

PROPERTY INFORMATION PACKET

THE DETAILS



14344 SE 60th St. | Norwich, KS 67025

AUCTION: Saturday, March 24th @ 10:00 AM

12041 E. 13th St. N., Wichita, KS, 67206
316.683.0612 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION LLC
REAL ESTATE SPECIALISTS

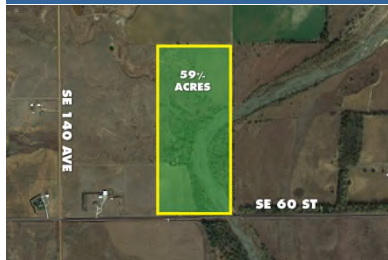


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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.

ALL FIELDS CUSTOMIZABLE



MLS # 547581
Status Active
Contingency Reason
Area KNG - Kingman County
Address 14344 SE 60th St.
City Norwich
Zip 67025
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	2	Approx. AGLA	816
Total Bedrooms	2.00	AGLA Source	Court House
AG Full Baths	1	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Baths	1	Approx. TFLA	816
Garage Size	3	Lot Size/SqFt	2565684
Basement	Yes - Unfinished	Number of Acres	58.90
Levels	One Story		
Approximate Age	81+ Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	Master Bedroom Level	Main
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Master Bedroom Dimensions	9'4"x13'5"
Co-List Agent - Agent Name and Phone		Master Bedroom Flooring	Wood
Co-List Office - Office Name and Phone		Living Room Level	Main
Showing Phone	316-945-7400	Living Room Dimensions	11'6"x23'5"
Year Built	1910	Living Room Flooring	Wood
Parcel ID	20095-1283400000004000	Kitchen Level	Main
School District	Cheney School District (USD 268)	Kitchen Dimensions	9'7"x13'4"
Elementary School	Cheney	Kitchen Flooring	Wood
Middle School	Cheney	Room 4 Type	Bedroom
High School	Cheney	Room 4 Level	Main
Subdivision	CITY OF NORWICH	Room 4 Dimensions	11'2"x9'6"
Legal	S34 , T28 , R05W , ACRES 58.9 , E1155 SW4; LESS R/W	Room 4 Flooring	Carpet
List Date	2/20/2018	Room 5 Type	
Display Address	Yes	Room 5 Level	
Sub-Agent Comm	0	Room 5 Dimensions	
Buyer-Broker Comm	3	Room 5 Flooring	
Transact Broker Comm	3	Room 6 Type	
Variable Comm	Non-Variable	Room 6 Level	
Days On Market	10	Room 6 Dimensions	
Input Date	2/28/2018 1:10 PM	Room 6 Flooring	
Update Date	3/2/2018	Room 7 Type	
Status Date	2/28/2018	Room 7 Level	
Price Date	2/28/2018	Room 7 Dimensions	
		Room 7 Flooring	
		Room 8 Type	
		Room 8 Level	
		Room 8 Dimensions	
		Room 8 Flooring	
		Room 9 Type	
		Room 9 Level	
		Room 9 Dimensions	
		Room 9 Flooring	
		Room 10 Type	
		Room 10 Level	
		Room 10 Dimensions	
		Room 10 Flooring	
		Room 11 Type	
		Room 11 Level	
		Room 11 Dimensions	
		Room 11 Flooring	

Room 12 Type
Room 12 Level
Room 12 Dimensions
Room 12 Flooring

DIRECTIONS

Directions (Cheney) S 391st St W & W 31st St S - South to West 39th St S, West to SE 160 Ave, South to SE 60 St, and West to property. (9 miles outside of Cheney in Norwich)

FEATURES

ARCHITECTURE Traditional	UTILITIES Septic Private Water	KITCHEN FEATURES Electric Hookup	OWNERSHIP Corporate non-REO
EXTERIOR CONSTRUCTION Frame	BASEMENT / FOUNDATION Partial Std Bsmt Window no-egress	APPLIANCES None	PROPERTY CONDITION REPORT Yes
ROOF Composition	BASEMENT FINISH None	MASTER BEDROOM Master Bdrm on Main Level	DOCUMENTS ON FILE Additional Photos Lead Paint Sellers Prop. Disclosure
LOT DESCRIPTION Irregular River/Creek Wooded	COOLING Window/Wall Unit	LAUNDRY Main Floor	SHOWING INSTRUCTIONS Appt Req-Call Showing #
FRONTAGE Unpaved Frontage	HEATING Space Heater	INTERIOR AMENITIES Ceiling Fan(s) Hardwood Floors	LOCKBOX Combination
EXTERIOR AMENITIES Storm Door(s) Outbuildings	DINING AREA Living/Dining Combo	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
GARAGE Detached	FIREPLACE Living Room Gas	PROPOSED FINANCING Other/See Remarks	AGENT TYPE Sellers Agent
FLOOD INSURANCE Required	Free Standing	WARRANTY No Warranty Provided	

FINANCIAL

Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$380.04	Home Warranty Purchased	Unknown
General Tax Year	2017	Earnest \$ Deposited With	McCurdy Auction LLC Trust
Yearly Specials	\$0.00		
Total Specials	\$0.00		

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON SATURDAY, MARCH 24TH, 2018 AT 10:00 AM. CLEAR TITLE AT CLOSING, NO BACK TAXES , PREVIEW AVAILABLE. NO MINIMUM, NO RESERVE!!! What a great opportunity to have your very own private 59 Acre outdoorsman paradise in Norwich, selling regardless of price! Winding along the Ninnescah River, this property includes everything the avid outdoorsman needs for a weekend hunting or fishing trip. There are wooded areas, river access, creeks, trails, pastures and even an old farm home with a detached shop building. The farm house has two bedrooms and one full bath with a living room/dining room combination. The living room has a gas, free standing stove. There is an unfinished partial basement, great for extra storage space. The detached three car garage/shop provides ample room for storage or projects. There is also an additional smaller shed adjacent to the garage/shop. There are two wells on the property, one drinking and one irrigation. This property is zoned Agricultural. The last hand wins so don't miss out on this opportunity! *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000.

AUCTION

Type of Auction Sale	No Minimum - No Reserve	Method of Auction	Live w/Online Bidding
Auction Location	onsite	Auction Offering	Real Estate Only
Auction Date	3/24/2018	Auction Start Time	10:00 AM
Broker Registration Req	Yes	Buyer Premium Y/N	Yes
Premium Amount	0.10	Earnest Money Y/N	Yes
Earnest Amount %/\$	20,000.00	1 - Open for Preview	Yes
1 - Open/Preview Date	3/24/2018	1 - Open Start Time	9:00 AM

AUCTION

1 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





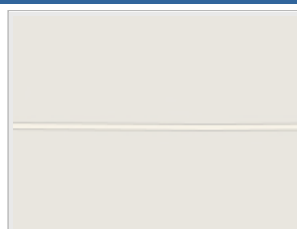
DISCLAIMER

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ALL FIELDS CUSTOMIZABLE AUCTION



MLS # 547587
Class Land
Property Type Undeveloped Acreage
County Kingman
Area KNG - Kingman County
Address 14344 SE 60th St.
Address 2
City Norwich
State KS
Zip 67025
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	List Date	2/20/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	316-945-7400	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Agriculture	Sub-Agent Comm	0
Parcel ID	20095-128340000000400001	Buyer-Broker Comm	3
Number of Acres	58.90	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	2565684	Virtual Tour Y/N	
School District	Cheney School District (USD 268)	Days On Market	10
Elementary School	Cheney	Cumulative DOM	10
Middle School	Cheney	Cumulative DOMLS	
High School	Cheney	Input Date	2/28/2018 2:43 PM
Subdivision	CITY OF NORWICH	Update Date	3/2/2018
Legal	S34 , T28 , R05W , ACRES 58.9 , E1155 SW4; LESS R/W	Off Market Date	
		Status Date	2/28/2018
		HotSheet Date	2/28/2018
		Price Date	2/28/2018

DIRECTIONS

Directions (Cheney) S 391st St W & W 31st St S - South to West 39th St S, West to SE 160 Ave, South to SE 60 St, and West to property. (9 miles outside of Cheney in Norwich)

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	FLOOD INSURANCE	OWNERSHIP
Rectangular	Farm House	Required	Corporate
Water Frontage	Fencing	SALE OPTIONS	TYPE OF LISTING
TOPOGRAPHIC	OUTBUILDINGS	None	Excl Right w/o Reserve
Stream/River	Garage	PROPOSED FINANCING	HOUSE FEATURES
PRESENT USAGE	Shop	Other/See Remarks	House Listed Under Resid.
Pasture	MISCELLANEOUS FEATURES	POSSESSION	Frame
Recreational	Mineral Rights Included	At Closing	1000 SQFT or Less
Tillable	Water Access	SHOWING INSTRUCTIONS	31+ Years
ROAD FRONTAGE	Other/See Remarks	Call Showing #	2 Bedrooms
Dirt	DOCUMENTS ON FILE	LOCKBOX	BUILDER OPTIONS
Gravel	Aerial Photos	Combination	Open Builder
UTILITIES AVAILABLE	Photographs	AGENT TYPE	
Electricity	Sellers Prop. Disclosure	Sellers Agent	
Private Water			
Propane			
Septic Tank Installed			

FINANCIAL

Assumable Y/N	No
General Taxes	\$380.04
General Tax Year	2017
Yearly Specials	\$0.00

Total Specials \$0.00
HOA Y/N No
Yearly HOA Dues
HOA Initiation Fee 0.00
Earnest \$ Deposited With McCurdy Auction LLC Trust

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Public Remarks ONSITE REAL ESTATE AUCTION ON SATURDAY, MARCH 24TH, 2018 AT 10:00 AM. CLEAR TITLE AT CLOSING, NO BACK TAXES , PREVIEW AVAILABLE. NO MINIMUM, NO RESERVE!!! 2-Bedroom, 1-Bath Home on 59+/- Acres in Norwich, Kansas. What a great opportunity to have your very own private 59 Acre outdoorsman paradise selling regardless of price! Winding along the Ninnescah River, this property includes everything the avid outdoorsman needs for a weekend hunting or fishing trip. There are wooded areas, river access, creeks, trails, pastures and even an old farm home with a detached shop building. The farm house has two bedrooms and one full bath with a living room/dining room combination. The living room has a gas, free standing stove. There is an unfinished partial basement, great for extra storage space. The detached three car garage/shop provides ample room for storage or projects. There is also an additional smaller shed adjacent to the garage/shop. There are two wells on the property, one drinking and one irrigation. This property is zoned Agricultural. The last hand wins so don't miss out on this opportunity! *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000.

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Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	3/24/2018
Auction Location	Onsite	1 - Open Start Time	9:00 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	3/24/2018	2 - Open for Preview	
Auction Start Time	10:00 AM	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	03/23/2018 by 5:00 PM	2 - Open End Time	
Buyer Premium Y/N	Yes	3 - Open for Preview	
Premium Amount	0,10	3 - Open/Preview Date	
Earnest Money Y/N	Yes	3 - Open Start Time	
Earnest Amount %/\$	20,000.00	3 - Open End Time	

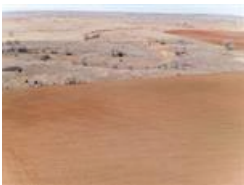
TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 14344 SE 60th St. - Cheney, KS 67025

Seller:

Date of Purchase:

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

Instructions: (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a question, use the comment lines to explain.

By signing below you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

Instructions: (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain professional inspections of the Property. (6) Investigate the surrounding area.

THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).

PART I

APPLIANCES					ELECTRICAL						
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know	
☒	☐	☐	☐	☐	Disposal	☒	☐	☐	☐	☐	Smoke/Fire Detectors
☐	☒	☐	☐	☐	Dishwasher	☐	☐	☒	☐	☐	Light Fixtures
☐	☒	☐	☐	☐	Oven	☐	☐	☒	☐	☐	Switches/Outlets
☒	☐	☐	☐	☐	Range (Circle One) ☐ Gas ☒ Electric	☐	☐	☒	☐	☐	Ceiling Fan(s)
☒	☐	☐	☐	☐	Microwave	☒	☐	☐	☐	☐	Bathroom Vent Fan(s)
					Built in (Circle One) ☐ YES ☒ NO	☐	☐	☐	☒	☐	Telephone Wiring/Blocks/Jacks
☒	☐	☐	☐	☐	Range Hood	☒	☐	☐	☐	☐	Door Bell
					Vented Outside (Circle One) ☐ YES ☒ NO	☒	☐	☐	☐	☐	Intercom
☒	☐	☐	☐	☐	Kitchen Refrigerator	☒	☐	☐	☐	☐	Garage Door Opener
☒	☐	☐	☐	☐	Clothes Washer	# of Remotes: _____					Keypad Entry: (Circle One) ☐ YES ☒ NO
☒	☐	☐	☐	☐	Clothes Dryer	☐	☐	☐	☒	☐	Aluminum Wiring
☒	☐	☐	☐	☐	Trash Compactor	☐	☐	☐	☒	☐	Copper Wiring
☒	☐	☐	☐	☐	Central Vacuum	☐	☐	☒	☐	☐	220 Volt
☒	☐	☐	☐	☐	Exterior Attached Gas Grill						Service Panel Total Amps
☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	Security System
☐	☐	☐	☐	☐	Other: _____						(Circle One) ☐ Own ☒ Rent/Financed
☐	☐	☐	☐	☐	Other: _____						Company
☐	☐	☐	☐	☐	Other: _____	Comments: _____					
Comments: _____											

BUYER'S INITIALS: _____

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SELLER'S INITIALS: _____

WATER/SEWAGE SYSTEMS (See Part II Also)				HEATING & COOLING SYSTEMS						
		TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.	
None Does Not Transfer	Working	Not Working	Don't Know		None Does Not Transfer	Working	Not Working	Don't Know		
☐	☒	☐	☐	Sewage Systems	☐	☒	☐	☐	Cooling System	
☒	☐	☐	☐	Sump Pump	☒	☐	☐	☐	Type	
☒	☐	☐	☐	Backup Sump Pump/Battery	☒	☐	☐	☐	Age	
☐	☐	☐	☐	Plumbing	☐	☐	☐	☐	Heating System	
				Type	☒	☐	☐	☐	Type	
☐	☐	☒	☐	Water Heater (Circle One) ☐ Elect ☐ Gas	☐	☒	☐	☐	Age	
				Size & Age	☐	☐	☐	☐	Window/Wall Air Conditioning Units	
☐	☒	☐	☐	Instant Hot Water	☒	☐	☐	☐	Electronic Air Filter	
☒	☐	☐	☐	Water Softener	☒	☐	☐	☐	Humidifier	
				(Circle One) ☐ Own ☐ Rent/Lease Company	☒	☐	☐	☐	Fireplace	
☒	☐	☐	☐	Water Purifier/Reverse Osmosis	☒	☐	☐	☐	Fireplace Insert	
☒	☐	☐	☐	Underground Sprinkler System	☐	☐	☒	☐	Wood burning Stove <i>Garage</i>	
				Backflow Device (Circle One) ☐ YES ☐ NO					Chimney/Flue - Date Last Cleaned	
				Date Last Tested or Inspected	☒	☐	☐	☐	Gas Log Lighter	
☒	☐	☐	☐	Pool Equipment	☒	☐	☐	☐	Whole House Attic Fan	
☒	☐	☐	☐	Hot Tub/Spa	☒	☐	☐	☐	Solar Equipment	
Comments: <i>drain pipes needed under sinks</i>					☐	☒	☐	☐	Propane Tank	
									(Circle One) ☐ Own ☐ Rent/Lease Company	
MEDIA				Comments:						
		TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.	Any Additional Comments for Part I:					
None Does Not Transfer	Working	Not Working	Don't Know							
☒	☐	☐	☐	Satellite Dish						
☒	☐	☐	☐	# of Rcvrs/Remotes						
☒	☐	☐	☐	Attached Antennas						
☒	☐	☐	☐	Cable TV Wiring/Jacks						
☒	☐	☐	☐	Attached Television Mount(s)						
☒	☐	☐	☐	Projector(s)						
☒	☐	☐	☐	Projector Screen(s)						
☒	☐	☐	☐	Surround Sound Speakers						
☒	☐	☐	☐	Wired for Surround Sound						
Comments:										

BUYER'S INITIALS: _____

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SELLER'S INITIALS: *[Signature]*

2/21/18
Instant forms

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
☐	☐	☒	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
☒	☐	☐	Indicate all that apply: ☒ Basement ☒ Crawl Space ☐ Slab Are there any structural engineer's report(s) available? _____ If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☒ NO
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☐	☐	☒	Movement, shifting, deterioration or other problems with walls or foundation?
☐	☒	☐	Cracks or flaws in the walls, floors or foundation?
☐	☒	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☐	☒	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☒	☐	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☐	☐	☒	Is there insulation in the floors?
Additional Comments: 1			
YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
☐	☐	☒	Age: _____ Type: _____ To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☐	☐	☒	During your ownership, has the roof ever been ☐ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
☐	☐	☒	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☐	☒	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☒	☐	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☒	☐	☐	Is there insulation in the ceiling/attic?
Additional Comments: Needs new roof			
YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW
According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.			
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☐	☒	☐	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____
Additional Comments:			

BUYER'S INITIALS: _____

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SELLER'S INITIALS: JS 2/21/18

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 4 WATER/SEWAGE SYSTEMS
☐	☒	☐	Is the property connected to City Water?
☐	☒	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: _____
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)
			☒ Drinking Well ☒ Irrigation Well ☐ Geo-Thermal Well
			Type: <u>Drink</u> Location: <u>Garage</u> Depth: <u>?</u>
			Type: <u>Drink</u> Location: <u>Basement & Garage</u> Depth: <u>?</u>
			Type: <u>Irrigation</u> Location: <u>Garden</u> Depth: <u>?</u>
☐	☒	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.
☐	☒	☐	Is the property connected to a septic system? Date Last Pumped: _____
			Tank Size: _____ Location: _____
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____
☐	☒	☐	Is the property connected to a lagoon system? Location: _____
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)
☐	☒	☐	To your knowledge, is there any problem relating to the waste disposal system?
Additional Comments:			
YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS
<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>			
☐	☐	☐	Any water leakage in or around the fireplace or chimney?
☐	☒	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?
☐	☒	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
☐	☒	☐	Any leaks caused by appliances?
☐	☒	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?
☐	☒	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE
☐	☒	☐	Any accumulation of water within the basement/crawl space?
☐	☒	☐	Sump Pump(s) Location(s): _____
☐	☒	☐	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☐ EXTERIOR
Additional Comments:			
YES	NO	DON'T KNOW	SECTION 6 PEST, WOOD INFESTATION & DRY ROT
☐	☒	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)
			☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)
			☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?
			Company: _____ Warranty Expiration Date: _____
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)
☐	☒	☐	Any pest control reports in the last 5 years? (If YES, explain below.)
☐	☒	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)
Additional Comments:			

BUYER'S INITIALS: _____

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SELLER'S INITIALS: _____

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
☐	☒	☐	Is the property located in a subdivision with a master drainage plan?
☐	☒	☐	If YES, is the property in compliance?
☐	☒	☐	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
☐	☒	☐	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
☒	☐	☐	Do mineral rights convey to buyer? If NO, please define: _____
			Groundwater contamination has been detected in several areas in the State of Kansas.
☐	☒	☐	Are you aware of groundwater contamination or other environmental concerns?
☐	☒	☐	Any reports or records pertaining to groundwater contamination or other environmental concerns?
☐	☒	☐	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
☐	☒	☐	Asbestos
☐	☒	☐	Contaminated soil or water (including drinking water)
☐	☒	☐	Landfill or buried materials
☐	☒	☐	Lead-based paint (If YES, attach disclosure.)
☐	☒	☐	Radon gas in house or well If YES, has mitigation been performed? (Mark One) ☐ YES ☐ NO
☐	☒	☐	Methane Gas
☐	☒	☐	Oil sheers in wet areas
☐	☒	☐	Radioactive material
☐	☒	☐	Toxic material disposal (solvents, chemicals, etc.)
☐	☒	☐	Underground fuel or chemical storage tanks
☐	☒	☐	EMFs (Electro Magnetic Fields)
☐	☒	☐	Urea formaldehyde foam insulation (UFFI)
☐	☐	☐	Other: _____
☐	☒	☐	Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
☐	☒	☐	To your knowledge, are any of the above conditions present near your property?

Comments:

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
☐	☐	☒	Have you had a survey of the property? (If YES, attach copy if available.)
☐	☐	☒	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundaries of the property?
☒	☐	☐	Does fencing belong to the property? If YES, which sides? _____
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
☐	☐	☐	Is the property owner responsible for maintenance of any such shared feature(s)?
☐	☒	☐	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☒	☐	To your knowledge, is any portion of the property located in a federally designated flood plain?
☐	☒	☐	Do you currently, or have you ever, paid flood insurance for the property?
☐	☒	☐	To your knowledge, is any portion of the property located in a designated wetlands area?
☐	☒	☐	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
			☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
			☐ FILL DIRT ☐ UPHEAVAL
			☐ SLIDING ☐ EARTH STABILITY PROBLEMS
			☐ SETTLING

Comments:

BUYER'S INITIALS: _____

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SELLER'S INITIALS: _____

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
			The law requires that the Seller disclose the existence of special assessments against a property.
☐	☒	☐	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
			☐ Owner ☐ County ☐ Public Record ☐ Other: _____
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
			Annual Dues? _____ Initiation Fee? _____
			Homeowner's Association contact information: _____
☐	☒	☐	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments:			

YES	NO	DON'T KNOW	SECTION 10 MISCELLANEOUS
☐	☐	☒	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☒	☐	Is the present use of the property a non-conforming use?
☐	☒	☐	Have you had any insurance claims in the past five years?
☐	☐	☐	Were repairs made? If so,
☐	☐	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☒	☐	☐	Do all window and door treatments remain? If NO, please list: _____
☐	☒	☐	Does any other personal property remain? If YES, please list: _____
☐	☒	☐	Does the property contain any of the following? (Mark all that apply.)
☐	☒	☐	☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature
☐	☒	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☒	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: _____
☐	☒	☐	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☒	☐	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☒	☐	Are there any transferable warranties on the property or any of its components?
Comments:			

Any Additional Comments For Part II:

BUYER'S INITIALS: _____

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SELLER'S INITIALS: _____

216

SELLER'S ACKNOWLEDGEMENT

217 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best
 218 of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's
 219 Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this
 220 Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of
 221 the property from all liability, claims, loss, cost, or damage in connection with the information contained in this
 222 Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate
 223 brokers and agents and prospective buyers of the property.

224 Seller is occupant: ☐ YES ☐ NO

225 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date
 226 signed by Seller.

227 SELLER: *Stephan J. Erickson* SELLER: _____
 228 *Administrative* Date _____ Date _____

229

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

230 1. I have personally inspected the property. I will rely upon the inspections encouraged under my contract with
 231 Seller. Subject to any inspections, I agree to purchase the property in its present condition without
 232 representations or guarantees of any kind by the Seller or any REALTORS® concerning the condition or value of
 233 the property.

234 2. I agree to verify any of the above information that is important to me by an independent investigation of my
 235 own. I have been advised to have the property examined by professional inspectors.

236 3. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or
 237 repairing physical defects in the property. I state that no important representations concerning the condition of
 238 the property are being relied upon by me except as disclosed above or as fully set forth as
 239 follows: _____

240 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain
 241 sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have
 242 been advised that if I desire information regarding those registrants, I may find information on the home page of
 243 the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

244 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military
 245 Air Force base that is open 24 hours a day and activity at that base may generate noise. The volume, pitch,
 246 amount and frequency of noise may be affected by future changes in McConnell Air Force Base activity. I have
 247 been informed that if I desire information regarding potential for noise caused by the aircraft operations
 248 associated with McConnell Air Force Base and its operations, I may find information by contacting the
 249 Metropolitan Area Planning Department.

250 BUYER: _____ BUYER: _____
 251 _____ Date _____ Date _____

252 This form is approved by legal counsel for the Wichita Area Association of REALTORS® exclusively for use by members of the Wichita Area
 253 Association of REALTORS® and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this
 254 form, or that its use is appropriate for all situations. Copyright March 2014.

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SELLER'S PROPERTY DISCLOSURE STATEMENT
For Land Only
(To be completed by Seller)

Seller: _____

Property Address: 14344 SE 60th St. - Cheney, KS 67025 Date of Purchase: _____

Property currently zoned as: _____
 It has been our experience that the transaction runs smoother if all pertinent information to the property is disclosed prior to the actual contract date. Please be as complete and accurate as possible. Attach additional sheets if space is insufficient for all applicable comments. Seller acknowledges and understands that the Broker(s) and potential buyer of the property will rely upon the accuracy of facts and opinions set forth in this statement.

PART I - Indicate the condition of the following items by marking the appropriate box. Check only one box for each item.

	None/ Not Incl.	Included		
		Working	Not Working	Don't Know
WATER SYSTEMS				
Well/Pump ☒	☐	☒	☐	☐
Drinking ☒ Irrigation ☒	☐	☒	☐	☐
Location <u>in front of garage and garden</u>				
Depth _____				
Type _____				
If on well water, has water ever shown test results of contamination? ☐ Y ☒ N				
Is the property connected to ☐ city ☐ rural water systems?				
Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ _____				
Other _____	☐	☐	☐	☐
Other _____	☐	☐	☐	☐
Other _____	☐	☐	☐	☐
Comments: _____				

DRAINAGE/SEWAGE SYSTEMS				
Sewer Lines _____	☐	☒	☐	☐
Septic/Laterals _____	☐	☒	☐	☐
Lagoon _____	☐	☐	☐	☐
Tank Size _____ Location _____	☐	☐	☐	☐
# Feet of Laterals _____				
Other _____	☐	☐	☐	☐
Other _____	☐	☐	☐	☐
Comments: _____				

Yes	No	Don't Know	Part II - Answer questions to the best of your (Seller's) knowledge.
☒	☐		GAS/ELECTRIC
☒	☐		Is there a propane tank on the property? If yes, is it ☐ owned ☒ leased?
☒	☐		Is gas connected to property?
☒	☐		If not, distance to nearest source? _____
☐	☒		Is electricity connected to property?
☐	☒		If not, distance to nearest source? _____
☐	☒		To your knowledge, is there any additional costs to hook up utilities?
☐	☒		If yes, please explain: _____
☐	☒		Comments: _____

Seller's Initials [Signature]
 Rev 5/01

Page 1 of 3

Buyer's Initials _____
 Form #2532

Yes	No	Don't Know	Part II (cont'd) - Answer questions to the best of your (Seller's) knowledge.
	☒	☐	DRAINAGE/SEWAGE SYSTEMS
☐	☒	☐	Is property connected to a public sewer system? If yes, no explanation required.
☐	☒	☐	Is there a septic tank/cesspool system serving this property? If yes, when was it last serviced? Date _____
☐	☒		To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
☐	☒		To your knowledge, is the property located in a federally designated flood plain or wetlands area?
☐	☒		Is the property located in a subdivision with a master drainage plan?
☐	☒		Is so, is this property in compliance?
☐	☒		Has the property ever had a drainage problem during your ownership?
☐	☒		Do you currently pay flood insurance?
			Other drainage/sewage systems and their conditions: _____
			Comments: _____

			BOUNDARIES/LAND
☐	☐		Have you had a survey of your property? <i>10 years ago</i>
☒	☐	☐	Are the boundaries of your property marked in any way?
☒	☐	☐	Is there any fencing on the boundary (ies) of the property?
☒	☐	☐	If yes, does the fencing belong to the property?
☐	☒		To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
☐	☒	☐	Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
☐	☐	☒	Is this property owner responsible for maintenance of any such shared feature?
☐	☐	☒	Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
			Comments: _____

	☒	☐	HOMEOWNER'S ASSOCIATION
☐	☒	☐	Is the property subject to rules or regulations of any homeowner's association?
			Annual dues \$ _____ Initiation Fee \$ _____
☐	☒		To your knowledge, are there any problem relating to any common area?
☐	☒		Have you been notified of any condition which may result in an increase in assessments?
			Comments: _____

ENVIRONMENTAL CONDITIONS		
To your knowledge, are any of the following substances, materials, or products present on the real property?		
Yes	No	
☐	☒	Asbestos
☐	☒	Contaminated soil or water (including drinking water)
☐	☒	Landfill or buried materials
☐	☒	Methane gas
☐	☒	Oil sheers in wet areas
☐	☒	Radioactive material
☐	☒	Toxic material disposal (e.g., solvents, chemicals, etc.)
☐	☒	Underground fuel or chemical storage tanks
☐	☒	EMF's (Electro Magnetic Fields)
☐	☒	Gas or oil wells in area
☐	☒	Other
☐	☒	To your knowledge, are any of the above conditions present near your property?
		Comments: _____

Seller's Initials *[Signature]*
Rev 5/01

Buyer's Initials _____

MISCELLANEOUS

To your knowledge:

- | Yes | No | |
|-------------------------------------|-------------------------------------|---|
| ☐ | ☒ | Are there any gas/oil wells on the property or adjacent property? |
| ☐ | ☐ | Is the present use of the property a non-conforming use? |
| ☐ | ☒ | Are there any violations of local, state or federal government laws or regulations relating to this property? |
| ☐ | ☒ | Is there any existing or threatened legal or regulatory action affecting this property? |
| ☐ | ☒ | Are there any current special assessments or do you have knowledge of any future assessments? |
| ☐ | ☒ | Are there any proposed or pending zoning changes on this or adjacent property? |
| ☐ | ☒ | Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions? |
| ☐ | ☒ | Are there any diseased or dead trees or shrubs? |
| ☐ | ☒ | Is the property located in an area where public authorities have or are contemplating condemnation proceedings? |
| ☐ | ☒ | Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below. |
| Seller owns: | | |
| ☒ | ☐ | Mineral Rights |
| ☐ | ☐ | Crops |
| ☒ | ☐ | Water Rights |
| Comments: _____ | | |

SELLER'S ACKNOWLEDGMENT

Seller acknowledges that: the information contained in this statement is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure Statement; and that the Broker/REALTOR® has not prepared, nor assisted in the preparation of this Statement. Seller hereby indemnifies, holds harmless and releases all Broker/REALTOR® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Statement. Seller hereby authorizes the listing broker to provide copies of this Statement to other real estate brokers and agents and prospective buyers of the property.

Seller _____

Seller _____

OR

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller. I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

Seller _____

Seller _____

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller. Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by the Seller or any REALTOR® concerning the condition or value of the property.
2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical defects in the property. I state that no important representations concerning the condition of the property are being relied upon by me except as disclosed above or as fully set forth as follows: _____
4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at www.ink.org/public/kbi or by contacting the local sheriff's office.

Buyer _____

Date _____

Buyer _____

Date _____

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Property Address 14344 SE 60th St. - Cheney, KS 67025

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 (please complete both a and b below)

(a) Presence of lead-based paint and/or lead-based paint hazards (*initial one*):

 Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; *or*

 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and Reports available to the Seller (*initial one*):

 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; *or*

 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):

BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)

 (c) Buyer has received copies of all information listed above. (*initial*)

 (d) Buyer has received the pamphlet *Protect Your Family from Lead Paint in Your Home*. (*initial*)

(e) Buyer has (*initial one*):

 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; *or*

 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/LICENSEE'S ACKNOWLEDGMENT (initial below)

RL (f) Agent/Licensee has informed the Seller of the Seller's obligation under 42 U.S.C. 4852 d 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 2/20/18 Date

 Buyer Date

 Seller Date

 Buyer Date

 Agent/Licensee 2/20/18 Date

 Agent/Licensee Date



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 14344 SE 60th St. - Cheney, KS 67025

DOES THE PROPERTY HAVE A WELL? YES ☒ NO ☐

If yes, what type? Irrigation ☒ Drinking ☒ Other ☐

Location of Well: 1 by garden 1 in front of house

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES ☒ NO ☐

If yes, what type? Septic ☒ Lagoon ☐

Location of Lagoon/Septic Access: WEST OF HOUSE ?

Saffron L. Erickson
Owner Administratrix

2/20/18
Date

Owner

Date



AVERAGE MONTHLY UTILITIES/MISCELLANEOUS INFORMATION

Property Address: 14344 SE 60th St., Norwich, KS 67025 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider/Company	Amount
Electric:	<u>Sedgwick County Electric Cooperative</u>	<u>\$40+/- Month</u>
Water & Sewer:	<u>Private Water</u>	<u></u>
Gas/Propane:	<u>Buyer's Choice</u>	<u>\$400-\$600 +/- Year</u>

If propane, is tank owned or leased? ☐ owned ☒ leased

If leased, please provide company name and monthly lease amount:

Other:

Homeowners Association Dues:

Amount: N/A ☐ Yearly ☐ Monthly

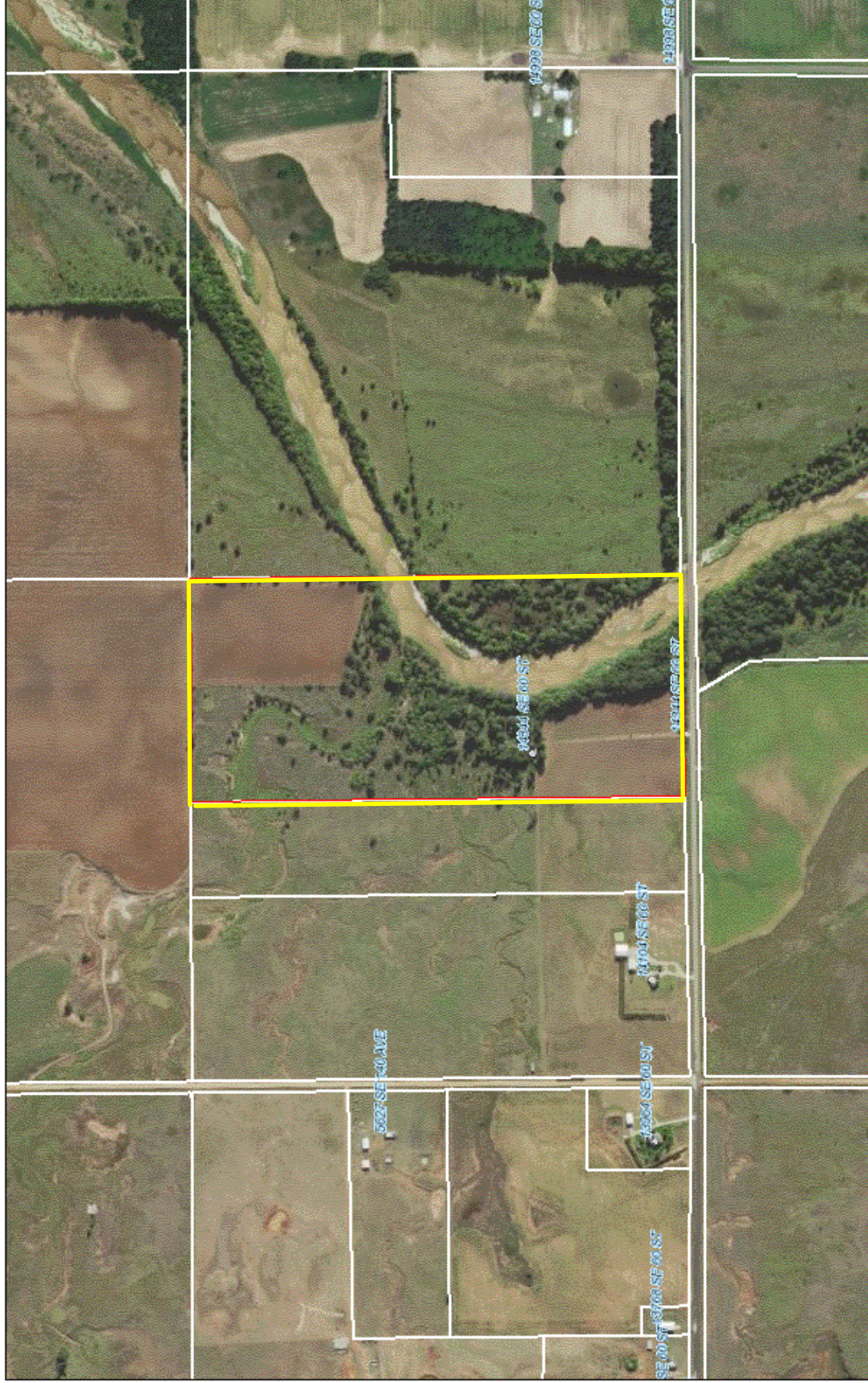
Homeowners Association Initiation Fee:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.)?

No

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.

14344 SE 60th St., Norwich, KS 67025 - Zoning - A-1 Agricultural



March 1, 18

polygonLayer

Override 1 ■ Red: Band_1

Parcels ■ Green: Band_2

Parcels 18057 ■ Blue: Band_3

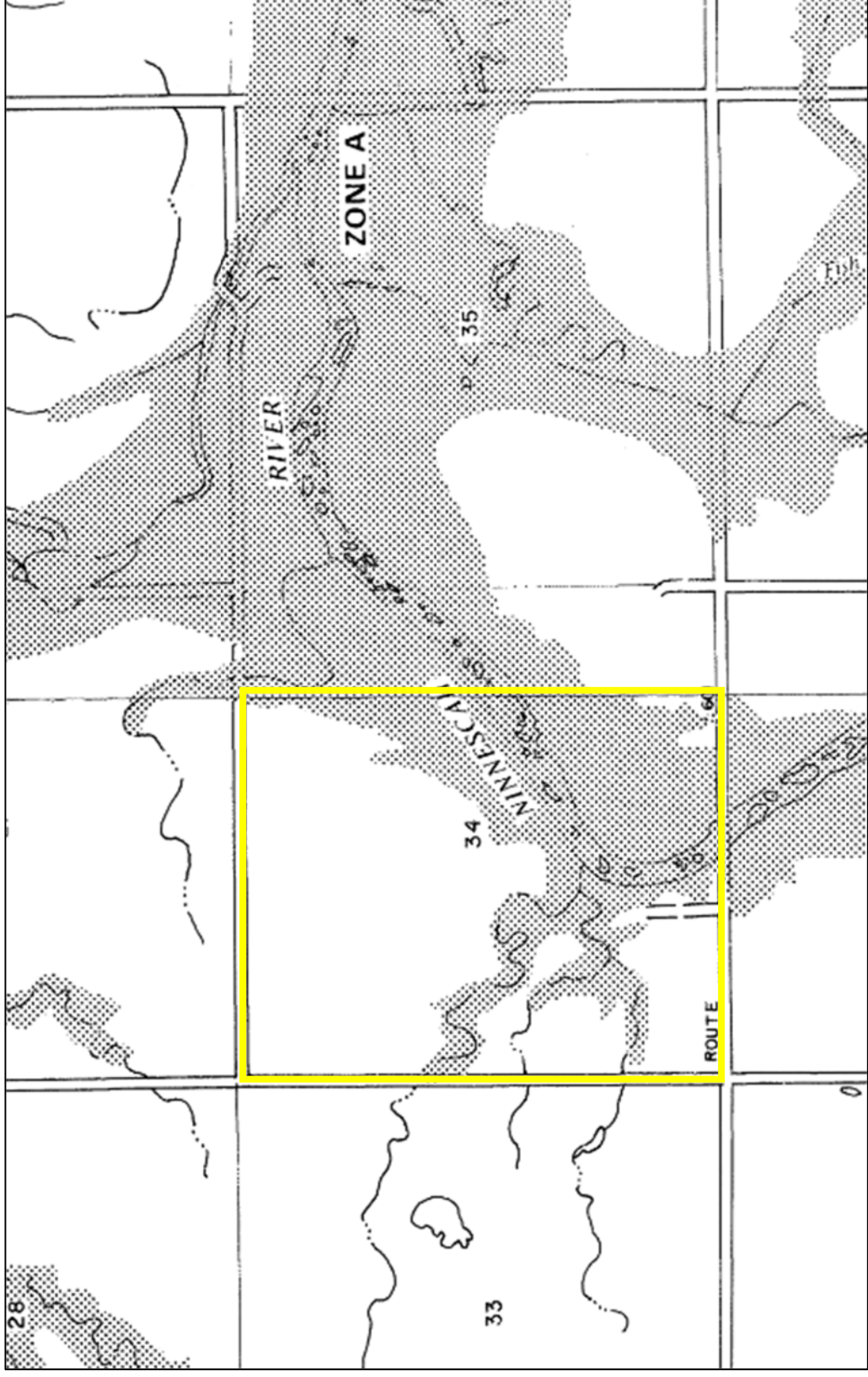
0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

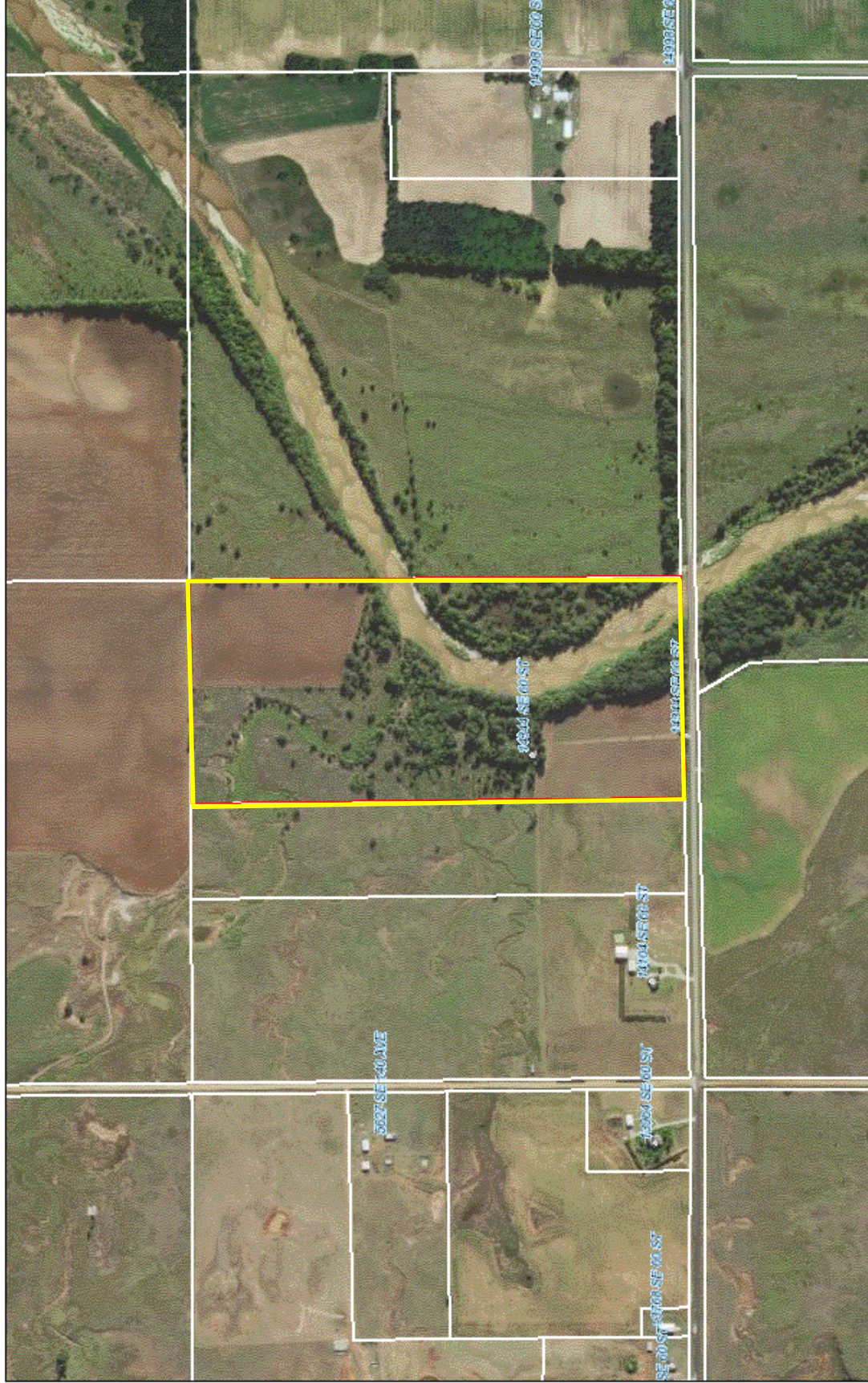
All Kansas counties, KDOR
Kansas counties, KDOR

14344 SE 60 ST, Norwich, KS 67025

Flood Zone – Zone A



14344 SE 60th St., Norwich, KS 67025 - Aerial



March 1, 18

polygonLayer

Override 1

Parcels

Blue: Band_3

Parcels 18057

Red: Band_1

Green: Band_2

1:10,879

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

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TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
9. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.

10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. To the extent permitted under applicable law, McCurdy has the right to establish all bidding increments.
17. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)

