

Public Notice

Your RIGHT to know, guaranteed by Kansas Law.

Notice of hearing - Dickes Estate

(First published in the Anderson County Review, Thursday, February 27, 2025)

IN THE DISTRICT COURT OF
ANDERSON COUNTY, KANSAS

In the Matter of the Estate of
DAVID J. DICKES, Deceased.
Case # AN-2025-PR-000002

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS
CONCERNED:

You are hereby notified that a petition has been filed in this court by Vernon Stoltzfoos, friend of decedent, praying that Letters of Administration be granted to him as administrator.

You are required to file your written defenses to said petition on or before March 24th, 2025, at 9:00 a.m. in the district court in Garnett, Anderson County, Kansas, at which time and

place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the said petition.

All creditors are notified to exhibit their demands against the above-captioned estate within the later of either (i) four months from the date of the first publication of this notice as provided by law or (ii) thirty days after actual notice was given as provided by law to those creditors whose identity is known or reasonably ascertainable; and if their demands are not thus exhibited they shall be forever barred.

VERNON STOLTZFOOS
Petitioner

TERRY J. SOLANDER #7280
503 S. Oak St. – P.O. Box 348
Garnett, KS 66032-0348
785-448-6131; FAX: 785-448-2475
solander@embargmail.com
Attorney for Plaintiff

fb2713*

Notice of filing application to commence the injection of saltwater

(Published in the Anderson County Review on February 27, 2025.)

Before the State Corporation
Commission of the
State of Kansas

NOTICE OF FILING APPLICATION

RE: McFadden Oil Co. – Application for a permit to authorize the enhanced recovery of saltwater into the Squirrel Formation – Minkley 1A0-2A0-3A0 and McGhee W-1X located in Anderson County, Kansas.

TO: All Oil & Gas Producers, Unleased Mineral Interest Owners, Landowners, and all persons whomsoever concerned.

YOU, and each of you, are hereby notified that McFadden Oil Co., has filed an application to commence the injection of saltwater into the Squirrel formation at the Minkley 1A0 2805 Ft S. Line , 4420 Ft E. Line, 2A0 2805 Ft S line, 49W Ft E line, 3A0 2805 Ft S line, 3902 Ft E line all in Sec. 10-23-19E and McGhee W-1X

1800 Ft S line, 2200 Ft E line in Sec 10-23-19E; Anderson County, Kansas with maximum operating pressure of 700 psi and a maximum injection rate of 70 bbls per day.

ANY persons who object to or protest this application shall be required to file their objections or protests with the Conservation Division of the State Corporation Commission of the State of Kansas within thirty (30) days from the date of this publication. These protests shall be filed pursuant to the commission regulations and must state specific reasons why the grant of the application may cause waste, violate correlative rights or pollute the natural resources of the State of Kansas.

ALL persons interested or concerned shall take notice of the foregoing and shall govern themselves accordingly.

McFadden Oil Co.
PO Box 394
Iola, Kansas 66749
620-496-7946

fb2711*

Notice of the 2025 Anderson County real estate market analysis

(First published in the Anderson County Review on February 27, 2025.)

Legal Notice

2025 Anderson County Real Estate Market Analysis Pursuant to K.S.A. 79-1460a

This market analysis is intended to satisfy the requirements of K.S.A. 79-1460a. It is not intended to be a complete narrative of market trends for individual properties in Anderson County, nor is it intended to describe the market trends for individual market areas within Anderson County. Neither is this an appraisal or market analysis that purports to comply with the uniform standards of professional appraisal practice. Rather, it is intended to give a broad countywide overview of real property market trends.

A study of the residential real estate market indicated that there is an overall annual

inflationary increase of approximately 11.48% countywide.

A study of the overall countywide commercial real estate market indicated that there is an overall annual inflationary increase of approximately 11.19% countywide.

A study of the real estate market for vacant land indicated that there is an overall annual inflationary increase of approximately 20.94% countywide.

The information listed above represents countywide medians and is not intended to be a direct indicator of any particular property's value. Individual property values may change by more or less than the indicated trends due to differences in location, property characteristics, available market data, data comparability and market participant's preferences.

fb2713*

Current statewide Public Notice archive available at
www.kansaspublicnotices.com

Notice of approval of special use permit

(Published in the Anderson County Review on February 27, 2025.)

RESOLUTION No. 2025-13

A RESOLUTION APPROVING SPECIAL USE PERMIT #SUP2025-01(HIRT) TO OFFER GOODS AND CLOTHING APPAREL TO OLD GERMAN BAPTIST MEMBERS AND FAMILIES ONLY, NOT FOR GENERAL PUBLIC.

WHEREAS, Anderson County, Kansas is a county municipal government with the authority to adopt zoning regulations and create zoning district boundaries as provided in Section 15-753 K.S.A.; and

WHEREAS, the County did adopt Resolution NO. 00, 0911.1 in September 2000, establishing zoning regulations for the unincorporated areas of Anderson County; and

amendment request, and recommends that the Board of County Commissioners adopt the Special Use Permit #SUP2025-01(Hirt); and

WHEREAS, the Board of County Commissioners, after duly reviewing the recommendation of the Planning Commission and considering all comments for and against said amendment, finds that the Special Use Permit is in substantial compliance with the intent of the County Comprehensive Plan and the public interest.

NOW, THEREFORE, BE IT RESOLVED, that the Anderson County Board of County Commissioners does hereby approve Special Use Permit #SUP2025-01(Hirt), said property is located Section 30, Township 20 South, Range 18 East, all in Anderson County, Kansas.

PASSED AND ADOPTED THIS 24TH DAY OF FEBRUARY, 2025.

This action shall take effect upon publication in the official County newspaper.

/s/Leslie D. McGhee, Chairman
/s/Anthony C. Mersman, Commissioner
/s/Michael Blaufuss, Commissioner

ATTEST:
/s/Julie Wettstein, Clerk

fb2711*

UPCOMING AUCTIONS!

• COFFEY COUNTY, KS - 3/5/2025
SELLER: The Estate of George Hayes - ONLINE

Tract 1: 80 +/- Acres of cropland and hay meadow with utilities nearby. Excellent building site just off pavement.

Tract 2: 160 +/- Acres consisting of cropland, homestead and outbuildings with utilities onsite. Move into the existing home or build your spouse their dream home.

Tract 3: 240 +/- Acres (Combination of Tracts 1 & 2) Located west of Burlington.

• LYON COUNTY, KS - 3/17/2025
SELLER: Miller Family - ONLINE AUCTION

115 +/- Total acres offered In 5 Tracts of 18, 19, 39, 39, and 115 Acres of productive pasture, two ponds, creek drainage, paved road frontage, adjacent rural water and electrical lines. Located west of Emporia.

• ANDERSON COUNTY, KS - 3/19/2025
SELLER: Beckmon Family - ONLINE AUCTION

50 +/- Acres comprised of mature timber along the North Fork of the Little Osage and mixed grass pasture. This is a beautiful potential build site with recreational appeal and utilities adjacent. Located south of Kincaid.

• ALLEN COUNTY, KS - 3/20/2025
SELLER: Newman Family - ONLINE AUCTION

This 151 +/- Acre property will be attractive to the grain producer, investor and the recreational buyer, whether you pursue upland birds, whitetails or waterfowl. Composed of upland tillable, some timber and watershed lake. Located north of Iola.

• COFFEY COUNTY, KS - 3/21/2025
SELLER: Nicoletti Family - ONLINE AUCTION

80 +/- Acres of cropland with a high percentage of usable acreage. This tract will be conducive to expansion of your farm acreage or as an investment. Located north of LeRoy.

• GREENWOOD COUNTY, KS - 3/26/2025
SELLER: Kile Trust - ONLINE AUCTION

Tract 1: 69 +/- Acres made up of excellent cropland along the Verdigris River and mature hardwood timber, combining to make a top-shelf recreational property.

Tract 2: 51 +/- Acres that is made up of beautiful rolling grassland along the Verdigris River. Gorgeous potential homesite with rural water and electric nearby.

Tract 3: 120 +/- Acres (Combination of Tracts 1 & 2) Class 1 river bottom cropland, 115' of topography change, mature timber, thick bedding cover, nearly 3500' of Verdigris River & utilities nearby. Located west of Madison.

VAUGHN ROTH
LAND BROKERS
VaughnRoth.com
620-888-3040

SELLERS OF
PREMIUM
FARMS & RANCHES
620-888-3040

Five ways to cope when a loved one dies

When a loved one dies, the loss and grief you feel can be deep.

Here are five ideas that might help you cope when someone you love has died:

1. Join in rituals. Memorial services and funerals are times to gather. They can help people get through the first few days. They are ways to honor the person who died. Just being with other people who knew your loved one can be comforting.

2. Accept your emotions. Don't stop yourself from having a good cry if you feel one coming on. Accept the feelings you have, rather than think you "should" feel a different way. Sometimes, others may expect you to "move on" before you're ready. But take the time you need. Know that you can (and will) heal over time. Healing doesn't mean you forget the person who died. It doesn't mean that you miss them less.

3. Talk about it when you can. Some people want to tell the story of their loss or talk about their feelings. But sometimes people don't feel like talking. That's OK, too. No one should feel pressured to talk. If you don't feel like talking, find ways to express your emotions and thoughts.

You can write in a journal. Or you can write a song, poem, or make a photo tribute about your loved one. You can do this just for yourself, or you can share it with others.

4. Preserve memories. You could do something to honor the person you love in a way that fits. Plant a tree or garden. Take part in a charity run or walk.

5. Get the support you need. It takes time to adjust after a loved one dies. And it helps to have plenty of support. You can get support from family, friends, or adult mentors in your life. Grief counselors, therapists, and support groups can help, too. If you want to find more support, ask a parent, school counselor, or a faith leader to help you find support that could be right for you. You can give support to others, too.

Anderson County balance of funds

(Published in the Anderson County Review, Tuesday, February 27, 2025.)

The Following statement is the balance of funds from the ledger of the Treasurer of Anderson County, Kansas, at the close of business on the 31st day of January, 2025.

COUNTY & STATE FUNDS

COUNTY GENERAL.....	\$ 2,795,806.65
COUNTY ROAD.....	\$ 2,719,747.88
NOXIOUS WEED.....	\$ 147,111.05
HEALTH.....	\$ 28,770.06
EMPLOYEE BENEFITS.....	\$ 977,926.69
SELF FD HEALTH INSURANCE..	\$ 3,610.97
FAIR BUILDING.....	\$ -
FLEX SPENDING PLAN.....	\$ 13,220.61
HEALTH INS - SELF FUNDED.....	\$ 451,408.00
SPECIAL BRIDGE.....	\$ 527,776.65
DIRECT ELECTION.....	\$ 32,481.74
HISTORICAL SOCIETY.....	\$ -
INTELLECTUAL DISABILITIES.....	\$ -
AMBULANCE.....	\$ -
AMBULANCE RESERVE.....	\$ 56,920.01
MENTAL HEALTH.....	\$ -
SPECIAL LIABILITY.....	\$ 495.02
CONSERVATION DISTRICT.....	\$ -
REAPPRAISAL.....	\$ 273,270.70
FIRE DISTRICT.....	\$ 356,121.31
RURAL FIRE IMPR.....	\$ 255,684.15
SPECIAL PKS AND RECREAT.....	\$ 19,151.41
SPECIAL ALCOHOL PROGRAM...	\$ 293.89
SPECIAL MACHINERY.....	\$ 385,431.86
SPECIAL HWY IMPROV.....	\$ 210,046.55
JAIL/SHERIFF RESERVE.....	\$ 409,019.69
JAIL SALES TAX.....	\$ 202,260.84
WELDA SEWER MAINT RESID.....	\$ 51,536.33
WELDA SEWER DEBT FUND.....	\$ 205.02
EQUIPMENT RESERVE.....	\$ 898,325.62
DIVERSION FEE.....	\$ 2,575.00
OFFENDER REGISTRATION FUN.....	\$ 10,718.70
MULTI-YEAR CAPITAL IMPROV.....	\$ 1,841,851.60
LAW ENFORCEMENT CNTR BOND.....	\$ -
DEPT OF JUSTICE VEST GRAM.....	\$ 169.97
ETHANOL PLANT TAX PROTEST.....	\$ 1,271,014.68
BOND REFINANCE.....	\$ -
EMS TAX LID RESERVE.....	\$ 29,072.50
AMERICAN RESCUE PLA.....	\$ -
VETERANS MEMORIAL.....	\$ 41,144.51
OLD HOSPITAL BOND & INT.....	\$ 164,634.20
NEW HOSPITAL BOND & INT.....	\$ 403,720.00
SOLID WASTE.....	\$ 113,216.03
MOTOR VEHICLE OPERATING.....	\$ 104,608.54
REG OF DEEDS TECHNOLOGY.....	\$ 65,517.75
CLERKS TECHNOLOGY FUND.....	\$ 11,939.66
COUNTY TREASURER TECH.....	\$ 9,443.52
PROSECUTING ATT TRAI.....	\$ 186.27
SP PROSECUTOR TRUST.....	\$ -
CO ATTNY TRUST FUND.....	\$ 84.12
D.A.R.E.....	\$ 8,453.36
JAIL COMMISSARY.....	\$ 37,148.49
MFAF Opioid.....	\$ 28,775.11
HERITAGE TRUST FUND.....	\$ 381.00
LAW ENFORCEMENT TRUST.....	\$ 15,466.65
PAYROLL CLEARING.....	\$ -
CURRENT TAX.....	\$ 195,364.38
MOTOR VEHICLE TAX.....	\$ 25,792.38
DELINQUENT PP TAX.....	\$ -
REDEMPTIONS.....	\$ 11,856.61
PARTIAL TAX PAYMENT.....	\$ 22,353.12
RECREATIONAL VEH TAX.....	\$ 232.30
MINERAL PRODUCTION TAX.....	\$ -
ESCAPED TAX.....	\$ -
EXCISE TAX.....	\$ -
COMMERCIAL MOTOR VEH.....	\$ 9,770.81
WATERCRAFT TAX.....	\$ 1,025.92
DEL WATERCRAFT TAX.....	\$ -
ESC WATERCRAFT TAX.....	\$ -
CLERK OF DIST COURT.....	\$ -
MOTOR VEHICLE LICENSE.....	\$ 108,578.11
FISH AND GAME.....	\$ 460.00
BANKRUPTCY.....	\$ 1,643.49
DRIVERS LICENSE FEES.....	\$ 29,264.71
OVER & SHORT.....	\$ 100,362.38
911.....	\$ 3,431.59
WIRELESS 911.....	\$ 19,091.24
VIN.....	\$ -
AMERICAN RESCUE PLA.....	\$ -
SALES TAX.....	\$ 139,723.75
TOTAL CO. & STATE.....	\$ 15,645,691.85

TOWNSHIPS

Lincoln Twp - General.....	\$ 57.44
Lone Elm Twp - General.....	\$ 347.18
Monroe Twp - General.....	\$ 45.16
Putnam Twp - General.....	\$ 63.70
Reeder Twp - General.....	\$ 41.33
Rich Twp - General.....	\$ 110.39
Rich Twp - Library.....	\$ 275.12
Walker Twp - General.....	\$ 33.05
Welda Twp - General.....	\$ 75.60
TOTAL TOWNSHIPS.....	\$ 1,048.97
CITIES.....	
Garnett City - General.....	\$ 8,639.13
Garnett City - Library.....	\$ 3,747.91
Garnett City - Airport.....	\$ 2,907.82
Garnett City - Law Enforcement.....	\$ 8,167.20
Garnett City - Bond and Interest.....	\$ -
Greeley City - General.....	\$ -
TOTAL CITY.....	\$ 23,462.06

CEMETERIES

Glenloch Cemetery #3.....	\$ 9.30
Kincaid Cemetery #5.....	\$ 122.62
Springfield Cemetery #7.....	\$ 69.92
TOTAL CEMETERIES.....	\$ 201.84

WATERSHEDS

POTTAWATOMIE W.S. #90.....	\$ 83,694.68
Deer Creek Watershed #55.....	\$ 144.79
TOTAL WATERSHEDS.....	\$ 83,839.47

SCHOOLS

USD NO 365 - GENERAL.....	\$ -
USD NO 365 - CAPITAL OUTLAY.....	\$ 8,268.91
USD NO 365 - BOND & INTEREST.....	\$ 9,575.44
USD NO 365 - SUPPLEMENT.....	\$ 20,745.33
Total USD 365.....	\$ 38,589.68
USD NO 479 - GENERAL.....	\$ -
Total USD 479.....	\$ -
TOTAL SCHOOLS.....	\$ 38,589.68

SE KS LIBRARY

Regional Library - General.....	\$ 1522.03
Regional Library - Emp Be.....	\$ 97.64
TOTAL LIBRARY.....	\$ 1,619.67

SUMMARY

COUNTY & STATE	\$ 15,645,691.85
TOWNSHIPS.....	\$ 1,048.97
CITIES.....	\$ 23,462.06
CEMETERIES.....	\$ 201.84
WATERSHEDS.....	\$ 83,839.47
SCHOOLS.....	\$ 38,589.68
SE KS LIBRARY.....	\$ 1,619.67
TOTAL FUNDS.....	\$ 15,794,453.54

BANK BAL&CASH ITEMS....

	\$ 15,794,453.54
--	------------------

I, Dena McDaniel, Treasurer, Anderson County, Kansas do solemnly affirm that the foregoing statements of accounts is correct to the best of my knowledge and belief.

Dena McDaniel



I, Julie Wettstein, Clerk, Anderson County, Kansas, certify that the foregoing statement was subscribed and affirmed before me in my presence 20th day of February, 2025.

Julie Wettstein



The Anderson County Review is the official newspaper of record for Anderson County, The City of Garnett, USD 365, and the other incorporated cities in Anderson County. Notices published here meet all required statutory legal parameters.