

Tract Descriptions – Ignatius D. Brummer Estate
REVISED after TITLE COMMITMENT 7/23/2022

Jewell County Tracts:

Tract 1: (40)+/- Acres | NE 1/4 of SE 1/4 (1-5-10W) Erving TWP

Tract 2: (107)+/- Acres | Lots 14 & 15 (6-5-9W) Athens TWP

Mitchell County Tracts:

Tract 1 (3+/- acres): An undivided one-third interest in and to Block 42, in the Fourth Ward of the City of Cawker City, Kansas.

Tract 2 (3+/- acres): An undivided one-half interest in and to Lots (1 – 12), inclusive, in Block 41, in the Fourth Ward of the City of Cawker City, Kansas.

Tract 3 (6+/- acres): An undivided one-fourth interest in and to Blocks 28 and 29, in the Fourth Ward of the City of Cawker City, Kansas.

Tract 4 (13.64+/- Acres): All that tract and parcel of land situated in the Northeast Quarter of Section 21, Township 6 South, Range 10, West of the 6th P.M., in Mitchell County, Kansas, described as follows: Beginning at the Northeast corner of said quarter section, thence running West along the North line of said Section 485 feet to the center line of a hedge on the East line of the old Fair Grounds; thence turning left 89°27' and running South along the line of said hedge 1683.8 feet to a wire fence on the line of the original hedge between the Fairgrounds and orchard; thence turning right 89°7' and running West along fence line 209.9 feet to the Northwest corner of a tract of ground original occupied by the orchard formerly owned by E. O Garrett; thence turning left 90°7' and running South along a wire fence to the same location as the original hedge along the West line of said orchard 145 feet; thence turning left 90°5' and running East 478.3 feet; thence turning right 90° 48' and running South 413.2 feet; thence turning left 90°27' and running East 218 feet to the East line of said Quarter section; thence turning left 89°25' and running North 2236 feet along said East line to the place of beginning, excepting therefrom that part deeded to the United States of America; also excepting therefrom a tract described as follows: Beginning at the Northeast corner of said Quarter section, thence running West along the North line of said section 485 feet to the center line of a hedge on the East line of the old fair grounds, thence turning left 89°27' and running South along the line of said hedge 600 feet to a point, thence running East parallel with the North line of said section a distance of 485 feet to a point on the East line of said quarter section, thence North on the East line of said quarter section a distance of 600 feet to the point of beginning.

Tract 5 (23+/- acres): All of Blocks 4, 5, 6, 7, 8, 9 and 10; All of Block 11, except Lot 6, and except the South Half of Lot 5, in the Second Ward of the City of Cawker City, Kansas.

Tract 6 (1+/- acres): Lot 6, and the South Half of Lot 5, in Block 11, in the Second Ward of the City of Cawker City, Kansas.

Tract 7 (2+/- acres): All of Block 22, except Lot 1, Block 22, in the Second Ward of the City of Cawker City, Kansas.

Tract 8 (4+/- acres): All of Blocks 1 and 2, Fourth Ward of the City of Cawker City, Kansas, except that part deeded to the City of Cawker City by deed recorded in Book 67, Page 482, Register of Deeds, Mitchell County, Kansas.

Tract 9 (6+/- acres): Blocks 13 and 14, in the Fourth Ward of the City of Cawker City, Kansas.

Tract 10 (5+/- acres): Blocks 43 and 44, in the Fourth Ward of the City of Cawker City, Kansas.

Tract 11 (3+/- acres): An undivided 14/16 interest in and to Block 10, in the Third Ward of the City of Cawker City, Kansas.

Tract 12 (2+/- acres): Lots 1 through 12, inclusive, in Block 5, in the Third Ward of the City of Cawker City, Kansas; EXCEPT the North 240 feet of Block 5, which includes all of Lots 1, 2, 3, 4, 5 and 6, the 15.00 foot vacated alley, and the North 82.5 feet of Lots 7, 8, 9, 10, 11 and 12, Block 5, Third Ward, Cawker City, Kansas more particularly described as follows: Beginning at the Northeast corner of Block 5, in the Third Ward of the City Cawker City, Kansas; thence on an assumed bearing of South 00°22'54" West along the East line of Block 5 a distance of 240.00 feet; thence on an assumed bearing of South 89°31'36" West parallel with the North line of Block 5 a distance of 300.00 feet to the West line of Block 5; thence North 00°22'54" East along the West line of Block 5 a distance of 240.00 feet to the Northwest corner of Block 5; thence North 89°31'36" East along the North line of Block 5 a distance of 300.00 feet to the Point of Beginning.

Tract 13 (4.08+/- acres): Block 30; All of Block 31, except the South 30 feet of the West 50 feet of Lot 6, and except the West 140 feet of Lots 7, 8, 9, 10, 11, and 12, in the Third Ward of the City of Cawker City, Kansas.

Tract 14 (9+/- acres): Lots 1, 2, 3, 4, 5 and 6, Block 40; All of Blocks 41 and 44; the East Half of Block 45; in the Third Ward of the City of Cawker City, Kansas.