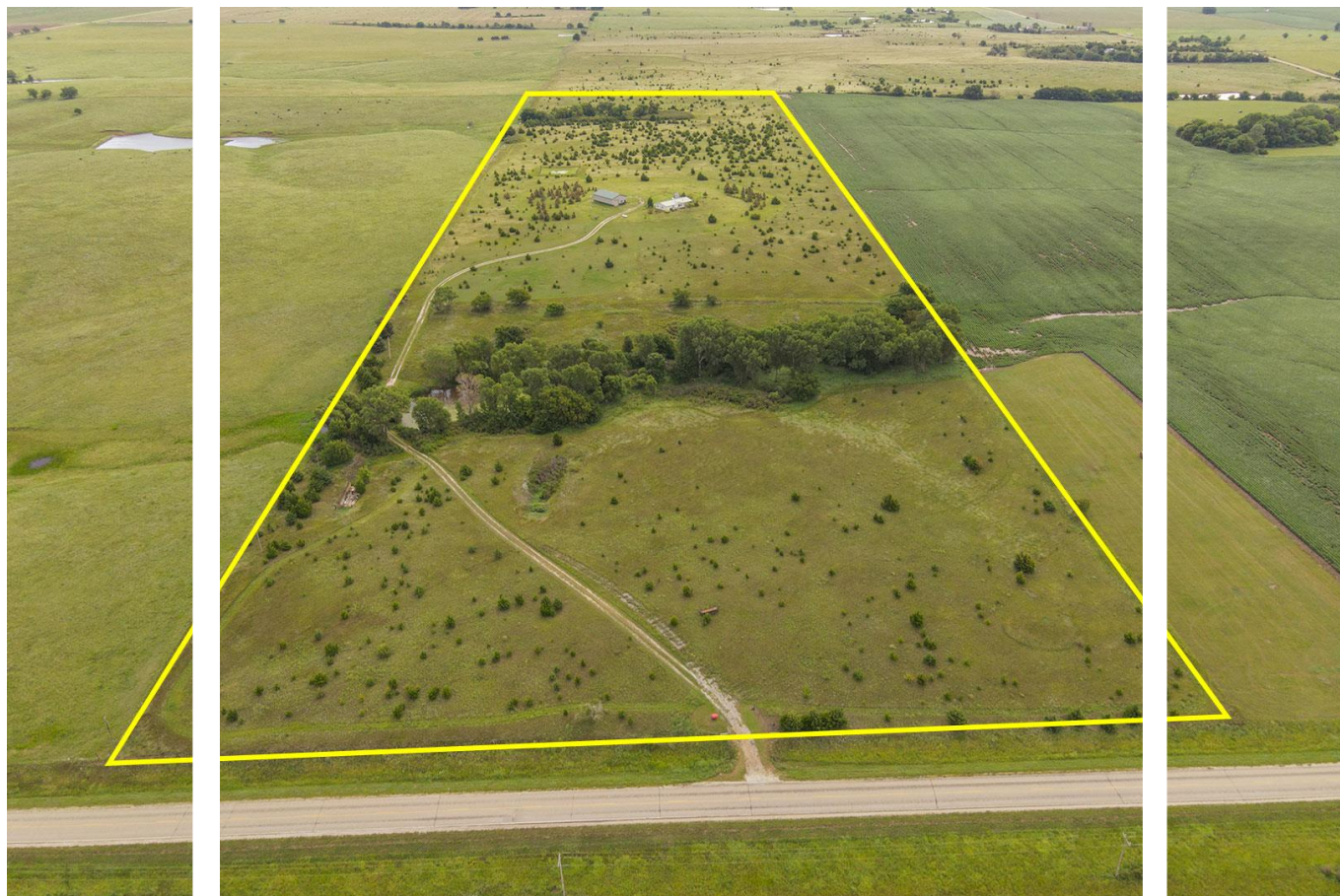


PROPERTY INFORMATION PACKET | THE DETAILS



2044 5th Ave | Marquette, KS 67464

AUCTION: BIDDING OPENS: Tues, August 11th @ 2:00 PM
BIDDING ENDS: Thurs, September 3rd @ 2:00 PM

12041 E. 13th St. N., Wichita, KS, 67206
316.867.3600 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION
REAL ESTATE SPECIALISTS



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- SELLERS DISCLOSURE - RESIDENTIAL & LAND
- WATER WELL ORDINANCE
- SECURITY 1ST TITLE WIRE FRAUD ALERT
- AVERAGE UTILITIES
- ZONING 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 # 584781
Status Active
Contingency Reason
Area MC1 - Suburban McPherson
Address 2044 5th Ave
City Marquette
Zip 67464
Asking Price \$0
Original Price \$0
Picture Count 34



KEYWORDS

AG Bedrooms	3	Approx. AGLA	1456
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 Full Baths	2	Approx. TFLA	1,456
Total Half Baths	0	Lot Size/SqFt	1711908
Garage Size	4+	Number of Acres	39.30
Basement	Yes - Unfinished		
Levels	One Story		
Approximate Age	11 - 20 Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600
Showing Phone	1-800-301-2055	Year Built	2001
Parcel ID	05906-6-24-0-00-001.01-0	School District	Smoky V400
Elementary School	Soderstrom	Middle School	Smoky Valley
High School	Smoky Valley	Subdivision	NONE LISTED ON TAX RECORD
Legal	S24 , T18 , R05 , ACRES 39.3 , N2 N2 SW4 LESS ROW	Realtor.com Y/N	Yes
Display Address	Yes	VOW: Allow AVM	Yes
Virtual Tour Y/N	No		

ROOMS

Master Bedroom Level	Main	Master Bedroom Dimensions	15'6"x12'7"
Master Bedroom Flooring	Wood Laminate	Living Room Level	Main
Living Room Dimensions	12'9"x12'9"	Living Room Flooring	Wood Laminate
Kitchen Level	Main	Kitchen Dimensions	13'7"x20'9"
Kitchen Flooring	Wood Laminate	Room 4 Level	Main
Room 4 Type	Bedroom	Room 4 Dimensions	14'1"x9'9"
Room 4 Flooring	Wood Laminate	Room 5 Level	Main
Room 5 Type	Bedroom	Room 5 Dimensions	13'10"x20'2"
Room 5 Flooring	Wood Laminate	Room 6 Level	
Room 6 Type		Room 6 Dimensions	
Room 6 Flooring		Room 7 Level	
Room 7 Type		Room 7 Dimensions	
Room 7 Flooring		Room 8 Level	
Room 8 Type		Room 8 Dimensions	
Room 8 Flooring		Room 9 Level	
Room 9 Type		Room 9 Dimensions	
Room 9 Flooring		Room 10 Level	
Room 10 Type		Room 10 Dimensions	
Room 10 Flooring		Room 11 Level	
Room 11 Type		Room 11 Dimensions	
Room 11 Flooring		Room 12 Level	
Room 12 Type		Room 12 Dimensions	
Room 12 Flooring			

DIRECTIONS

Directions (Marquette) U.S. Hwy 56 & 5th Ave. / Hwy 447 - North to home.

FEATURES

ARCHITECTURE Mobile/Mfd-Perm Found.	FLOOD INSURANCE Unknown	KITCHEN FEATURES Island Range Hood Gas Hookup	INTERIOR AMENITIES Ceiling Fan(s) Closet-Walk-In Owned Water Softener Vaulted Ceiling Wtr Purification/Filtrat. Window Coverings-All Laminate – Other Wood Laminate
EXTERIOR CONSTRUCTION Frame Vinyl/Metal Siding	UTILITIES Lagoon Propane Gas Rural Water	APPLIANCES Dishwasher Refrigerator Range/Oven Washer	POSSESSION At Closing
ROOF Metal	BASEMENT / FOUNDATION Full Day Light Std Bsmt Window no-egress	MASTER BEDROOM Master Bdrm on Main Level Split Bedroom Plan Master Bedroom Bath Sep. Tub/Shower/Mstr Bdrm Two Sinks	PROPOSED FINANCING Other/See Remarks
LOT DESCRIPTION Pond/Lake Wooded	BASEMENT FINISH None	LAUNDRY Basement Main Floor Separate Room 220-Electric	WARRANTY No Warranty Provided
FRONTAGE Paved Frontage	COOLING Central Electric		OWNERSHIP Individual
EXTERIOR AMENITIES Patio Fence-Other/See Remarks Guttering Horses Allowed RV Parking Security Light Storage Building(s) Storm Door(s) Storm Windows/Ins Glass Outbuildings	HEATING Forced Air Propane-Leased		PROPERTY CONDITION REPORT Yes
GARAGE Detached Oversized	DINING AREA Kitchen/Dining Combo		SHOWING INSTRUCTIONS Appt Req-Call Showing #
	FIREPLACE One Living Room Free Standing Wood Stove		LOCKBOX Combination
			TYPE OF LISTING Excl Right w/o Reserve
			AGENT TYPE Sellers Agent

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	\$2,002.10	Home Warranty Purchased	N/A
General Tax Year	2019	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$105.00		
Total Specials	\$105.00		

MARKETING REMARKS

Marketing Remarks	This property is offered by Rick Brock with McCurdy Auction, LLC. Office: 316-867-3600 Email: rbrock@mccurdyauction.com. Property offered at ONLINE ONLY auction. 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, August 11th, 2020 at 2:00 PM (cst) BIDDING CLOSES: Thursday, September 3rd, 2020 at 2:00 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 ONLINE ONLY - NO MINIMUM, NO RESERVE!!! Wonderful 39.3 +/- acre oasis right off the blacktop, wooded with pond, wildlife, and a long drive to the home. Enjoy the fantastic 30' x 50' insulated steel building with three overhead doors and concrete flooring. Take in the beautiful views at every direction. The property is fenced on three sides and is perfect for recreational use or a building site. The manufactured home sits near the center of the land and is on a permanent foundation with an unfinished basement. The exterior of the home features vinyl / metal siding and a metal roof. You will notice the front entrance has a small deck and the back of the home has a large patio. The home also has an exterior entrance to the basement. Behind the home is a storage shed. Inside the home, you will step into the living room with a vaulted ceiling, a wood-burning stove, and entrance into the spiral staircase to the basement. Behind the living room is the kitchen / dining room combination with kitchen island. Appliances that transfer with the sale of this home include a dishwasher, gas oven / range, range vent hood, and kitchen refrigerator. This home features washer and dryer hookups on the main level as well as the basement. A hallway leads to the primary bedroom with en-suite bathroom. The en-suite bathroom features two sinks, a separate shower, and soaker tub. Two additional bedrooms and an additional full bathroom complete the main level of the home. The full unfinished basement provides plenty of storage space and two egress windows that allow for future basement finishing. A working washer in the basement will remain with the sale of the home. This home also has a working water softener and reverse osmosis system in the basement. The insulated steel building is perfect for the project enthusiast as a workshop. This building has three overhead doors, one with 10 ft. height clearance and two with 8 ft. height clearance. The building also has electricity. See "Terms of Sale."
--------------------------	---

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview	Yes
Method of Auction	Online Only	1 - Open/Preview Date	
Auction Location	www.mccurdyauction.com	1 - Open Start Time	
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	9/3/2020		
Auction Start Time	2:00 PM		
Auction End Date	9/3/2020		
Auction End 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

TERMS OF SALE

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PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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STANDARD



MLS # 584783
Class Land
Property Type Undeveloped Acreage
County McPherson
Area MC1 - Suburban McPherson
Address 2044 5th Ave.
Address 2
City Marquette
State KS
Zip 67464
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Showing Phone	1-800-301-2055	Display Address	Yes
Zoning Usage	Agriculture	VOW: Allow AVM	Yes
Parcel ID	05906-6-24-0-00-00-001.01-0	VOW: Allow 3rd Party Comm	Yes
Number of Acres	39.30	Sub-Agent Comm	0
Lot Size/SqFt	1711908	Buyer-Broker Comm	3
School District	Smoky Valley School District (USD 400)	Transact Broker Comm	3
Elementary School	Soderstrom	Variable Comm	Non-Variable
Middle School	Smoky Valley	Virtual Tour Y/N	No
High School	Smoky Valley		
Subdivision	MNONE		
Legal	S24 , T18 , R05 , ACRES 39.3 , N2 N2 SW4 LESS ROW		

DIRECTIONS

Directions (Marquette) U.S. Hwy 56 & 5th Ave. / Hwy 447 - North to home.

FEATURES

SHAPE / LOCATION Rectangular	UTILITIES AVAILABLE Electricity Lagoon Propane	DOCUMENTS ON FILE Sellers Prop. Disclosure	AGENT TYPE Sellers Agent
TOPOGRAPHIC Pond/Lake Rolling Wooded	IMPROVEMENTS Fencing Other/See Remarks	FLOOD INSURANCE Unknown	OWNERSHIP Individual
PRESENT USAGE Recreational Other/See Remarks	OUTBUILDINGS Shop	SALE OPTIONS None	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Paved	MISCELLANEOUS FEATURES Move-In Home Allowed Mineral Rights Included Mobile Home Allowed Other/See Remarks	PROPOSED FINANCING Other/See Remarks	HOUSE FEATURES Frame 1001-1500 SQFT 16-30 Years 3 Bedrooms
		POSSESSION At Closing	BUILDER OPTIONS Open Builder
		SHOWING INSTRUCTIONS Call Showing #	
		LOCKBOX Combination	

FINANCIAL

Assumable Y/N	No
General Taxes	\$2,002.10
General Tax Year	2019
Yearly Specials	\$105.00
Total Specials	\$105.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

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AUCTION

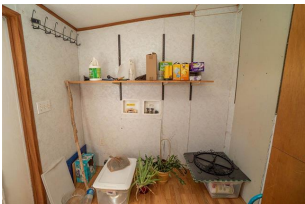
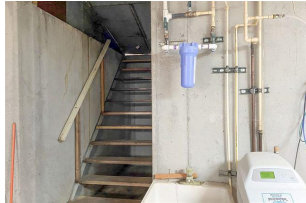
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Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	9/3/2020		
Auction Start Time	2:00 PM		
Auction End Time	2:00 PM		
Broker Registration Req	Yes		
Broker Reg Deadline	5:00 PM on 09/02/2020		
Buyer Premium Y/N	Yes		
Premium Amount	0.10		
Earnest Money Y/N	Yes		
Earnest Amount %/\$	7,500.00		

TERMS OF SALE

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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: 2044 5th Ave - Marquette, KS 67464

Seller: Arthur M. and Carol L. Lange

Date of Purchase: Feb 1998

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

08/13/2020

AME

08/13/2020

SELLER
BUYER'S INITIALS: al cl

Pg 1 of 7

BUYER
SELLER'S INITIALS: _____

**Instant
Forms**

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	☐	☐	☒	☐	☐	Fireplace
☐	☐	☒	☐	☐	Company	☐	☐	☒	☐	☐	Fireplace Insert
☐	☐	☒	☐	☐	Water Purifier/Reverse Osmosis	☐	☐	☒	☐	☐	Wood burning Stove
☒	☐	☐	☐	☐	Underground Sprinkler System	☐	☐	☒	☐	☐	Chimney/Flue - Date Last Cleaned
☐	☐	☒	☐	☐	Backflow Device (Circle One) ☐ YES ☒ NO	☐	☐	☒	☐	☐	Gas Log Lighter
☐	☐	☒	☐	☐	Date Last Tested or Inspected	☐	☐	☒	☐	☐	Whole House Attic Fan
☒	☐	☐	☐	☐	Pool Equipment	☐	☐	☒	☐	☐	Solar Equipment
☒	☐	☐	☐	☐	Hot Tub/Spa	☐	☐	☒	☐	☐	Propane Tank
Comments:					(Circle One) ☐ Own ☒ Rent/Lease Company						
MEDIA											
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Any Additional Comments for Part I:
None Does Not Transfer	Working	Not Working	Don't Know	None Does Not Transfer		Working	Not Working	Don't Know			
☒	☐	☐	☐	☐	Satellite Dish	☐	☐	☐	☐	☐	
☐	☐	☐	☐	☐	# of Rcvs/Remotes	☐	☐	☐	☐	☐	
☒	☐	☐	☐	☐	Attached Antennas	☐	☐	☐	☐	☐	
☒	☐	☐	☐	☐	Cable TV Wiring/Jacks	☐	☐	☐	☐	☐	
☒	☐	☐	☐	☐	Attached Television Mount(s)	☐	☐	☐	☐	☐	
☒	☐	☐	☐	☐	Projector(s)	☐	☐	☐	☐	☐	
☒	☐	☐	☐	☐	Projector Screen(s)	☐	☐	☐	☐	☐	
☒	☐	☐	☐	☐	Surround Sound Speakers	☐	☐	☐	☐	☐	
☒	☐	☐	☐	☐	Wired for Surround Sound	☐	☐	☐	☐	☐	
Comments:											

SELLER
BUYER'S INITIALS: al cl

BUYER
SELLER'S INITIALS: _____

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
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	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>10 year</u> Type: <u>Metal</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>2008</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:

Steel roof now in 2008

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.			
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	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:

SELLER
BUYER'S INITIALS: al al

BUYER
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 4 WATER/SEWAGE SYSTEMS	
☐	☒	☐	Is the property connected to City Water?	
☒	☐	☐	Is the property connected to Rural Water? If YES, Transfer Fee: <u>do not know</u> District: <u>Rice County</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>300 feet east of house</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:				

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>east wall of 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:				

SELLER
BUYER'S INITIALS: al cl

BUYER
BUYER'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: Property is fenced on 3 sides - North - East - West			
Fences are most likely on property lines - no fence on south side			

SELLER'S INITIALS: al cl

BUYER'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:			

SELLER
BUYER'S INITIALS: al cl

BUYER
SELLER'S INITIALS: _____

SELLER'S ACKNOWLEDGEMENT

Seller acknowledges that: the information contained in this disclosure 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; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

Seller is occupant: ☒ YES ☐ NO

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.

SELLER: Carol M. Lange 6-22-20 SELLER: Carol M. Lange 6-22-20
Date Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I have personally 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 REALTORS® 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 REALTORS® 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.

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

BUYER: _____ BUYER: _____
Date Date

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

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 2044 5th Ave - Marquette, KS 67464

Seller: Arthur M. and Carol L. Lange

Date of Purchase: _____

Property currently zoned as: _____

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

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

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

☒ ☐ ☐ ☐ ☐ Well/Pump _____
☐ ☐ ☐ ☐ ☐ Drinking _____ Irrigation _____
Location _____
Depth _____
Type _____
If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No
Is the property connected to ☐ city ☒ rural water systems?
Rural Water Transfer? ☒ Yes ☐ No Transfer Fee \$ do not know
☒ ☐ ☐ ☐ ☐ Cistern _____
☐ ☐ ☐ ☐ ☐ Other _____
Comments: _____

DRAINAGE/SEWAGE SYSTEMS

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

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Buyer's Initials _____

PART II

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

GAS/ELECTRIC

- 43 ☒ ☐ Is there a propane tank on the property?
- 44 ☐ ☒ If yes, is it ☐ owned ☒ leased?
- 45 ☐ ☒ Is gas connected to property?
- 46 ☐ ☒ If not, distance to nearest source? _____
- 47 ☒ ☐ Is electricity connected to property?
- 48 ☐ ☒ If not, distance to nearest source? _____
- 49 ☐ ☒ To your knowledge, is there any additional costs to hook up utilities?
- 50 ☐ ☒ If yes, please explain: _____
- 51 _____
- 52 Comments: _____
- 53 _____

DRAINAGE/SEWAGE SYSTEMS

- 54 ☐ ☒ ☐ Is property connected to a public sewer system?
- 55 ☐ ☒ If yes, no explanation required.
- 56 ☒ ☒ ☐ Is there a septic tank/lagoon system serving this property?
- 57 ☐ ☒ If yes, when was it last serviced? Date 2020
- 58 ☐ ☐ To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?
- 59 ☐ ☒ To your knowledge, is the property located in a federally designated flood plain or wetlands area?
- 60 ☐ ☒ Is the property located in a subdivision with a master drainage plan?
- 61 ☐ ☐ If so, is this property in compliance?
- 62 ☐ ☒ Has the property ever had a drainage problem during your ownership?
- 63 ☐ ☒ Do you currently pay flood insurance?
- 64 ☐ ☐ Other drainage/sewage systems and their conditions: _____
- 65 Comments: Wastewater lagoon located east of house - no problems
- 66 #56 Correct answer is Yes - lagoon only, no septic tank

BOUNDARIES/LAND

- 67 ☐ ☒ Have you had a survey of your property?
- 68 ☐ ☐ ☒ Are the boundaries of your property marked in any way?
- 69 ☒ ☐ ☐ Is there any fencing on the boundary(ies) of the property?
- 70 ☐ ☐ ☒ If yes, does the fencing belong to the property?
- 71 ☐ ☐ ☒ To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- 72 ☐ ☐ ☒ Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
- 73 ☐ ☒ ☐ Is this property owner responsible for maintenance of any such shared feature?
- 74 ☐ ☒ ☐ 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?
- 75 ☐ ☒ ☐ Comments: Property is fenced on 3 sides. Fences most likely are
- 76 on the property lines
- 77 _____
- 78 _____

HOMEOWNER'S ASSOCIATION

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

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Buyer's Initials _____

PART II - Continued

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

- | | | | |
|----|--------------------------|-------------------------------------|--|
| 86 | | | |
| 87 | | | |
| 88 | ☐ | ☒ | Asbestos |
| 89 | ☐ | ☒ | Contaminated soil or water (including drinking water) |
| 90 | ☐ | ☒ | Landfill or buried materials |
| 91 | ☐ | ☒ | Methane gas |
| 92 | ☐ | ☒ | Oil sheers in wet areas |
| 93 | ☐ | ☒ | Radioactive material |
| 94 | ☐ | ☒ | Toxic material disposal (e.g., solvents, chemicals, etc.) |
| 95 | ☐ | ☒ | Underground fuel or chemical storage tanks |
| 96 | ☐ | ☒ | EMFs (Electro Magnetic Fields) |
| 97 | ☐ | ☒ | Gas or oil wells in area |
| 98 | ☐ | ☐ | Other |
| 99 | ☐ | ☒ | To your knowledge, are any of the above conditions present near your property? |

Comments: _____

MISCELLANEOUS

To your knowledge:

- | | | | |
|-----|--------------------------|-------------------------------------|---|
| 102 | | | |
| 103 | | | |
| 104 | ☐ | ☒ | Are there any gas/oil wells on the property or adjacent property? |
| 105 | ☐ | ☒ | Is the present use of the property a non-conforming use? |
| 106 | ☐ | ☒ | Are there any violations of local, state or federal government laws or regulations relating to this property? |
| 107 | ☐ | ☒ | Is there any existing or threatened legal or regulatory action affecting this property? |
| 108 | ☐ | ☒ | Are there any current special assessments or do you have knowledge of any future assessments? |
| 109 | ☐ | ☒ | Are there any proposed or pending zoning changes on this or adjacent property? |
| 110 | ☐ | ☒ | Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions? |
| 111 | ☐ | ☒ | Are there any diseased or dead trees or shrubs? |
| 112 | ☐ | ☒ | Is the property located in an area where public authorities have or are contemplating condemnation proceedings? |
| 113 | | | |
| 114 | ☐ | ☒ | 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. |

Comments: _____

Seller Owns:

- | | | | |
|-----|-------------------------------------|-------------------------------------|--|
| 118 | | | |
| 119 | ☒ | ☐ | Mineral Rights: |
| 120 | | | _____ % pass with the land to the Buyer _____ % remain with the Seller |
| 121 | | | _____ % are owned by third party _____ unknown |
| 122 | ☐ | ☒ | Are there any oil, gas, or wind leases of record or Other? Please explain: _____ |

- | | | | |
|-----|--------------------------|-------------------------------------|--|
| 123 | | | |
| 124 | ☐ | ☒ | Crops planted at the time of sale: |
| 125 | | | _____ pass with the land to the Buyer _____ remain with the Seller |
| 126 | | | _____ none _____ negotiable |
| 127 | | | _____ Other (please describe): _____ |

Tenant's rights apply to the subject property with lease or shares as follows: _____

Water Rights:

- | | | | |
|-----|--|--|--|
| 132 | | | |
| 133 | | | _____ pass with the land to the Buyer - Permit # _____ |
| 134 | | | _____ remain with the Seller - Permit # _____ |
| 135 | | | _____ have been terminated |

Comments: _____

Seller's Initials

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Buyer's Initials

SELLER'S ACKNOWLEDGMENT

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

144 Archie M. Lyle 6-22-20 Carl L. Langel 6-22-20
145 Seller Date Seller Date

OR

146 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.
147 I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

148 _____
149 Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- 151 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.
152 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of
153 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- 154 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
155 advised to have the property examined by professional inspectors.
- 156 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical
157 defects in the property. I state that no important representations concerning the condition of the property are being relied
158 upon by me except as disclosed above or as fully set forth as follows: _____
159 _____
- 160 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
161 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire
162 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)
163 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- 164 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base
165 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise
166 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information
167 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I
168 may find information by contacting the Metropolitan Area Planning Department.

169 _____
170 Buyer Date Buyer Date

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Seller's Initials al cl

Buyer's Initials _____



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 2044 5th Ave - Marquette, KS 67464

DOES THE PROPERTY HAVE A WELL? YES _____ NO cl al X

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM? YES cl al X NO cl

If yes, what type? Septic _____ Lagoon cl al X

Location of Lagoon/Septic Access: 300 feet east of house

Carol L. Lange
Owner

6-22-20
Date

Carol L. Lange
Owner

6-22-20
Date



Security 1st Title

File #:

Property Address:

2044 5th Ave

Marquette, KS 67464

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.

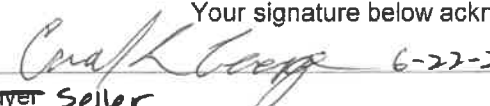
*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted*****

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.

 6-22-20
Buyer Seller

 6-22-20
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: _____ (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:	_____	_____
Water & Sewer:	_____	_____
Gas Propane:	_____	_____
If propane, is tank owned or leased? Owned Leased <i>If leased, please provide company name and monthly lease amount:</i> _____		

Appliances that Transfer:	Refrigerator?	Yes	No	Washer?	Yes	No
	Dishwasher?	Yes	No	Dryer?	Yes	No
	Stove/Oven?	Yes	No	Other?	_____	
	Microwave?	Yes	No		_____	

Homeowners Association: Yes No

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

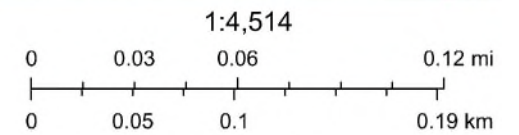
Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? _____

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.

2044 5th Ave, Marquette, KS 67464 (Zoning - A1 Agricultural)



May 6, 2020

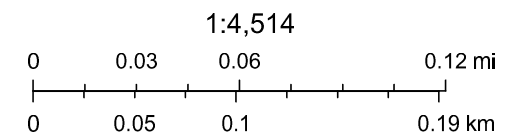


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

2044 5th Ave, Marquette, KS 67464



May 6, 2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus



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*)

