									
1710																									

Agricultural Information

Agricultural Land		Irrig. Type:		Adjust Code:		Use Value:	
Land Type:	Dry Land - DR	Well Depth:	8.61	Govt. Prgm:	281	Govt. Prgm:	2,420
Acres:	8990	Acres Feet:	8990	Base Rate:	281	Market Value:	24,420
Soil Unit:	8990	Acres Feet/Ac:	8990	Adjust Rate:	281		
Land Type:	Native Grass - NG	Irrig. Type:	17.11	Adjust Code:	167	Use Value:	2,860
Acres:	8301	Well Depth:	17.11	Govt. Prgm:	167	Market Value:	60,090
Soil Unit:	8301	Acres Feet:	8301	Base Rate:	167		
Land Type:	Dry Land - DR	Acres Feet/Ac:	8301	Adjust Rate:	167	Use Value:	10,720
Acres:	60.25	Irrig. Type:	60.25	Govt. Prgm:	178	Market Value:	105,860
Soil Unit:	8951	Well Depth:	8951	Base Rate:	178		
Land Type:	Dry Land - DR	Acres Feet/Ac:	8951	Adjust Rate:	178	Use Value:	4,030
Acres:	13.40	Irrig. Type:	13.40	Govt. Prgm:	301	Market Value:	40,900
Soil Unit:	8775	Well Depth:	8775	Base Rate:	301		
Land Type:	Native Grass - NG	Acres Feet/Ac:	8775	Adjust Rate:	301	Use Value:	50
Acres:	0.59	Irrig. Type:	0.59	Govt. Prgm:	82	Market Value:	1,080
Soil Unit:	8990	Well Depth:	8990	Base Rate:	82		
		Acres Feet:	8990				

TAX INFORMATION

FARM 3 - TRACTS (PARTIAL) 10, (PARTIAL) 11 & 12

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Land Type: Native Grass - NG	Acre Feet/Ac:	Adjust Rate: 82	Use Value: 780
Acres: 7.83	Irrig. Type:	Adjust Code:	Market Value: 16,990
Soil Unit: 8951	Well Depth:	Govt. Prgm:	
	Acre Feet:	Base Rate: 99	
	Acre Feet/Ac:	Adjust Rate: 99	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 1,380
Acres: 6.75	Well Depth:	Govt. Prgm:	Market Value: 13,800
Soil Unit: 8301	Acre Feet:	Base Rate: 205	
	Acre Feet/Ac:	Adjust Rate: 205	
Land Type: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 11,070
Acres: 39.38	Well Depth:	Govt. Prgm:	Market Value: 00
Soil Unit: 8991	Acre Feet:	Base Rate: 281	
	Acre Feet/Ac:	Adjust Rate: 281	
Land Type: Native Grass - NG	Irrig. Type:	Adjust Code:	Use Value: 770
Acres: 9.45	Well Depth:	Govt. Prgm:	Market Value: 00
Soil Unit: 8991	Acre Feet:	Base Rate: 82	
	Acre Feet/Ac:	Adjust Rate: 82	

Agricultural Land Summary

Dry Land - DR Acres:	128.39	Total Land Acres:	163.37
Native Grass - NG Acres:	34.98	Total Land Use Value:	34,080
		Total Land Mkt Value:	263,140

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Owner Information	
Owner's Name (Primary):	TRIGGER PARTNERS LLC
Mailing Address:	4122 S Birmingham Ave Tulsa, OK 74105-4346
Owner's Name:	LDL PARTNERS LLC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Owner's Name:	LIVINGSTON, JERRY MAC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Property Address	
Address:	0 20000 Rd Cherryvale, KS 67335
General Property Information	
Property Class:	Agricultural Use - A
Living Units:	
Zoning:	
Neighborhood:	021.0 Rural North West NBHD Grp 6
Taxing Unit:	041-OSAGE 506
Deed Information	
Document #	Document Link
334-290	
332-375	

TAX INFORMATION

FARM 4 - TRACTS 13 & 14

Neighborhood / Tract Information

Neighborhood: 021.0 Rural North West NBHD Grp 6
Tract: Section: 02 Township: 32 Range: 17
Tract Description: S02, T32, R17, ACRES 163, SE1/4 EXC ROW
Acres: 163.00
Market Acres: 0.00

Land Based Classification System

Function: Farming / ranch land (with Ag improvements)
Activity: Farming, plowing, tilling, harvesting, or related activities
Ownership: Private-fee simple
Site: Dev Site - crops, grazing etc - with structures

Property Factors

Topography: Level - 1
Utilities: None - 8
Access: Semi Improved Road - 2
Fronting: Secondary Artery - 2
Location: Neighborhood or Spot - 6

Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

Appraised Values

Tax Year	Property Class	Land	Building	Total
2019	Agricultural Use - A	18,270	410	18,680

Market Land Information [Information Not Available]

TAX INFORMATION

FARM 4 - TRACTS 13 & 14

Residential Information [Information Not Available]

Residential Information [Information Not Available]

Commercial Information [Information Not Available]

Other Building Improvement Information

Occup	Farm Utility Building	MS Class	Rank	Quantity	Year Built	Year Effective	LBCS Area	Perim	Hgt	Dimensions		Stories	Phys Cond	Func	Econ	Ovr % Reason	RCN	MS % Good Value	
										(L x W)	Percentage %								
	FR	P		1	1960		1200	140	14	40 x 30	1	PR	FR				7896	3	240
Components																			
								Units		Percentage %		Area		Other		Rank		Year	
								110	10	40 x 15	1	PR	FR			4194	4	170	
Components																			
								Units		Percentage %		Area		Other		Rank		Year	
										100									

Agricultural Information

Agricultural Land

Land Type:	Dry Land - DR	Irrig. Type:		Adjust Code:		Use Value:	9,680
Acres:	83.46	Well Depth:		Govt. Prgm:		Market Value:	92,640
Soil Unit:	8621	Acres Feet:		Base Rate:	116		
		Acres Feet/Ac:		Adjust Rate:	116		
Land Type:	Tame Grass - TG	Irrig. Type:		Adjust Code:		Use Value:	240
Acres:	2.39	Well Depth:		Govt. Prgm:		Market Value:	5,190
Soil Unit:	8679	Acres Feet:		Base Rate:	99		
		Acres Feet/Ac:		Adjust Rate:	99		
Land Type:	Tame Grass - TG	Irrig. Type:		Adjust Code:		Use Value:	2,020
Acres:	20.36	Well Depth:		Govt. Prgm:		Market Value:	44,180
Soil Unit:	8621	Acres Feet:		Base Rate:	99		
		Acres Feet/Ac:		Adjust Rate:	99		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	60
Acres:	0.64	Well Depth:		Govt. Prgm:		Market Value:	1,390
Soil Unit:	8679	Acres Feet:		Base Rate:	99		
		Acres Feet/Ac:		Adjust Rate:	99		
Land Type:	Native Grass - NG	Irrig. Type:		Adjust Code:		Use Value:	4,840
Acres:	48.88	Well Depth:		Govt. Prgm:		Market Value:	106,070
Soil Unit:	8621	Acres Feet:		Base Rate:	99		
		Acres Feet/Ac:		Adjust Rate:	99		

TAX INFORMATION

FARM 4 - TRACTS 13 & 14

Land Type: Dry Land - DR	Irrig. Type:	Use Value: 100
Acres: 0.96	Well Depth:	Market Value: 930
Soil Unit: 8623	Acre Feet:	
	Acre Feet/Ac:	
Land Type: Dry Land - DR	Irrig. Type:	Use Value: 1,680
Acres: 6.31	Well Depth:	Market Value: 16,990
Soil Unit: 8679	Acre Feet:	
	Acre Feet/Ac:	
Agricultural Land Summary		
Dry Land - DR Acres: 90.73	Total Land Acres: 163.00	
Native Grass - NG Acres: 49.52	Total Land Use Value: 18,620	
Tame Grass - TG Acres: 22.75	Total Land Mkt Value: 267,390	

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Parcel Details for 050-061-11-0-00-00-001.00-0 - Printer Friendly Version

Owner Information	
Owner's Name (Primary):	TRIGGER PARTNERS LLC
Mailing Address:	4122 S Birmingham Ave Tulsa, OK 74105-4346
Owner's Name:	LDL PARTNERS LLC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Owner's Name:	LIVINGSTON, JERRY MAC
Mailing Address:	22057 Chase Rd Cherryvale, KS 67335
Property Address	
Address:	0 Brown Rd Cherryvale, KS 67335
General Property Information	
Property Class:	Agricultural Use - A
Living Units:	
Zoning:	
Neighborhood:	021.0 Rural North West NBHD Grp 6
Taxing Unit:	041-OSAGE 506
Deed Information	
Document #	Document Link
334-290	
332-375	

TAX INFORMATION

FARM 4 - TRACT 15

Neighborhood / Tract Information

Neighborhood: 021.0 Rural North West NBHD Grp 6

Tract: Section: 11 Township: 32 Range: 17

Tract Description: S11, T32, R17, ACRES 46.14, E1/2 NE1/4 EXC N440' & BEG SE/C NE1/4 N835' SWLY 1180' N165' E195' S660' E TO POB & EXC ROW

Acres: 46.14

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: Level - 1

Utilities: Well - 5; Septic - 6

Access: Semi Improved Road - 2

Fronting: Secondary Artery - 2

Location: Neighborhood or Spot - 6

Parking Type: On and Off Street - 3

Parking Quantity: Adequate - 2

Parking Proximity: On Site - 3

Parking Covered:

Parking Uncovered:

Appraised Values

Tax Year	Property Class	Land	Building	Total
2019	Agricultural Use - A	11,770	00	11,770

Market Land Information [Information Not Available]

TAX INFORMATION

FARM 4 - TRACT 15

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: Dry Land - DR	Irrig. Type:	Adjust Code:	Use Value: 11,610
Acres: 43.50	Well Depth:	Govt. Prgm:	Market Value: 117,100
Soil Unit: 8679	Acres Feet:	Base Rate: 267	
	Acres Feet/Ac:	Adjust Rate: 267	
Land Type: Tame Grass - TG	Irrig. Type:	Adjust Code:	Use Value: 260
Acres: 2.64	Well Depth:	Govt. Prgm:	Market Value: 5,730
Soil Unit: 8679	Acres Feet:	Base Rate: 99	
	Acres Feet/Ac:	Adjust Rate: 99	

Agricultural Land Summary

Dry Land - DR Acres:	43.50	Total Land Acres:	46.14
Tame Grass - TG Acres:	2.64	Total Land Use Value:	11,870
		Total Land Mkt Value:	122,830

This parcel record was last updated on 1/17/2020 at 6 am.

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Version: 3.0.0.07 : 01/16/2020

MONTGOMERY COUNTY &
LABETTE COUNTY, KS

PRELIMINARY TITLE



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PRELIMINARY TITLE FARM 1



Security 1st Title

PRELIMINARY TITLE SEARCH REPORT

Prepared By:
Security 1st Title
114 N. Pennsylvania
Independence, KS 67301
Phone: 620-577-4268
Fax: 620-577-4287

Prepared Exclusively For:
Emert, Chubb & Reynolds, LLC
P O Box 747
Independence, KS 67301
Phone: 620-331-1800
Fax: 620-331-1804

Contact: **Ronda Ballew**
Email: rballew@security1st.com

Contact: **Jeffrey A. Chubb**
Email: jchubb@sehc-law.com

Report No: **2342997**

Report Effective Date: **November 29, 2019, at 7:30 a.m.**

Property Address: **0000 CR 5700 & 0000 CR 5375, Cherryvale, KS 67335**

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **Emert, Chubb & Reynolds, LLC**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

1. **Fee Simple** interest in the Land described in this Report is owned, at the Report Effective Date, by

Jerry Mac Livingston - 1/3 interest

LDL Partners LLC, a Kansas limited liability company - 1/3 interest

Trigger Partners, LLC, an Oklahoma limited liability company - 1/3 interest

2. The Land referred to in this Report is described as follows:

The S/2 of the N/2 AND the N/2 of the SW/4 of Section 16 Township 31 South, Range 17 East of the 6th P.M., Montgomery County, Kansas
and

The SE/4 of the NE/4 AND the E/2 of the SE/4 AND the North Three-quarters (3/4) of the NW/4 of the SE/4 of Section 17, Township 31 South, Range 17 East of the 6th P.M., Montgomery County, Kansas

3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:

1. The Proposed Insured must notify the Company in writing of the name of any

PRELIMINARY TITLE FARM 1



Security 1st Title

Any questions regarding this report should be directed to: **Ronda Ballew**

Phone: **620-577-4268**, Email: **rballew@security1st.com**

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. **Trigger Partners, LLC is a limited liability company. Furnish for examination, an authentic copy of the following documents:**

1. **Operating Agreement, and any amendments thereto**

Any instrument to be executed, must:

1. **Be executed in the limited liability company's name, and**
2. **Be signed by all members, if management has been retained by the members.**
3. **In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.**

We reserve the right to make any additional requirements we deem necessary.

6. **LDL Partners LLC is a limited liability company. Furnish for examination, an authentic copy of the following documents:**

1. **Operating Agreement, and any amendments thereto**

Any instrument to be executed, must:

1. **Be executed in the limited liability company's name, and**
2. **Be signed by all members, if management has been retained by the members.**
3. **In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.**

We reserve the right to make any additional requirements we deem

PRELIMINARY TITLE FARM 1



Security 1st Title

Any questions regarding this report should be directed to: **Ronda Ballew**

Phone: **620-577-4268**, Email: **rballew@security1st.com**

necessary.

7. **File a Warranty Deed from Trigger Partners, LLC an Oklahoma limited liability company, Jerry Mac Livingston, and spouse, if any, and LDL Partners LLC, a Kansas limited liability company -to- TBD.**
8. **Provide this Company with a properly completed and executed Owner's Affidavit.**
9. **Recording Fees and Information for Kansas Counties:**

Deed: \$21.00 (first page) + \$17.00 (each additional page)
Mortgage: \$21.00 (first page) + \$17.00 (each additional page)
Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)
Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded, there is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:

PRELIMINARY TITLE FARM 1



Security 1st Title

Any questions regarding this report should be directed to: **Ronda Ballew**

Phone: **620-577-4268**, Email: **rballew@security1st.com**

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
2. Rights or claims of parties in possession not shown by the Public Records
3. Easements, or claims of easements, not shown by the Public Records
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records
7. The lien of the General Taxes for the year **2020**, and thereafter.
8. **General taxes and special assessments for the fiscal year 2019 in the original amount of \$2,773.26.**
First Installment: **\$1,386.63, PAYABLE**
Second Installment: **\$1,386.63, PAYABLE**
Property I.D. # **063-015-16-0-00-00-004.00-0**
PIN #CT 77
9. **General taxes and special assessments for the fiscal year 2019 in the original amount of \$1,291.24.**
First Installment: **\$645.62, PAYABLE**
Second Installment: **\$645.62, PAYABLE**
Property I.D. # **063-014-17-0-00-00-009.00-0**
PIN #CT 87
10. **Taxes are checked as a courtesy. Information is provided by the County Treasurer's Office on Date of Title Search. Abstracter cannot guarantee accuracy of Tax Records or validity of funds presented for payment. The Company will not be liable for Nuisance Taxes that are not of public record at time of title commitment/policy.**

PRELIMINARY TITLE

FARM 1



Security 1st Title

Any questions regarding this report should be directed to: **Ronda Ballew**

Phone: **620-577-4268**, Email: **rballew@security1st.com**

11. An agreement to County of Montgomery for highway purposes recorded in/on Book 4 of Misc. at Page 212.
12. An easement for water line to Rural Water District #3, Labette and Montgomery County, Kansas recorded in/on Book 13 of Misc. at Page 194.
13. An easement for water line to Rural Water District No. 12 recorded in/on Book 46 of Misc. at Page 168.
14. An easement for gas line to Moses Cox recorded in/on Book 61 of Misc. at Page 247.
15. An easement for pipeline to K.O.M. Gas, Inc. recorded in/on Book 69 of Misc. at Page 157, and any assignments thereof.
16. A deed to Montgomery County Commissioners for highway recorded in/on Book 507 at Page 44.
17. An easement for channel change to Secretary of Transportation of the State of Kansas recorded in/on Book 430 at Page 433.
18. A deed to The Secretary of Transportation of the State of Kansas for highway recorded in/on Book 433 at Page 100.
19. A deed to The Secretary of Transportation of the State of Kansas for highway recorded in/on Book 433 at Page 101.
20. A deed to The Secretary of Transportation of the State of Kansas regarding right of access for highway recorded in/on Book 433 at Page 102.
21. An easement for ingress and egress recorded in/on Book 488 at Page 424.
22. An easement for water line to Montgomery County RWD #12 recorded in/on Book 440 at Page 150.
23. An easement for pipeline to Colt Pipeline, L.L.C. recorded in/on Book 554 at Page 740, and any assignments thereof.
24. Terms and provisions contained in the document entitled "Quit Claim Deed" regarding highway, Filed April 30, 2010 as Book 590 at Page 168.
25. Terms and provisions of the oil and gas lease executed between Esta V.

PRELIMINARY TITLE FARM 1



Security 1st Title

Any questions regarding this report should be directed to: **Ronda Ballew**

Phone: 620-577-4268, Email: rballew@security1st.com

Wagner, a single person, lessor, and Colt Natural Gas, L.L.C., lessee, filed July 9, 2004, recorded in/on Book 541 at Page 245, together with all subsequent assignments and conveyances.

NOTE: If there is no production of oil and gas from all of the property covered by the above lease; if any set terms including options to renew in the lease have expired; and if a properly executed Affidavit of Non-Production is recorded, the above exception will not appear on the policy to be issued. Said Affidavit must include the same land covered in the Lease.

26. **The definition of land as described in the policy does not include any manufactured home or mobile home located on the insured premises, unless the personal title to the same has been cancelled by the Kansas Department of Motor Vehicles and filed with the Montgomery County Register of Deeds.**
27. **Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exceptions, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.**
28. **Subject to existing road, street or highway rights of way.**

Dated: **November 29, 2019, at 7:30 a.m.**

SECURITY 1ST TITLE

By: *Glenn B. Edwards*

LICENSED ABSTRACTER

PRELIMINARY TITLE FARM 2

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Informational Only

Commitment Number: CTL1987

SCHEDULE A

1. Effective Date: December 18, 2019 at 08:00 AM
2. Policy or Policies to be issued: Amount
 - (a) _____ Owner's Policy ()
Proposed Insured:
 - (b) _____ Loan Policy ()
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
JERRY MAC LIVINGSTON (1/3); LDL PARTNERS, LLC (1/3); and ALTON LIVINGSTON, Trustee of the Alton Livingston Revocable Trust, dated December 6, 2008 (1/3)
5. The land referred to in the Commitment is described as follows:
The Northeast 1/4 of Section 13, Township 31 South, Range 17 East, Labette County, Kansas

24/24/2019

Realty, Inc.
By: 
Realty, Inc.

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PRELIMINARY TITLE FARM 2

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Informational Only

Commitment Number: CTL1987

SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and completed land survey of the Land.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. OG0027 - \$2048.12 for 2019. The 2019 taxes and all prior years are paid.
8. Any portion of the subject real estate deeded, taken or used for public highway or road.
9. CONTROLLED ACCESS HIGHWAY which is shown in Book 276 of Deeds at page 333, filed July 11 1995.
10. WATER LINE EASEMENT: dated August 30, 1995 and filed Nov. 30, 1995 in Book 81 of Misc. at page 35 to Labette-Montgomery Cnty RWD #3, for a water line, with rights of ingress and egress.
11. OIL AND GAS LEASE: dated July 1, 2004 and filed July 2, 2004 in Book 34 of Leases at page 165, Esta V. Wager, a single person, to Colt Natural Gas, L.L.C., and any assignments, mortgages, UCCs, etc. pertaining thereto. RE-FILED Aug. 25, 2005 in Book 37 of Leases at page 5 to delete part of a legal description on other property. NOTE: An Affidavit of Production was filed Nov. 15, 2006 in Book 39 of Leases at page 230. ASSIGNMENT OF OIL AND GAS LEASE: filed Jan. 12, 2015 in Book 54 of Leases at page 17, wherein James A. Livingston, Successor Trustee of the Alton Livingston Revocable Trust, dated Dec. 6, 2008 assigns all of its interest in 34 of Leases at page 165, to Trigger Partners, LLC. CORRECTED TRUSTEE'S DEED: filed Aug. 28, 2015 in Book 334 of Deeds at page 290, wherein the Alton Livingston Revocable Trust, dated December 6, 2008 (signed by James A. Livingston, Successor Trustee), deeds to Trigger Partners, LLC, an undivided 1/3 interest in the Esta Wagner Lease.
12. RIGHT OF WAY GRANT OR EASEMENT (Pipeline), dated Jan. 25, 2006 and filed Feb. 1, 2006 in Book 37 of Leases at page 125, to Colt Pipeline, L.L.C. for a pipeline or pipelines, etc. with rights of ingress and egress.
13. ANY OIL AND GAS LEASE upon which an Affidavit of Non-Production has been filed, or which appears to have expired by its own terms, but which has not been released by the original lessee or his assigns.
14. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only and as such should not be relied upon for a Real Estate Transaction. NO insurance is provided by this commitment; nor is the Company or Realty, Inc. liable for errors or omissions in this informational report. This report is liable for no more than price paid for same. If liability is desired then an Abstract of Title or Title Insurance must be obtained.

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(CTL1987.PFD/CTL1987/1)

PRELIMINARY TITLE FARM 3

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Informational Only

Commitment Number: CTL1988

SCHEDULE A

1. Effective Date: December 23, 2019 at 08:00AM
2. Policy or Policies to be issued: Amount
 - (a) _____ Owner's Policy ()
Proposed Insured:
 - (b) _____ Loan Policy ()
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
Tracts 2 and 3: JERRY MAC LIVINGSTON; LDL PARTNERS, LLC; and ALTON LIVINGSTON, Trustee of the Alton Livingston Revocable Trust, dated December 6, 2008; (1/3 interest each)
Tract 1: Alton Lee Livingston, LDL Partners, LLC & Jerry Mac Livingston (1/3 interest each in the NW 1/4 except (b); and School District #102 n/k/a Labette County Unified School District 506 (b)
5. The land referred to in the Commitment is described as follows:

Tract 1: The NW 1/4, of Section 24, Township 31, Range 17, EXCEPT the following tracts:

 - (a). Commencing at the Northwest corner of Section 24, Township 31, Range 17, thence East 18 rods, thence South 12 rods, thence West 18 rods, thence North 12 rods to the place of beginning; AND
 - (b). Beginning 18 rods East of the NW corner of Section 24, Township 31, Range 17 East, and running 12 rods South, then 13 rods East, then 12 rods North, then 13 rods West to the place of beginning.

Tract 2: Commencing at the Northwest corner of Section 24, Township 31, Range 17 East, thence East 18 rods, thence South 12 rods, thence West 18 rods, thence North 12 rods to the place of beginning.

Tract 3: The SW 1/4 of Section 24, Township 31, Range 17,
All in Labette County, Kansas

Realty, Inc.

By: 
Realty, Inc.

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(CTL1988.PFD/CTL1988/5)

PRELIMINARY TITLE FARM 3

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Informational Only

Commitment Number: CTL1988

SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and completed land survey of the Land.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. OG0040 - \$1841.26, and OG0042 - \$1594.56. Both tracts show the 2019 taxes and all prior years as PAID.
8. Any portion of the subject real estate deeded, taken or used for public highway or road.
9. AVIATION EASEMENT, and RESERVATIONS, RESTRICTIONS AND CONDITIONS AND EXCEPTIONS, dated Dec. 8, 1947 and filed Dec. 10, 1947 in Book 148 of Deeds at page 105, 6 & 7. being the same easement acquired by the United States of America from School Board, District No. 102, of Labette County, Kansas, by agreement dated April 19, 1943. (We find no such agreement filed)
10. RIGHT OF WAY EASEMENT filed Dec. 3, 1965 in Book 13 of Miscel. at page 40, to Rural Water District #3, Labette and Montgomery County, Kansas, for a water pipeline in NW 1/4, with rights of ingress and egress.
11. RIGHT OF WAY EASEMENT: filed Feb. 25, 1983 in Book 53 of Miscel. at page 86, to Public Wholesale Water Supply District No. 4, for a water pipeline in NW 1/4, exc. school tract, with rights of ingress and egress.
12. RIGHT OF WAY EASEMENT: filed March 20, 1984 in Book 55 of Miscel. at page 234, from Unified School District #102, to Public Wholesale Water Supply District No. 4, for a water pipeline, with rights of ingress and egress.
13. OIL AND GAS LEASE, filed July 2, 2004 in Book 34 of Leases at page 165, Esta V. Wagner a single person, to Colt Natural Gas, L.L.C., and any assignments, mortgages, UCCs, etc. pertaining thereto.
RE-FILED Aug. 25, 2005 in Book 37 of Leases at page 5, to delete "except that part deeded for school site" from legal description, located in the NW/4 of 24-31-17
AFFIDAVIT OF PRODUCTION, filed Nov. 15, 2006 in Book 39 of Leases at page 230
ASSIGNMENT OF OIL AND GAS LEASE: filed Jan. 12, 2015 in Book 54 of Leases at page 17, James A. Livingston, successor Trustee of the Alton Livingston Revocable Trust dated December 6, 2008. assigns all its interest in 34 of Leases at page 165, to Trigger Partners, LLC. (SW 1/4 and fraction of NW 1/4 24-31-17)
CORRECTED TRUSTEE'S DEED, filed Aug. 28, 2015 in Book 334 of Deeds at page 290, Alton Livingston Revocable Trust, dated December 6, 2008, grants 1/3 interest in the Esta Wagner Lease to Trigger Partners, LLC (NW 1/4 and SW 1/4 24-31-17)

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(CTL1988.PFD/CTL1988/5)

PRELIMINARY TITLE

FARM 3

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Commitment Number: CTL1988

SCHEDULE B (Continued)

14. RIGHT OF WAY GRANT OR EASEMENT: filed Feb. 1, 2006 in Book 37 of Leases at page 125, Esta V. Wagner, a single person, to Colt Pipeline, L.L.C., for pipelines, etc. with rights of ingress and egress.
15. ROAD USE EASEMENT: filed April 24, 2009 in Book 107 of Miscel. at page 184, Jerry Mac Livingston to Colt Natural Gas, LLC for access roadways over and across the E 1/2 E 1/2 NW 1/4 Sec. 24-31-17
16. ROAD USE EASEMENT: filed April 24, 2009 in Book 107 of Miscel. at page 185, LDL Partners, LLC to Colt Natural Gas, LLC (balance same as above)
17. ROAD USE EASEMENT: filed April 24, 2009 in Book 107 f Misc. at page 186, Altoan Lee Livingston to Colt Natural Gas, LLC (balance same as above)
18. RIGHT OF WAY EASEMENT: filed Oct. 1, 2009 in Book 48 of Leases at page 222, Alton Livingston, Trustee, to Colt Natural Gas, LLC, for electric power lines, with rights of ingress and egress, in W/2 Sec. 24-31-17
19. RIGHT OF WAY EASEMENT: filed Oct. 1, 2009 in Book 48 of Leases at page 223, LDL Partners, LLC, to Colt Natural Gas, LLC (balance same as above)
20. RIGHT OF WAY EASEMENT: filed Oct. 1, 2009 in Book 48 of Leases at page 224, Jerry Mac Livingston to Colt Natural Gas, LLC, (balance same as above)
21. RIGHT OF WAY AND EASEMENT: filed July 26, 2010 in Book 49 of Leases at page 112, LDL Partners, LLC to Bluestem Pipeline, LLC, for pipelines, etc., in W/2 24-31-17, with rights of ingress and egress.
22. RIGHT OF WAY AND EASEMENT: filed July 26, 2010 in Book 49 of Leases at page 113, Alton Lee Livingston to Bluestem Pipeline, LLC, (balance same as above)
23. RIGHT OF WAY AND EASEMENT: filed July 26, 2010 in Book 49 of Leases at page 114, Jerry Mac Livingston, to Bluestem Pipeline, LLC, (balance same as above)
24. ANY OIL AND GAS LEASE upon which an Affidavit of Non-production has been filed, or which appears to have expired by its own terms, but which has not been released by the original lessee or his assigns.
25. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only and as such should not be relied upon for a Real Estate Transaction. NO insurance is provided by this commitment, nor is the Company or Realty, Inc. liable for errors or omissions in this informational report. This report is liable for no more than price paid for same. If liability is desired then an Abstract of Title or Title Insurance must be obtained.

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(CTL1988.PFD/CTL1988/5)

PRELIMINARY TITLE FARM 4

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Commitment Number: CTL1989

SCHEDULE A

1. Effective Date: December 20, 2019 at 08:00 AM
2. Policy or Policies to be issued: Amount
 - (a) _____ Owner's Policy ()
Proposed Insured:
 - (b) _____ Loan Policy ()
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
JERRY MAC LIVINGSTON, LDL PARTNERS, LLC, and ALTON LIVINGSTON, Trustee of the Alton Livingston Revocable Trust, dated December 6, 2008 (1/3 each)
5. The land referred to in the Commitment is described as follows:
The Southeast 1/4 of Section 2, Township 32, Range 17
And
All of the Northeast 1/4 of the Northeast 1/4, AND the North 1/2 of the Southeast 1/4 of the Northeast 1/4, EXCEPT (a) right of way of the Union Traction Company across the Southeast corner, containing 76/100 acres more or less; ALSO EXCEPT (b) a tract described as follows: Commencing at the Southeast corner of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 and running thence North 130 feet to the South line of the Union Traction Co. right of way, thence in a Southwesterly direction along the South line of said right of way 466 feet to intersection of said right of way with South line of North half of Southeast 1/4 of Northeast 1/4, thence East along said line 450 feet to point of beginning, containing 65/100 acres more or less, all in Section 11, Township 32 South, Range 17 East of the 6th P.M., AND EXCEPT (c) Beginning at the Northeast corner of the Northeast 1/4 of said Section 11, thence South 440 feet, thence West 1320 feet, thence North 440 feet, thence East to the place of beginning;

Realty, Inc.

By: 
Realty, Inc.

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PRELIMINARY TITLE FARM 4

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Commitment Number: CTL1989

SCHEDULE B

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and completed land survey of the Land.
5. 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.
6. Taxes or special assessments which are not shown as existing liens by the Public Records.
7. OG0076 - \$883.08 and OG0077 - \$558.40. Both tracts show the 2019 and prior years as PAID.
8. Any portion of the subject real estate deeded, taken or used for public highway or road.
9. RAILROAD rights of way, switch tracks, spur tracks, electric, telephone and cable transmission lines and all other easements, if any, over the premises in question.
10. RIGHT OF WAY filed May 13, 1912 in Book 72 of Deeds at page 594 to the Union Traction Co., with rights of ingress and egress.
11. RIGHT OF WAY EASEMENT: filed Dec. 31, 1965 in Book 13 of Miscel. at page 102, to Rural Water District #3, Labette and Montgomery County, Kasnas, for a water pipeline, with rights of ingress and egress.
12. EQUIPMENT STATION EASEMENT: dated May 9, 1984 and filed May 22, 1984 in Book 56 of Miscel. at page 25, to Southwestern Bell Telephone Company, for underground conduits, cables and equipment, etc., with rights of ingress and egress.
13. RIGHT OF WAY EASEMENT: filed Feb. 10, 2004 in Book 97 of Misc. at page 149, Bill R. Shaffer to Rural Water District #3, Labette County, with rights of ingress. (We are showing this only because it covers the entire NE 1/4 of 11-32-17)
14. OIL AND GAS LEASE: filed July 2, 2004 in Book 34 of Leases at page 165, Esta V. Wagner, a single person, to Colt Natural Gas, L.L.C., and any assignments, mortgages, UCCs, etc., pertaining thereto
RE-FILED Aug. 25, 2005 in Book 37 of Leases at page 5, to correct the legal description of another piece of property.
AFFIDAVIT OF PRODUCTION, filed Nov. 15, 2006 in Book 39 Leases at page 230
AFFIDAVIT OF PRODUCTION filed Aug. 21, 2007 in Book 41 of Leases at page 189
ASSIGNMENT OF OIL AND GAS LEASE: filed Jan. 12, 2015 in Book 54 of Leases at page 17, James A. Livingston, Successor Trustee of the Alton Livingston Revocable Trust, dated December 6, 2008 assigns all rights, title and interests in the above oil and gas lease, to Trigger Partners, LLC
CORRECTED TRUSTEE'S DEED: filed Aug. 28, 2015 in Book 334 of Deeds at page 290, Alton Livingston Revocable Trust, dated December 6, 2008 grants to Trigger Partners, LLC, a 1/3 interest in the Esta Wagner Lease.

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(CTL1989, PFD/CTL1989/4)

PRELIMINARY TITLE FARM 4

American Land Title Association

ALTA Commitment Form
Adopted 6-17-06

Commitment Number: CTL1989

SCHEDULE B (Continued)

15. RIGHT OF WAY GRANT OR EASEMENT (Pipeline), filed Feb. 1, 2006 in Book 37 of Leses at page 125, Esta V. Wagner, a single person, to Colt Pipeline, L.L.C., for pipelines, etc., with rights of ingress and egress.
ASSIGNMENT OF EASEMENTS GAS SYSTEM: filed Sept. 3, 2008 in Book 46 of Leases at page 159, Colt Pipeline, LLC assigns the above Right of Way Grant or Easement to Liberty Pipeline, LLC
16. GRANT OF RIGHT OF WAY OR EASEMENT (Pipeline) filed March 25, 2011 in Book 50 of Leases at page 140., LDL Partners, L.L.C. to Liberty Pipeline, L.L.C., for pipelines, etc., with rights of ingress and egress.
17. GRANT OF RIGHT OF WAY OR EASEMENT (Pipeline) filed March 25, 2011 in Book 50 of Leases at page 141, Alton Livingston, Trustee, to Liberty Pipeline, L.L.C., for pipelines, etc., with rights of ingress and egress.
18. GRANT OF RIGHT OF WAY OR EASEMENT (Pipeline), filed March 25, 2011 in Book 50 of Leases at page 142, Jerry Mac Livingston to Liberty Pipeline, L.L.C., for pipelines, etc., with rights of ingress and egress.
19. ANY OILAND GAS LEASE upon which an Affidavit of Non-Production has been filed, or which appears to have expired by its own terms, but which has not been released by the original lessee or his assigns.
20. NOTE: This is NOT a commitment to insure and has been issued as a report as to the status of title only and as such should not be relied upon for a Real Estate Transaction. NO insurance is provided by this commitment, nor is the Company or Realty, Inc. liable for errors or omissions in this informational report. This report is liable for no more than price paid for same. If liability is desired then an Abstract of Title or Title Insurance must be obtained.

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(CTL1989.PFD/CTL1989/4)

MONTGOMERY COUNTY &
LABETTE COUNTY, KS

PROPERTY PHOTOS

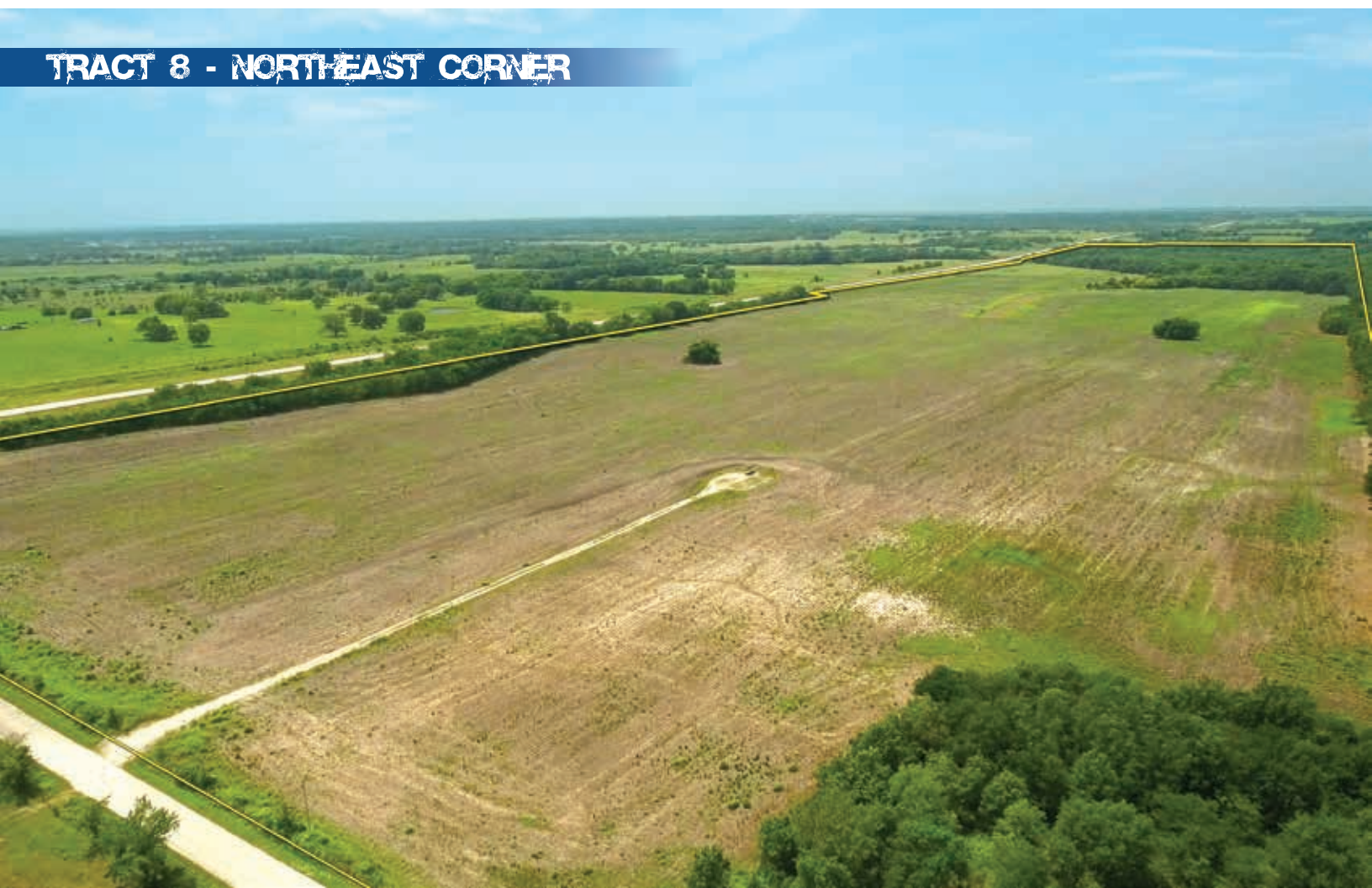


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TRACT 1 - SOUTHWEST CORNER



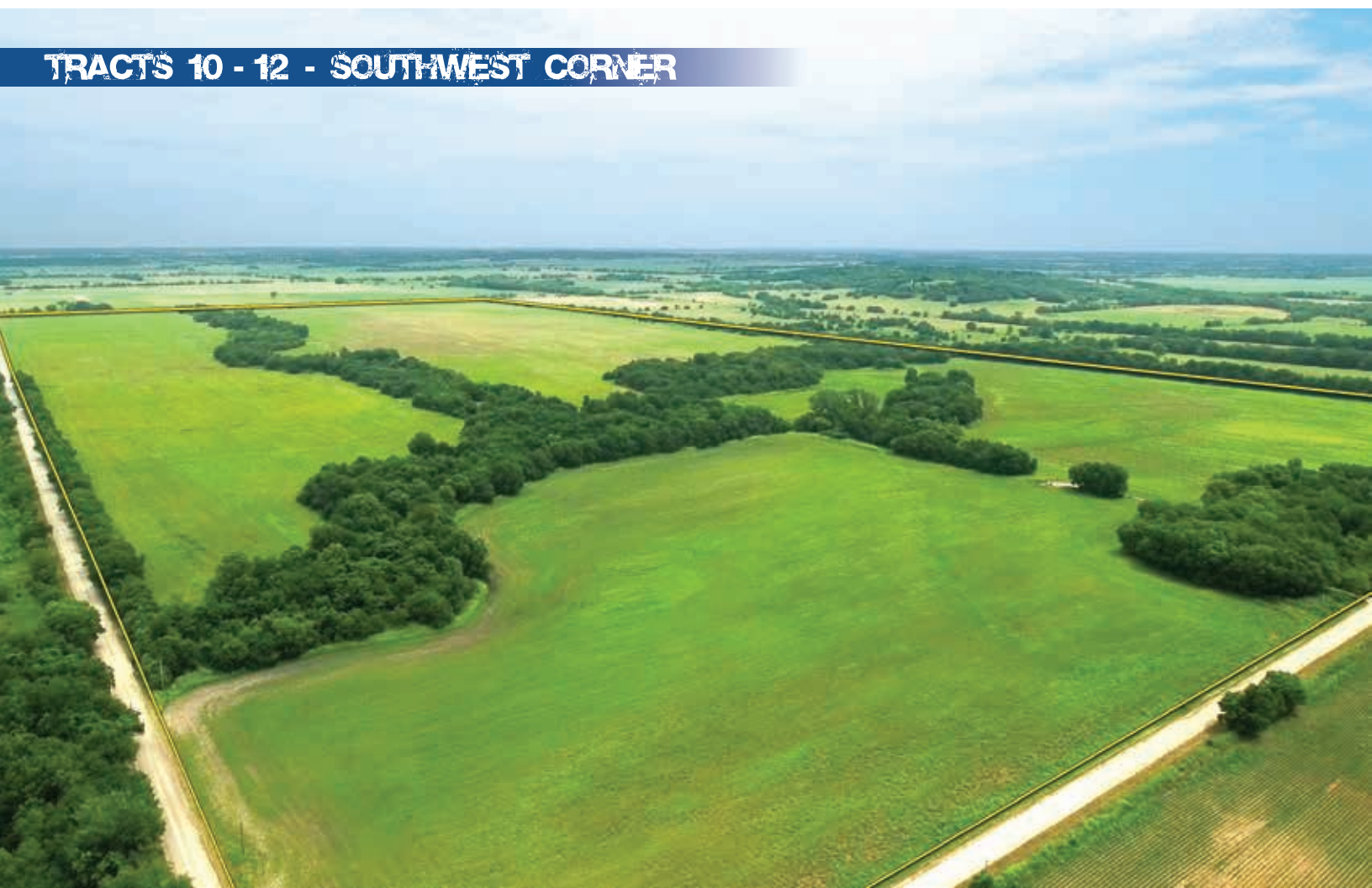
TRACT 8 - NORTHEAST CORNER



TRACT 9 - SOUTHEAST CORNER



TRACTS 10 - 12 - SOUTHWEST CORNER



TRACT 13 - SOUTHWEST CORNER



TRACTS 13 - 14 - NORTHEAST CORNER



TRACT 1



TRACT 3



TRACT 3



TRACT 6



TRACT 6



TRACT 7



TRACT 8



TRACT 10



TRACT 11



TRACT 11



TRACT 12



TRACT 13



TRACT 13



TRACT 13



TRACT 14



TRACT 15



TRACT 7



TRACT 10



TRACT 11



TRACT 11



TRACT 11



TRACT 12

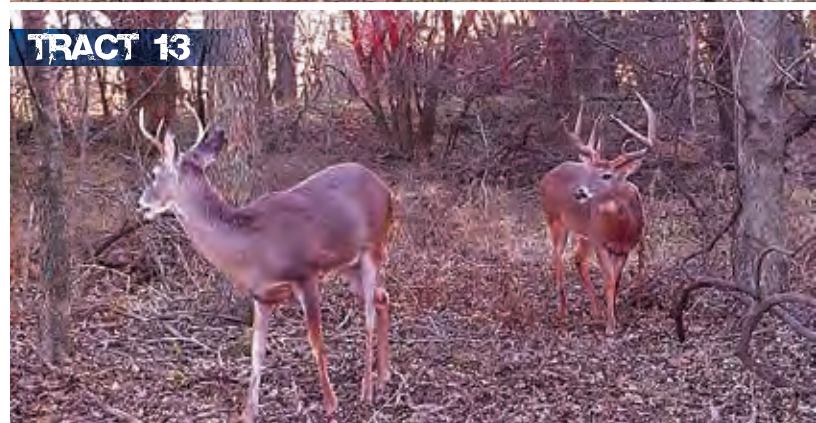
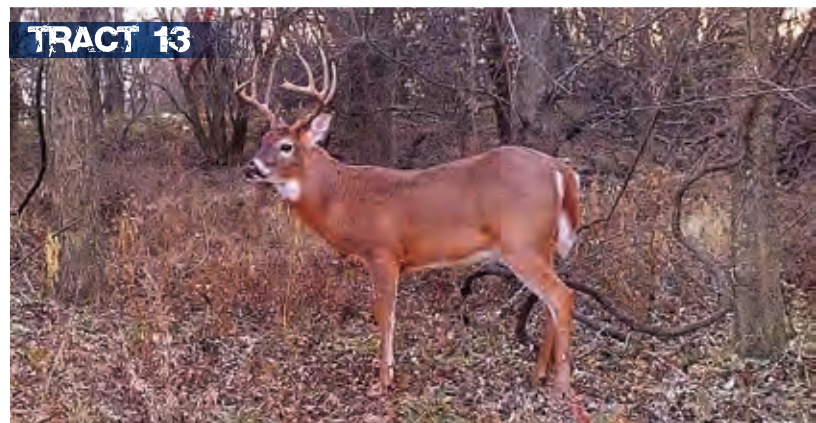


TRACT 13



TRACT 14

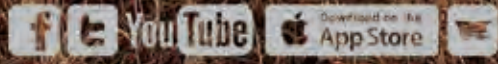






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