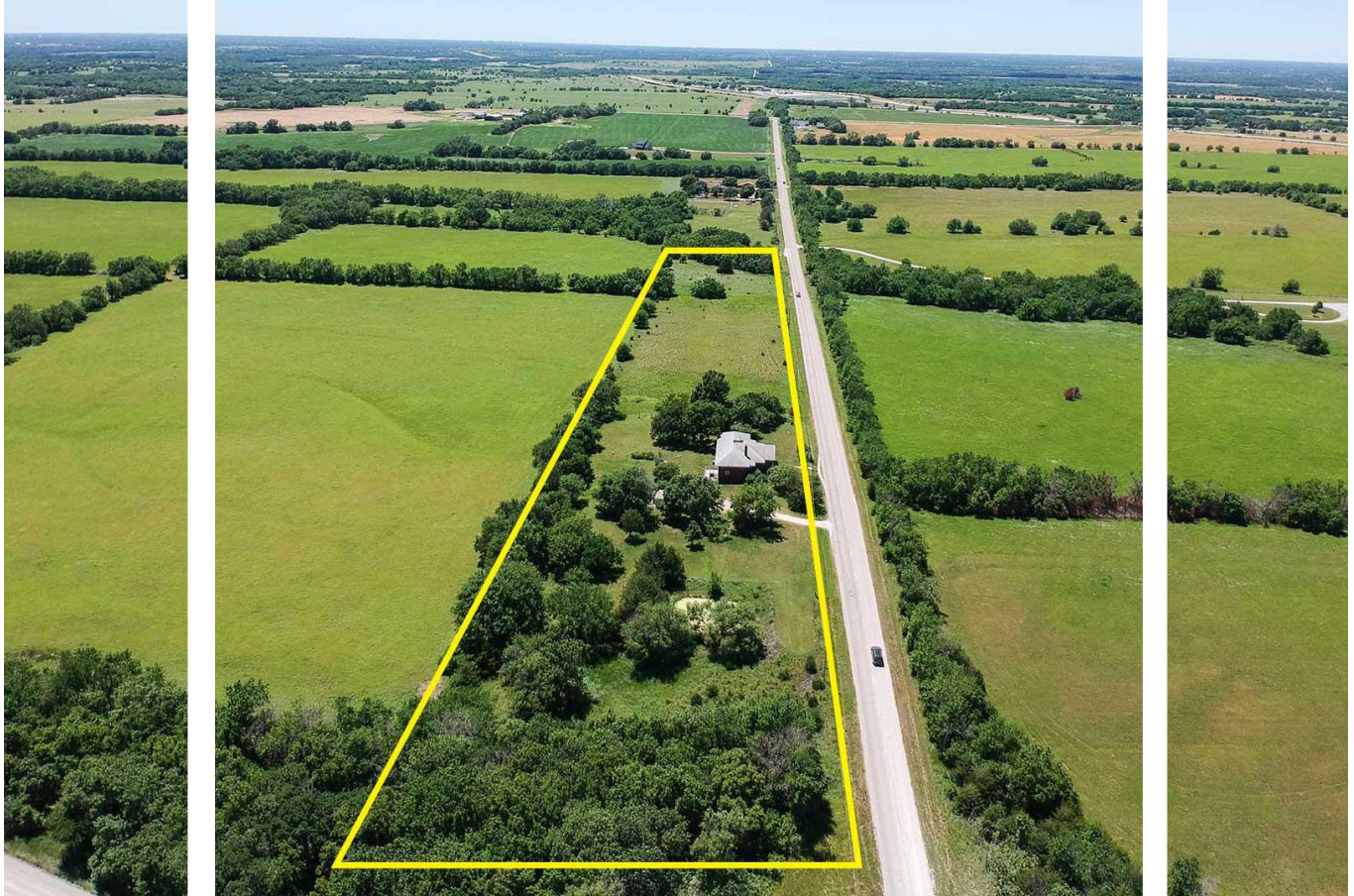


PROPERTY INFORMATION PACKET

THE DETAILS



6057 SW 40th St. | El Dorado, KS 67042

BIDDING OPENS: Tues, June 9th at 2:00 PM

BIDDING ENDS: Tues, June 30th at 2:05 PM

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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- SELLER'S PROPERTY DISCLOSURE
- LEAD-BASED PAINT DISCLOSURE
- WATER WELL ORDINANCE
- SECURITY 1ST TITLE WIRE FRAUD ALERT
- AVERAGE UTILITIES
- ZONING MAP
- FLOOD ZONE MAP
- AERIAL MAP
- TERMS AND CONDITIONS
- GUIDE TO AUCTION COSTS

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 # 581941
Status Active
Contingency Reason
Area B22 - El Dorado
Address 6057 SW 40TH ST
City El Dorado
Zip 67042
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	3	Approx. AGLA	2438
Total Bedrooms	3.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Baths	2	Approx. TFLA	2,438
Garage Size	1	Lot Size/SqFt	8 acres
Basement	Yes - Unfinished	Number of Acres	8.00
Levels	One Story		
Approximate Age	81+ Years		
Acreage	5.01 - 10 Acres		

GENERAL

List Agent - Agent Name and Phone	Ty Patton	Master Bedroom Level	Main
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Master Bedroom Dimensions	18'11"x14'3"
Co-List Agent - Agent Name and Phone	Daniel Gutierrez - CELL: 620-937-1488	Master Bedroom Flooring	Carpet
Co-List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Living Room Level	Main
Showing Phone	1-800-301-2055	Living Room Dimensions	37'5"x13'4"
Year Built	1900	Living Room Flooring	Carpet
Parcel ID	20015-008-207-26-0-00-00-001.00-0	Kitchen Level	Main
School District	Circle School District (USD 375)	Kitchen Dimensions	21'4"x13'8"
Elementary School	Other	Kitchen Flooring	Laminate - Other
Middle School	Circle	Room 4 Type	Bedroom
High School	Circle	Room 4 Level	Main
Subdivision	NONE LISTED ON TAX RECORD	Room 4 Dimensions	16'9"x11'4"
Legal	S26 , T26 , R04E , ACRES 8.0 , PT NE4 BEING N235.62 E1588.75 LESS ROW	Room 4 Flooring	Carpet
		Room 5 Type	Bedroom
List Date	4/28/2020	Room 5 Level	Main
Display Address	Yes	Room 5 Dimensions	16'11"x12'2"
Sub-Agent Comm	0	Room 5 Flooring	Carpet
Buyer-Broker Comm	3	Room 6 Type	Laundry
Transact Broker Comm	3	Room 6 Level	Main
Variable Comm	Non-Variable	Room 6 Dimensions	11'3"x8'6"
Days On Market	58	Room 6 Flooring	Laminate - Other
Input Date	6/2/2020 10:06 AM	Room 7 Type	
Update Date	6/25/2020	Room 7 Level	
Status Date	6/2/2020	Room 7 Dimensions	
Price Date	6/2/2020	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 (El Dorado) SW 40th & SW Ohio Street Rd. - West to home

FEATURES

ARCHITECTURE

Other/See Remarks

EXTERIOR CONSTRUCTION

Frame w/More than 50% Mas

Masonry-Brick

ROOF

Composition

LOT DESCRIPTION

Standard

FRONTAGE

Paved Frontage

EXTERIOR AMENITIES

Deck

Fence-Other/See Remarks

Handicap Access

Security Light

Storm Door(s)

Storm Shelter

Storm Windows/Ins Glass

Other/See Remarks

GARAGE

Detached

Opener

Oversized

FLOOD INSURANCE

Unknown

UTILITIES

Lagoon

Propane Gas

Private Water

BASEMENT / FOUNDATION

Partial

Std Bsmt Window no-egress

BASEMENT FINISH

None

COOLING

Central

Electric

HEATING

Forced Air

Gas

Wood

DINING AREA

Eating Bar

Kitchen/Dining Combo

KITCHEN FEATURES

Eating Bar

Range Hood

Electric Hookup

APPLIANCES

Refrigerator

Range/Oven

MASTER BEDROOM

Master Bdrm on Main Level

Master Bedroom Bath

Shower/Master Bedroom

LAUNDRY

Main Floor

Separate Room

220-Electric

INTERIOR AMENITIES

Ceiling Fan(s)

Window Coverings-Part

Laminate – Other

POSSESSION

At Closing

PROPOSED FINANCING

Other/See Remarks

WARRANTY

No Warranty Provided

OWNERSHIP

Individual

PROPERTY CONDITION REPORT

Yes

DOCUMENTS ON FILE

Lead Paint

SHOWING INSTRUCTIONS

Appt Req-Call Showing #

LOCKBOX

Combination

TYPE OF LISTING

Excl Right w/o Reserve

AGENT TYPE

Sellers Agent

FINANCIAL

Assumable Y/N	No
Currently Rented Y/N	No
Rental Amount	
General Property Taxes	\$2,108.16
General Tax Year	2019
Yearly Specials	\$0.00
Total Specials	\$0.00

HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Home Warranty Purchased	N/A
Earnest \$ Deposited With	Security 1st Title

MARKETING REMARKS

Marketing Remarks This property is offered by Ty Patton and Daniel Gutierrez with McCurdy Auction, LLC. Office: 316-867-3600 Emails: tpattton@mccurdyauction.com or dgutierrez@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Tuesday, June 9th, 2020 at 2:00 PM (cst) | BIDDING CLOSES: Tuesday, June 30th, 2020 at 2:05 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. No scheduled open house. Property will be available to preview by appointment only. CLEAR TITLE AT CLOSING, NO BACK TAXES NO MINIMUM, NO RESERVE!!! Your chance to own a piece of Butler County history. This 2,400+ sq. ft. home was built in 1900 as a school house but is now converted to single-family home on 8 +/- acres. Located Southwest of El Dorado, this home is in close proximity to U.S. Hwy 254 and less than twenty miles to El Dorado Lake! Enjoy the quiet homestead this property provides and conveniences such as paved frontage of SW 40th. This property features a gravel driveway leading to the oversized 1-car garage and a sidewalk leads to the large covered front porch. You will notice a storm shelter on the west side of the home and a back deck with a handicap accessible ramp. This property has a drinking well on the southwest corner of the main yard and a lagoon to the east of the home. Step inside this home to the living room. The kitchen / dining room combination features an eating bar and an island oven / range with range hood. The master bedroom has an en-suite bathroom with shower. Located in a separate room is the laundry with shelving, countertop, and a sink. Two additional bedrooms and a large full bathroom, with two sinks, completes the main level of the home. This home has a partial basement that is unfinished and has plenty of room for storage. Per seller, the wood stove in the basement is custom-made and can connect to the central heating system of the home. The wood stove has not been used in five years and may need repair. The water softener is a kinetic system and does not need electricity. This home has water leakage in the utility room, basement stairwell, and basement. There is dry rot on the floor near the kitchen sink and outside on the back door. Per seller, there is a rural water meter present, but it's n *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 amou

AUCTION

Type of Auction Sale	Absolute	Method of Auction	Online Only
Auction Location	www.mccurdyauction.com	Auction Offering	Real Estate Only
Auction Date	6/30/2020	Auction Start Time	2:00 PM
Broker Registration Req	Yes	Buyer Premium Y/N	Yes
Premium Amount	0.10	Earnest Money Y/N	Yes
Earnest Amount %/\$	7,500.00	1 - Open for Preview	Yes
1 - Open/Preview Date		1 - Open Start Time	
1 - Open End Time			

TERMS OF SALE

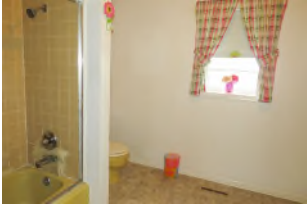
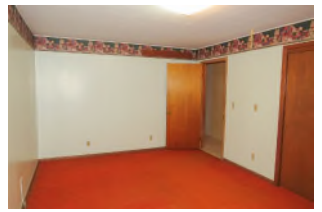
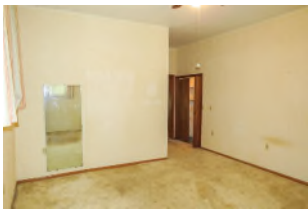
Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 581946
Class Land
Property Type Undeveloped Acreage
County Butler
Area B22 - El Dorado
Address 6057 SW 40TH ST
Address 2
City El Dorado
State KS
Zip 67042
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	4/28/2020
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Daniel Gutierrez - CELL: 620-937-1488	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	20015-008-207-26-0-00-00-001.00-0	Sub-Agent Comm	0
Number of Acres	8.00	Buyer-Broker Comm	3
Price Per Acre		Transact Broker Comm	3
Lot Size/SqFt	8+/- Acres	Variable Comm	Non-Variable
School District	Circle School District (USD 375)	Virtual Tour Y/N	No
Elementary School	Other		
Middle School	Circle		
High School	Circle		
Subdivision	MNONE		
Legal	S26 , T26 , R04E , ACRES 8.0 , PT NE4 BEING N235.62 E1588.75 LESS ROW		

DIRECTIONS

Directions (El Dorado) SW 40th & SW Ohio Street Rd. - West to home

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS None	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
TOPOGRAPHIC Level	OUTBUILDINGS None	POSSESSION At Closing	HOUSE FEATURES House Listed Under Resid.
PRESENT USAGE Other/See Remarks	MISCELLANEOUS FEATURES None	SHOWING INSTRUCTIONS Call Showing #	Brick
ROAD FRONTAGE Paved	DOCUMENTS ON FILE Sellers Prop. Disclosure	LOCKBOX Combination	1501+ SQFT
UTILITIES AVAILABLE Electricity Lagoon Private Water Propane	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent	31+ Years
	SALE OPTIONS None	OWNERSHIP Individual	3 Bedrooms
	EXISTING FINANCING Other/See Remarks		BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$2,108.16
General Tax Year	2019
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	

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Marketing Remarks This property is offered by Ty Patton and Daniel Gutierrez with McCurdy Auction, LLC. Office: 316-867-3600
Emails:tpatton@mccurdyauction.com or dgutierrez@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. |BIDDING OPENS: Tuesday, June 9th, 2020 at 2:00 PM (cst) | BIDDING CLOSES: Tuesday, June 30th, 2020 at 2:05 PM (cst).Bidding will remain open on this property until 1 minute has passed without receiving a bid. No scheduled open house. Property will be available to preview by appointment only. CLEAR TITLE AT CLOSING, NO BACK TAXES NO MINIMUM, NO RESERVE!!! Your chance to own a piece of Butler County history. This 2,400+ sq. ft. home was built in 1900 as a school house but is now converted to single-family home on 8 +/- acres. Located Southwest of El Dorado, this home is in close proximity to U.S. Hwy 254 and less than twenty miles to El Dorado Lake! Enjoy the quiet homestead this property provides and conveniences such as paved frontage of SW 40th. This property features a gravel driveway leading to the oversized 1-car garage and a sidewalk leads to the large covered front porch. You will notice a storm shelter on the west side of the home and a back deck with a handicap accessible ramp. This property has a drinking well on the southwest corner of the main yard and a lagoon to the east of the home. Step inside this home to the living room. The kitchen / dining room combination features an eating bar and an island oven / range with range hood. The master bedroom has an en-suite bathroom with shower. Located in a separate room is the laundry with shelving, countertop, and a sink. Two additional bedrooms and a large full bathroom, with two sinks, completes the main level of the home. This home has a partial basement that is unfinished and has plenty of room for storage. Per seller, the wood stove in the basement is custom-made and can connect to the central heating system of the home. The wood stove has not been used in five years and may need repair. The water softener is a kinetic system and does not need electricity. This home has water leakage in the utility room, basement stairwell, and basement. There is dry rot on the floor near the kitchen sink and outside on the back door. Per seller, there is a rural water meter present, but it's not in use. *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 \$

AUCTION

Auction Date	6/30/2020	Auction Location	www.mccurdyauction.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview	Yes	1 - Open End Time	
Broker Reg Deadline	5:00 PM 6/29/2020	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

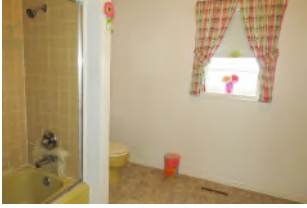
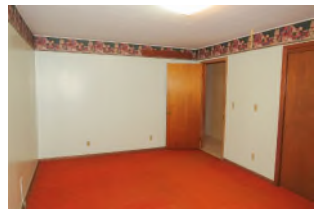
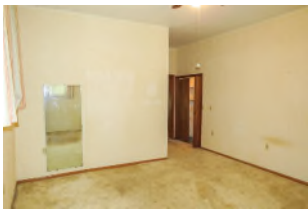
Terms of Sale

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: 6057 SW 40th St. - El Dorado, KS 67042

Seller: Sharon Kay Taylor

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: 2					Keypad Entry: (Circle One) ☐ YES ☒ NO
☐	☒	☐	☐	☐	Clothes Dryer	☐	☐	☐	☐	☒	Aluminum Wiring
☒	☐	☐	☐	☐	Trash Compactor	☐	☐	☐	☐	☒	Copper Wiring
☒	☐	☐	☐	☐	Central Vacuum	☐	☐	☒	☐	☐	220 Volt
☒	☐	☐	☐	☐	Exterior Attached Gas Grill	200		☒			Service Panel Total Amps
☐	☐	☐	☐	☐	Other: _____	☒	☐	☐	☐	☐	Security System
☐	☐	☐	☐	☐	Other: _____						(Circle One) ☐ Own ☐ Rent/Financed
☐	☐	☐	☐	☐	Other: _____						Company
☐	☐	☐	☐	☐	Other: _____	Comments:					
Comments:											

BUYER'S INITIALS: _____

Pg 1 of 7

SELLER'S INITIALS: SKT 5/10/2020

~~HP Deskjet 1510 series~~
~~Serial Number: C114L1P6DN054R~~
~~Service ID: 27088~~
~~EW Revision: C01FN1307AR (88888888)~~
~~ELCUC Revision: OFFICIAL~~
~~Patch Revision: 0~~
~~Total Engine Page Count: 3567~~
~~EE Page Count: 0.0~~
~~ASIC: 00000000~~
~~Mfg 0.0.0.000000000000 1 Cal: 161~~
~~Error Code: 00000000~~
~~Error Code: B3500004 Page: 0~~

Smoke/Fire Detectors

There are three HEAT detectors installed – one in the basement, one in the kitchen and one in the utility room. One fire alarm over the bedroom door at the west end of the hall. The booklet for the heat detectors is on the kitchen bar.

200 Volt

There is 200 volt wiring in the basement and in the garage.

There is a regular service panel for the house in the basement stairwell – 200 amps.

The garage has its own service panel and amps unknown to me.

There is also a "service panel" in the basement stairwell that is for a propane generator. Don't know how it all works, but propane generator is in the east room of the basement. Has been disconnected from propane and was started only once in 1999.

HEATING & COOLING SYSTEMS											
		TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.							
None	Does Not Transfer	Working	Not Working								
☐	☐	☒	☐	☐	Cooling System						
4 ton Central					Type						
23 yrs					Age						
☐	☐	☒	☐	☐	Heating System						
gas central					Type						
20 yrs					Age						
☒	☐	☐	☐	☐	Window/Wall Air Conditioning Units						
☒	☐	☐	☐	☐	Electronic Air Filter						
☒	☐	☐	☐	☐	Humidifier						
☒	☐	☐	☐	☐	Fireplace						
☒	☐	☐	☐	☐	Fireplace Insert						
☐	☐	☒	☐	☐	Wood burning Stove						
2012 known					Chimney/Flue - Date Last Cleaned						
☒	☐	☐	☐	☐	Gas Log Lighter						
☐	☐	☒	☐	☐	Whole House Attic Fan						
☒	☐	☐	☐	☐	Solar Equipment						
☐	☐	☒	☐	☐	Propane Tank						

(Circle One) ☒ Own ☐ Rent/Lease

Comments:

Any Additional Comments for Part I:

The wood stove in the basement was custom made & goes into the central system. A plan divider (which was found (wood or paper) is working in the central system. The furnace holds a 36 inch long log, 18 inches in diameter.



Wood burning furnace in the central system

Sump Pump

There is a second sump pump in the basement.
No battery operated back up. The second sump pump
has to be manually plugged in, but drain is in place to
the outside.

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:

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
		☐	Age: <u>Apr 1993</u> Type: <u>Composite</u>
☐	☐	☐	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: <u>Apr 1993</u> (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:

There is a leak in the utility room. There is also a leak in basement stairwell. Had. flashing repaired 2017 but still leak. There is a stain in living room ceiling from this leak before Nov 2017

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: _____

SELLER'S INITIALS: SKJ 5/10/2020

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: <u>?</u> District: <u>RWD #4</u>	
☒	☐	☐	Is the property connected to any private water systems? (Mark all that apply.) ☒ Drinking Well ☐ Irrigation Well ☐ Geo-Thermal Well	
			Type: _____ Location: _____ Depth: _____	
			Type: _____ Location: _____ Depth: _____	
			Type: _____ Location: _____ Depth: _____	
☐	☒	☐	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: <u>East side of property</u>	
☐	☒	☐	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:			<u>Well water used in the house for all uses.</u> <u>There is a rural water meter in front yard & a front</u> <u>door. This doesn't see outside use. Only</u>	
YES	NO	DON'T KNOW	SECTION 5 WATER INTRUSION/LEAKS	
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)				
☒	☐	☐	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): <u>Basement</u>	
☐	☐	☒	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:			<u>Dry rot on outside fascia over backdoor</u> <u>and in flooring in front of kitchen sink.</u>	

BUYER'S INITIALS: _____

SELLER'S INITIALS: AKI 5/10/2020

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:

Rectrining tree south of house is dead.

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: *SKT* *5/18/2020*

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: <i>There are two trailers on south side. Some stuff in attic left by former owner.</i>
☐	☒	☐	Does the property contain any of the following? (Mark all that apply.) <i>42 sq ft off street here.</i>
☐	☐	☐	☐ 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 historic, 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:			
<i>Also some stuff in East Room in basement yet cleaned out, as well as basement</i>			
Any Additional Comments For Part II:			
<i>A kitchen is left stage - does not go</i>			

BUYER'S INITIALS:

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SELLER'S INITIALS:

SKJ 5/10/2020

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: Sharon Kay Taylor 5/14/2020 SELLER: _____
 228 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.

255

The big bathroom has a new subfloor and linoleum, October 2019.

There was a prior leak in the big bathroom, had the faucets/shower head replaced and when they did the replacement some of the tiles fell out because of the leak damage to the dry wall.

The shower in the ¾ bath off the master bedroom works, but there was an undetected leak and the drywall is gone so haven't been using that shower.

There is only cold water in the utility room to sink and washer.

The lavatory on the south is disconnected from the water faucet.

The water softener is a kinetic softener, needs no electricity. The book for the softener is on the softener and two filters for the water flow replacement are there also.

The drawer on the bottom cabinet ^{North}~~south~~ of the sink falls out easily.

There are two places on the front door with contact paper on it. It is because the north wind use to build up between the door and storm door and pop the front door open even though it was locked. We would wake up with snow in the entry way. My foot and knee went through the door trying to close it against the wind. We installed a slide bolt door lock in addition to knob lock and problem solved.

The bottom step of the pull down ladder to the attic in the utility room is broken.

The bar stools stay.

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

Property Address 6057 SW 40th St - El Dorado, KS 67042

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*):

SKJ 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*):

SKJ 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)

OK (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.

Sharon Kay Taylor 4/28/2020
Seller Date

Buyer Date

Agent/Licensee Date

Buyer Date

Agent/Licensee Date



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 6057 SW 40th St - El Dorado, KS 67042

DOES THE PROPERTY HAVE A WELL? YES SKG NO

If yes, what type? Irrigation Drinking SKG Other

Location of Well: Southwest Corner of Main yard.

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

If yes, what type? Septic Lagoon SKG

Location of Lagoon/Septic Access: East of home

Sharon Kay Taylor
Owner

4/28/2020
Date

Owner

Date



Security 1st Title

File #:

Property Address:

6057 SW 40th St

El Dorado, KS 67042

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

****SECURITY 1ST TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED****

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1st Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.**
- **DO NOT FORWARD wire instructions to any other parties.**
- **ALWAYS VERIFY WIRE INSTRUCTIONS, specifically the ABA routing number and account number, by calling the party who is receiving the funds.**
- **DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.**
- **DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.**

ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer



Seller

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>



AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: **6057 SW 40th St. - El Dorado, KS 67042** (the "Real Estate")

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

	Utility Provider Company	12 Month Avg
Electric:	Butler Rural Electric Coop	_____
Water & Sewer:	Well water and lagoon	_____
Gas Propane:	Propane - 1,000 gallon tank	_____

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

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

Appliances that Transfer:

Refrigerator? ☒ Yes ☐ No
 Dishwasher? ☐ Yes ☒ No
 Stove/Oven? ☒ Yes ☐ No
 Microwave? ☐ Yes ☒ No

Washer? ☐ Yes ☒ No
 Dryer? ☐ Yes ☒ No
 Other? _____

Homeowners Association: ☐ Yes ☒ No

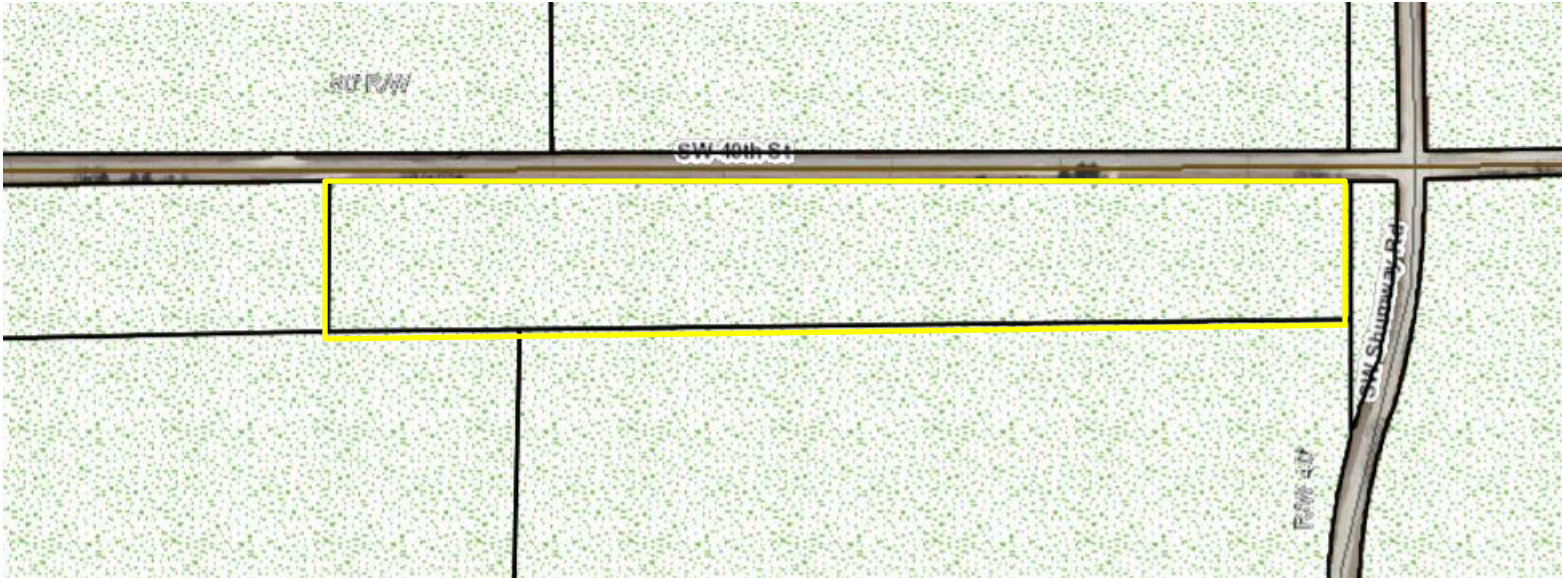
Dues Amount: _____ ☐ Yearly ☐ Monthly ☐ Quarterly

Initiation Fee: _____

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

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.

6057 SE 40th St – El Dorado, KS 67042
Zoning Map: AG-40 Agricultural District - 40



Rural Zoning Districts

-  Updates in Progress
-  AG-40 Agricultural District - 40
-  AG-80 Agricultural District - 80
-  C-Commercial District
-  MH-Manufactured Home District
-  PRD-A-Planned Residential District A
-  PRD-B-Planned Residential District B
-  R-Residential District
-  RE-Residential Estate District

6057 SE 40th St – El Dorado, KS 67042
Flood Plain Map: Zone X Area of Minimal Flood Hazard



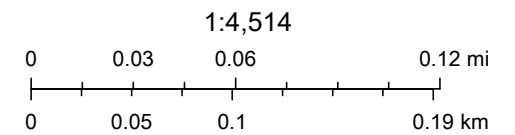
Flood Hazard Zones

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee

6057 SW 40th St - El Dorado, KS | Aerial Map



April 23, 2020



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,



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. Contracts will be written in the name used to create the online bidding account unless other arrangements are made with McCurdy prior to the auction.
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 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.
12. Bidder authorizes McCurdy to 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 Real Estate. 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 Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. McCurdy has the right to establish all bidding increments in a commercially reasonable manner.
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.
23. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full responsibility for any use of their online bidding account. In the event that Bidder believes that their online bidder account has been compromised, Bidder must immediately inform McCurdy at info@mccurdyauction.com.
24. Bids submitted using the online bidding platform cannot be retracted. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy or any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
25. The ability to "pre-bid" or to leave a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of the particular lot is formally initiated by McCurdy.
26. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to extend the scheduled closing time of the auction.
27. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set out in paragraph 6 of these Terms and Conditions by 12:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.
28. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.

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*)

