KlendaAusterman
ATTORNEYS AT LAW

Michelle L. Brenwald
Christopher A. McElgunn

MINERAL INTEREST ANNOUNCEMENTS

In addition to real estate, this tax sale may include the sale of mineral interests. In Kansas, mineral interests represent real property rights to oil, gas, coal and other subsurface resources that can be legally separated (i.e. severed) from surface land ownership. A severed mineral interest is classified as "real property" and can be taxed by county government as such. If taxes were not properly paid, mineral interests are subject to tax foreclosure proceedings just like parcels of real estate.

We have very little information regarding any mineral interests that may be sold. Many mineral interests are typically "undefined." Which means we cannot necessarily tell you the specific scope or breadth of the noted mineral interest. We have contracted with a title company to provide a report on the ownership history of all the mineral interests up for sale but there is often very little historical ownership information in the public record on these mineral interests. We have listed everyone in the lawsuit who we concluded may have a possible interest in these minerals and given them as much opportunity to avoid sale as possible. It is important to know also that under Kansas law, an interest in coal, oil, gas or other minerals, if unused for a period of 20 years, shall lapse (unless a statement of claim is filed in accordance with Kansas statute) and the ownership shall revert to the current surface owner. We have very little information about these interests and cannot advise you as to whether the mineral interests we are selling today have already defaulted back to the surface rights owners.

If you purchase a mineral interest today, you are acquiring only that which the former owner owned – nothing more. If the mineral interests are undefined, you will likely have to take further steps to investigate and determine what exactly you have purchased. You may need to take further steps to determine whether the mineral interests we are selling may have reverted back to the surface rights owner. We make no representation as to the nature and extent of any of these parcels, and you, as a bidder, are charged with doing your own research before you purchase property in a tax sale.