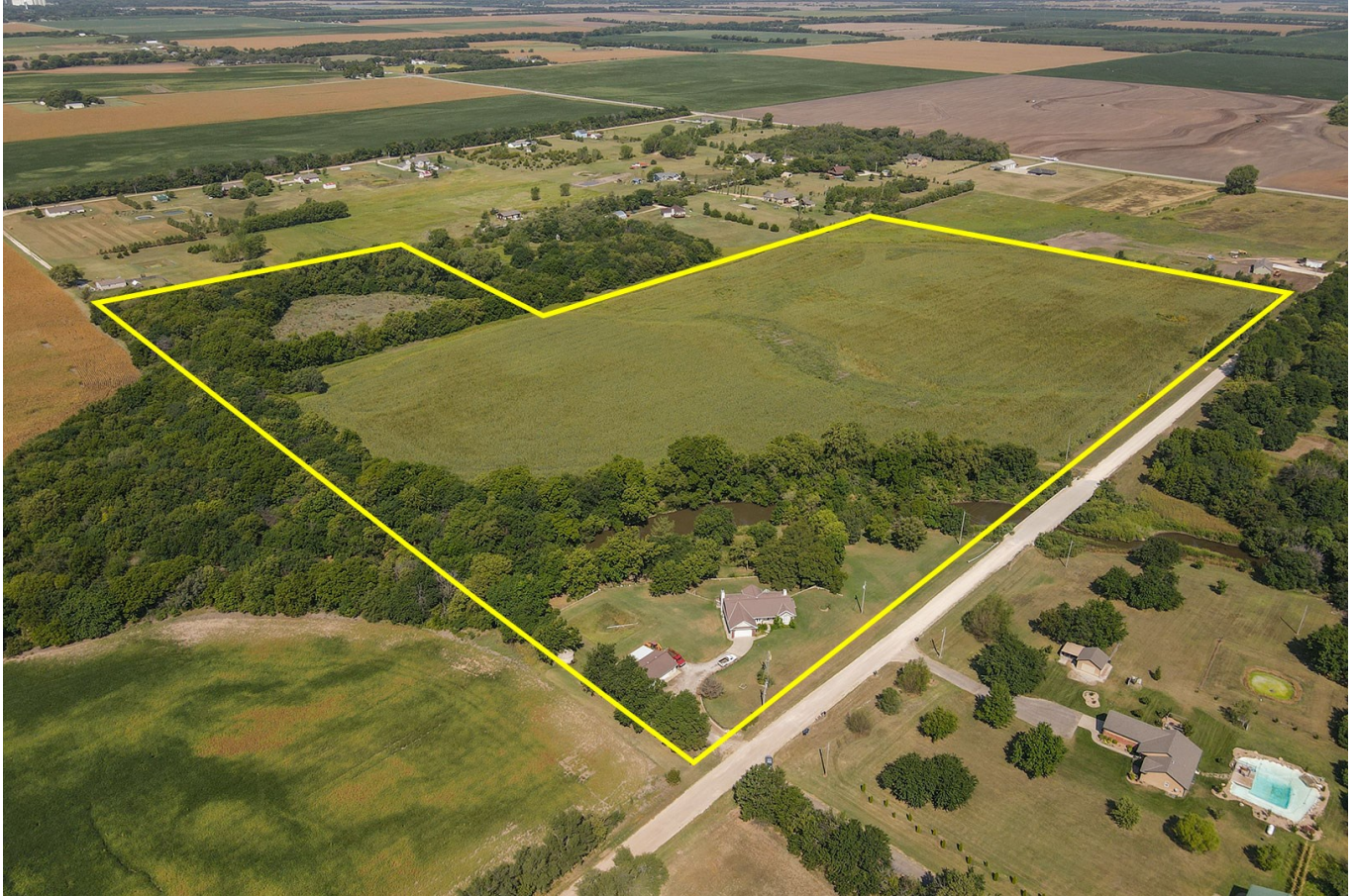


PROPERTY INFORMATION PACKET | THE DETAILS



12201 N. Seneca St. | Sedgwick, KS 67135

AUCTION: Saturday, October 10th, 2020 @ 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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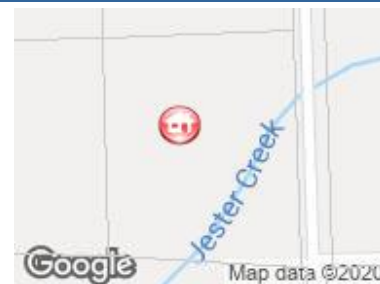
- PROPERTY DETAIL PAGE
- WATER WELL ORDINANCE
- GROUNDWATER ADDENDUM
- SECURITY 1ST TITLE WIRE FRAUD ALERT
- AVERAGE UTILITIES
- ZONING MAP
- FLOOD ZONE MAP
- AERIAL MAP
- TERMS AND CONDITIONS
- GUIDE TO AUCTION COSTS

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 2



MLS # 586444
Status Active
Contingency Reason
Area 701
Address 12201 N Seneca St
Address 2
City Sedgwick
Zip 67135
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	2	Approx. AGLA	1999
Total Bedrooms	4.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	1944.00
AG Half Baths	1	BFA Source	Measured
Total Full Baths	3	Approx. TFLA	3,943
Total Half Baths	1	Lot Size/SqFt	45.26 acre
Total Baths	4	Number of Acres	45.26
Old Total Baths			
Garage Size	4+		
Basement	Yes - Finished		
Levels	One Story		
Approximate Age	21 - 35 Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	Megan Rae Niedens - OFF: 316-683-0612	List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone		Co-List Office - Office Name and Phone	
Showing Phone	800-301-2055	Model Home Phone	
Year Built	1998	Builder	
Est. Completion Date		Building Permit Date	
Parcel ID	20173-023-06-0-14-00-003.00	School District	Valley Center Pub School (USD 262)
Elementary School	Valley Center	Middle School	Valley Center
High School	Valley Center	Subdivision	NONE LISTED ON TAX RECORD
Legal	Long Legal, See Taxes	Realtor.com Y/N	Yes
Display on Public Websites	Yes	Display Address	Yes
VOW: Allow AVM	Yes	VOW: Allow 3rd Party Comm	Yes
Sub-Agent Comm	0	Buyer-Broker Comm	3
Transact Broker Comm	3	Variable Comm	Non-Variable
Virtual Tour Y/N		Days On Market	46
HotSheet Date	9/9/2020	Price Date	9/9/2020

ROOMS

Master Bedroom Level	Main	Master Bedroom Dimensions	18.02x15.01
Master Bedroom Flooring	Carpet	Living Room Level	Main
Living Room Dimensions	20.02x19.01	Living Room Flooring	Carpet
Kitchen Level	Main	Kitchen Dimensions	15.01x11.11
Kitchen Flooring	Wood Laminate	Room 1 Type	
Room 2 Type		Room 3 Type	
Room 4 Level	Main	Room 4 Type	Dining Room
Room 4 Dimensions	12.05x14.06	Room 4 Flooring	Wood Laminate
Room 5 Level	Main	Room 5 Type	Bedroom
Room 5 Dimensions	13.10x13.05	Room 5 Flooring	Carpet
Room 6 Level	Main	Room 6 Type	Family Room
Room 6 Dimensions	15.05x21.03	Room 6 Flooring	Wood Laminate
Room 7 Level	Basement	Room 7 Type	Bedroom
Room 7 Dimensions	13.02x9.09	Room 7 Flooring	Carpet
Room 8 Level	Basement	Room 8 Type	Bedroom
Room 8 Dimensions	14.06x11.05	Room 8 Flooring	Carpet
Room 9 Level	Basement	Room 9 Type	Rec. Room
Room 9 Dimensions	37.01x23.05	Room 9 Flooring	Carpet

ROOMS

Room 10 Level	Basement	Room 10 Type	Bonus Room
Room 10 Dimensions	15.02x14.05	Room 10 Flooring	Carpet
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 (Sedgwick) - SW 125th & Ridge - East to Seneca - South to Home

FEATURES

ARCHITECTURE Ranch	FLOOD INSURANCE Unknown	HEATING Forced Air Propane-Owned	LAUNDRY Main Floor Separate Room 220-Electric
EXTERIOR CONSTRUCTION Frame w/More than 50% Mas	UTILITIES Lagoon Propane Gas Private Water	DINING AREA Formal	INTERIOR AMENITIES Ceiling Fan(s) Closet-Walk-In Fireplace Doors/Screens Owned Water Softener Security System Vaulted Ceiling Window Coverings-All Wood Laminate
ROOF Composition	BASEMENT / FOUNDATION View Out Walk Out Below Grade	FIREPLACE One Kitchen/Hearth Room Woodburning Blower	POSSESSION At Closing
LOT DESCRIPTION Irregular River/Creek Wooded	BASEMENT FINISH 2 Bedroom 1 Bath Bsmt Rec/Family Room Bsmt Wet Bar Bsmt Storage 1 Add. Finished Room	KITCHEN FEATURES Eating Bar Pantry Electric Hookup Laminate Counters	PROPOSED FINANCING Other/See Remarks
FRONTAGE Paved Frontage	COOLING Central Electric	APPLIANCES Disposal Microwave Refrigerator Range/Oven	WARRANTY No Warranty Provided
EXTERIOR AMENITIES Balcony Covered Patio Covered Deck Fence-Other/See Remarks Guttering Handicap Access Irrigation Pump Irrigation Well Security Light Storage Building(s) Storm Door(s) Storm Windows/Ins Glass Outbuildings		MASTER BEDROOM Master Bedroom Bath 1/2 Bath/Master Bedroom Shower/Master Bedroom Tub/Shower/Master Bdrm Jetted Tub	OWNERSHIP Individual
GARAGE Attached Detached Oversized Handicap Access		AG OTHER ROOMS Hearth Room	PROPERTY CONDITION REPORT No
FINANCIAL			SHOWING INSTRUCTIONS Appt Req-Call Showing #
Assumable Y/N Currently Rented Y/N Rental Amount General Property Taxes General Tax Year Yearly Specials Total Specials	No No \$3,868.65 2019 \$0.00 \$0.00	HOA Y/N Yearly HOA Dues HOA Initiation Fee Home Warranty Purchased Earnest \$ Deposited With	No Unknown Security 1st Title
			LOCKBOX Other-See Private Remarks TYPE OF LISTING Excl Right w/o Reserve AGENT TYPE Sellers Agent

MARKETING REMARKS

Marketing Remarks This property is offered by Megan McCurdy Niedens with McCurdy Auction, LLC. Office: 316-867-3600 Email: mniedens@mccurdyauction.com LIVE AND ONLINE AUCTION EVENT SATURDAY, OCTOBER 10TH, 2020 @ 2:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Great opportunity to purchase a quiet country home on over 45 acres with a creek, all just 10 minutes from Wichita! This 3,943 +/- square foot home offers 4+ bedrooms and 3.5 bathrooms with a finished walk-out basement. The exterior includes an attached 2-car garage and a 3 car detached garage/shop with a 4-car carport! There is a silo for additional storage and a fenced-in pen for animals. Don't miss the huge back deck that extends the whole length of the home and overlooks the country view. There are two sets of spiral staircases that lead to the covered, lower level patio. Inside the home is the living/dining room combination that gives you an open floor plan feel with vaulted ceilings. Off the living room, you will find the kitchen which includes plenty of cabinets and countertop space, including a peninsula with additional seating. All kitchen appliances stay with the home and there is a reverse osmosis system for the sink! Past the kitchen is the family room, which provides tons of natural light with the wall of windows overlooking the spacious back deck! Don't overlook the tall ceilings, wood-burning fireplace, and additional bench seating. Conveniently located off the family room is a half bathroom and separate laundry room. The primary bedroom has an en-suite plus a patio door leading to the back porch. The en-suite includes a jetted tub with a separate shower, vanity with seating area, and a walk-in closet! Another bedroom and full bathroom complete the main level. Downstairs you will find a spacious living room with a wet bar, which is perfect for entertaining! Two bedrooms, a bonus room and a full bathroom complete the walk-out basement. Acreage does not have a written lease. All crops, if any, belong to the tenant farmer. *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. The real estate will be open for previewing one hour prior to the real estate auction, or by scheduled appointment. 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 \$25,000.00

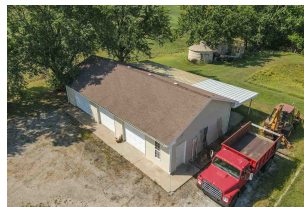
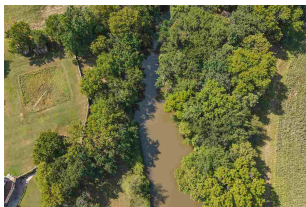
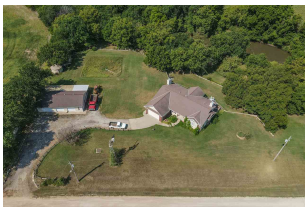
AUCTION

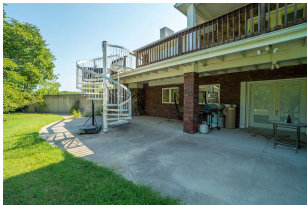
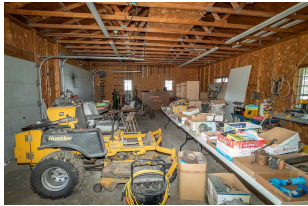
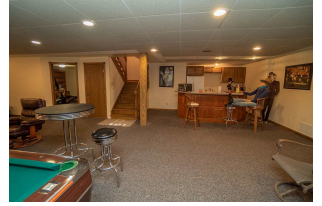
Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	10/10/2020
Auction Location	www.mccurdyauction.com	1 - Open Start Time	1:00 PM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	10/10/2020		
Auction Start Time	2:00 PM		
Broker Registration Req	Yes		
Buyer Premium Y/N	Yes		
Premium Amount	0.10		
Earnest Money Y/N	Yes		
Earnest Amount %/\$	25,000.00		

TERMS OF SALE

Terms of Sale

ADDITIONAL PICTURES

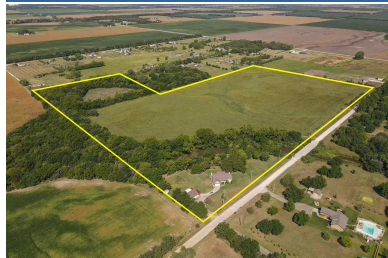




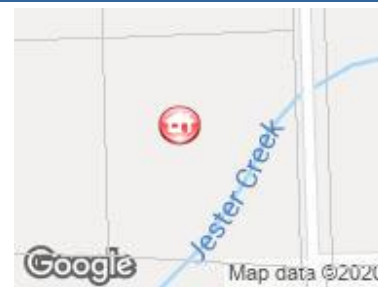
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MLS PIP



MLS # 586449
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 701
Address 12201 N SENECA ST
Address 2
City Sedgwick
State KS
Zip 67135
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Megan Rae Niedens - OFF: 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
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	800-301-2055	Sub-Agent Comm	0
Zoning Usage	Rural	Buyer-Broker Comm	3
Parcel ID	20173-023-06-0-14-00-003.00	Transact Broker Comm	3
Number of Acres	45.26	Variable Comm	Non-Variable
Price Per Acre		Virtual Tour Y/N	
Lot Size/SqFt	45.26 acre		
School District	Valley Center Pub School (USD 262)		
Elementary School	Valley Center		
Middle School	Valley Center		
High School	Valley Center		
Subdivision	MNONE		
Legal	THAT PART E1/2 SE1/4 NE1/4 LY S OF LI 740 FT N SE COR & EXTEND WLY 1523 FT TO PT 635 FT N OF S LI NE		

DIRECTIONS

Directions (Sedgwick) - SW 125th & Ridge - East to Seneca - South to Home

FEATURES

SHAPE / LOCATION Irregular	IMPROVEMENTS Other/See Remarks	SALE OPTIONS Other/See Remarks	AGENT TYPE Designated Sell Agent
TOPOGRAPHIC Level	OUTBUILDINGS Garage Shop	EXISTING FINANCING Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE Other/See Remarks	MISCELLANEOUS FEATURES No Crops Included	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Ground Water Addendum	POSSESSION At Closing	HOUSE FEATURES House Listed Under Resid.
UTILITIES AVAILABLE Electricity Lagoon Private Water Propane	FLOOD INSURANCE Unknown	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
		LOCKBOX Other-See Private Remarks	

FINANCIAL

Assumable Y/N	No
General Taxes	\$3,868.65
General Tax Year	2019
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	

HOA Initiation Fee
Earnest \$ Deposited With Security 1st Title

PUBLIC REMARKS

Public Remarks LIVE AND ONLINE EVENT SATURDAY, OCTOBER 10TH, 2020 @ 2:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES ,PREVIEW AVAILABLE. Great opportunity to purchase a quiet country home on over 45 acres with a creek, all just 10 minutes from Wichita! This 3,998 square foot home offers 4+ bedrooms and 3.5 bathrooms with a finished walk-out basement. The exterior includes an attached 2-car garage and a 3 car detached garage/shop with a 4-car carport! There is a silo for additional storage and a fenced-in pen for animals. Don't miss the huge back deck that extends the whole length of the home and overlooks the country view. There are two sets of spiral staircases that lead to the covered, lower level patio. Inside the home is the living/dining room combination that gives you an open floor plan feel with vaulted ceilings. Off the living room, you will find the kitchen which includes plenty of cabinets and countertop space, including a peninsula with additional seating. All kitchen appliances stay with the home and there is a reverse osmosis system for the sink! Past the kitchen is the family room, which provides tons of natural light with the wall of windows overlooking the spacious back deck! Don't overlook the tall ceilings, wood-burning fireplace, and additional bench seating. Conveniently located off the family room is a half bathroom and separate laundry room. The primary bedroom has an en-suite plus a patio door leading to the back porch. The en-suite includes a jetted tub with a separate shower, vanity with seating area, and a walk-in closet! Another bedroom and full bathroom complete the main level. Downstairs you will find a spacious living room with a wet bar, which is perfect for entertaining! Two bedrooms, a bonus room and a full bathroom complete the walk-out basement. Acreage does not have a written lease. All crops, if any, belong to the tenant farmer. *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 \$25,000.00.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	on site	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	10/10/2020	2 - Open for Preview
Auction Start Time	2:00 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	10/09/2020 @ 5 PM	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	25,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale

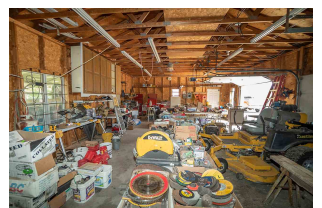
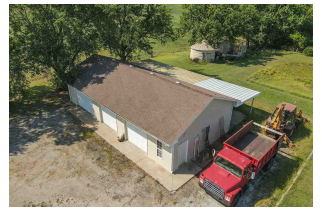
PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price \$0	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





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WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 12201, 12401 & Additional Lots N. Seneca St. - Sedgwick, KS

67135

DOES THE PROPERTY HAVE A WELL? YES ☒ NO ☐

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

Location of Well: Front Yard under windmill,

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

If yes, what type? Septic ☐ Lagoon ☒

Location of Lagoon/Septic Access: Southwest of Home

Owner

Denny L. Castro Ex

Date

8-10-20

Owner

Date

ADDENDUM _____
(Groundwater)

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

Groundwater contamination has been detected in several areas in and around Sedgwick County. Licensees do not have any expertise in evaluating environmental conditions.

The parties are proposing the sale and purchase of certain property, commonly known as:
12201, 12401 & Additional Lots N. Seneca St. - Sedgwick , KS 67135

The parties are advised to obtain expert advice in regard to any environmental concerns.

SELLER'S DISCLOSURE (please complete both a and b below)

(a) Presence of groundwater contamination or other environmental concerns (initial one):

PLE X Seller has no knowledge of groundwater contamination or other environmental concerns; or
 Known groundwater contamination or other environmental concerns are:

(b) Records and reports in possession of Seller (initial one):

PLE X Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
 Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

(c) _____ Buyer has received copies of all information, if any, listed above. (initial)

CERTIFICATION

Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

<u>Bonny L. Shuman Ex</u>	<u>8-10-20</u>		
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	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.



Security 1st Title

File #:

Seneca St.

Property Address:

12201, 12401 & Additional Lots N.
Sedgwick , KS 67135

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 _____

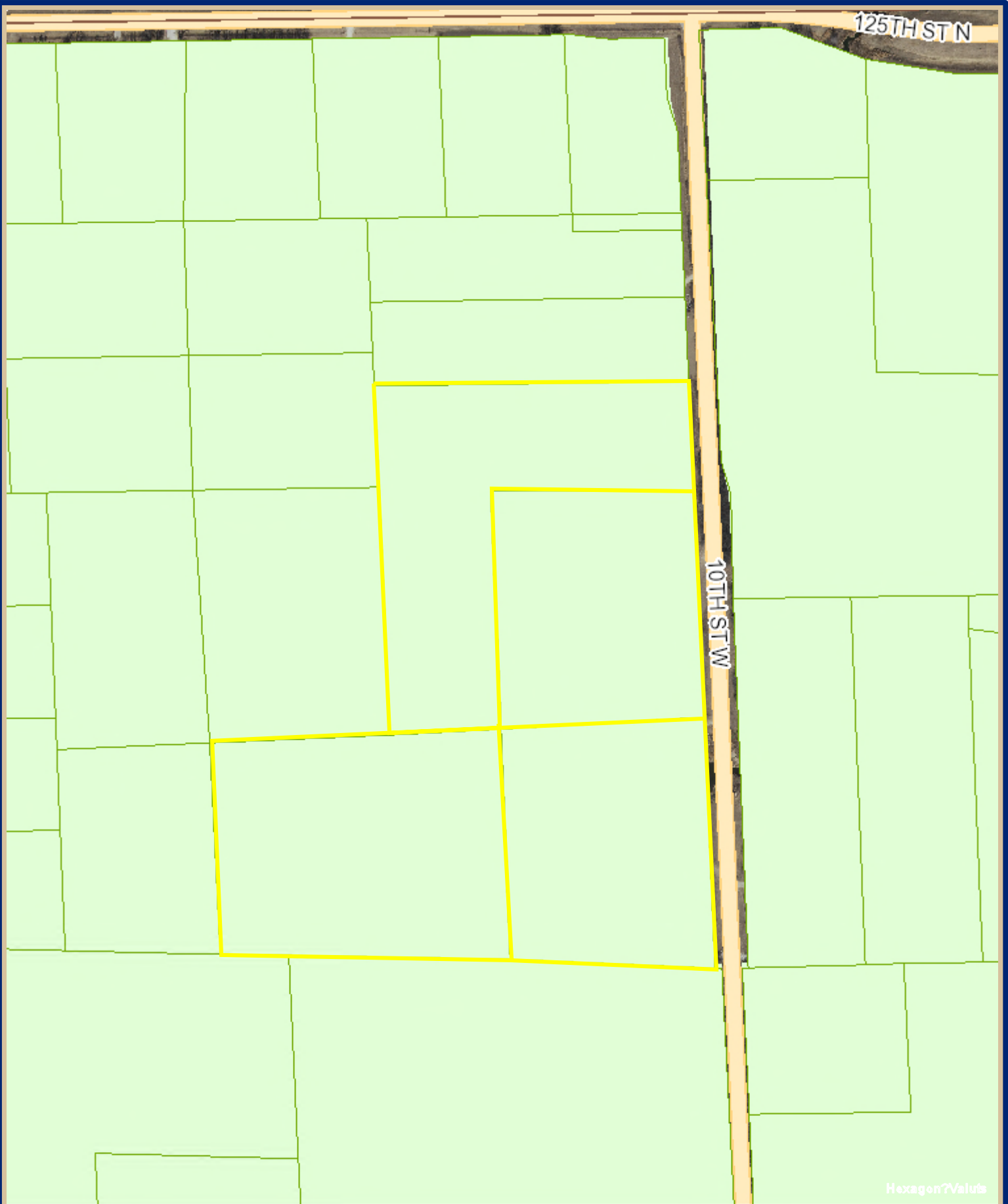
Seller 

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>





Hexagon?Valuts



Geographic Information Services **12201, 12401 & Add Lots N. Seneca**
Sedgwick County...
working for you

Sedgwick, KS 67135
Zoning - Rural Residential

Exported: 6/11/2020 at 9:27 AM



0 0.035 0.07
mi
1 inch = 376 feet

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map. The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.
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Legend

Flood Plain

Base Flood Approximate



Base Flood Elevations



0.2 Pct Annual Chance



0.2 PCT Annual Chance Flood H

A



A

AE



AE,

AE, FLOODWAY



AE, FLOODWAY

AH



AH

AO



AO

X - Area of Special Consideration



X AREA OF SPECIAL CONSIDER

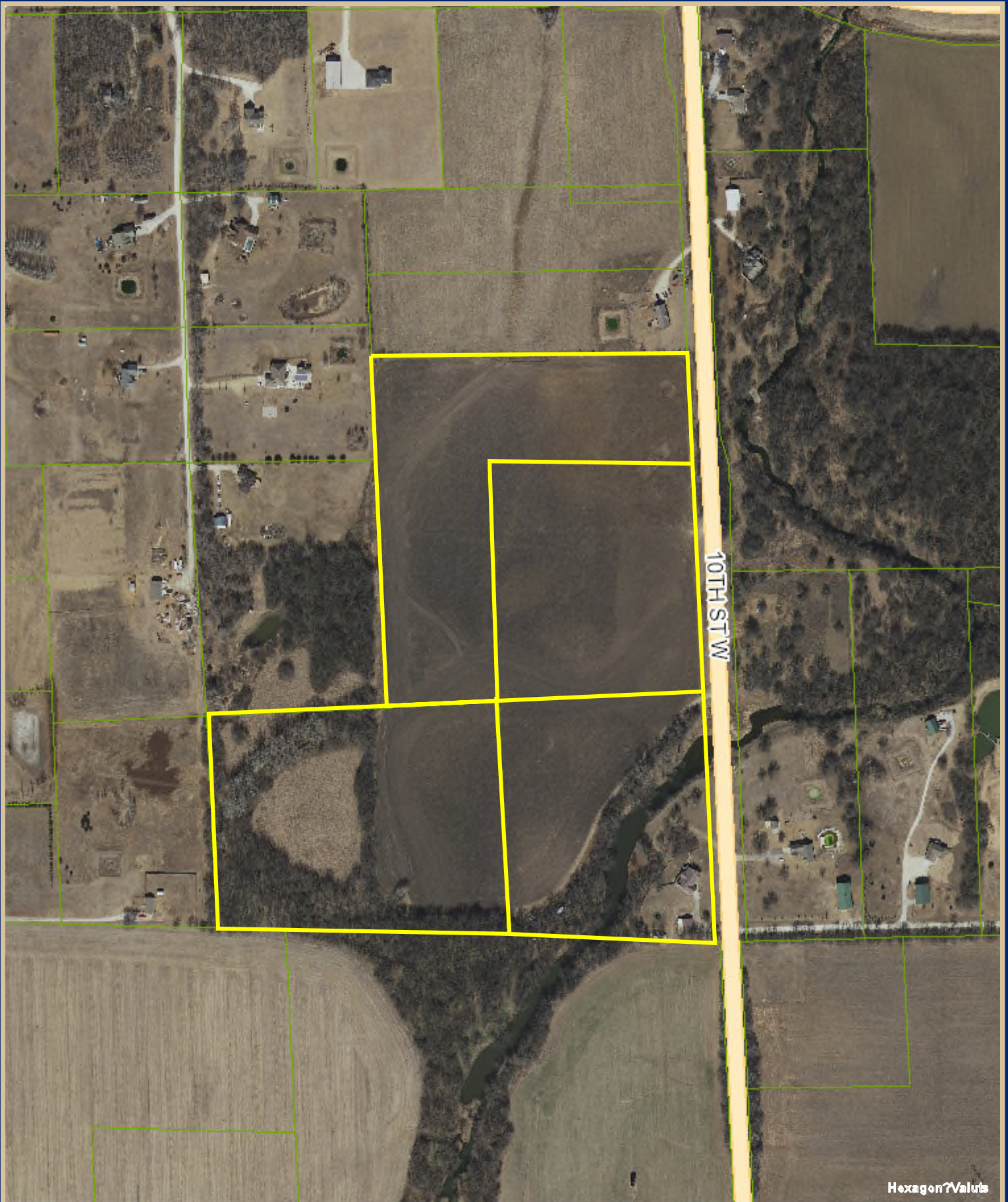
X



X,

Area Not Included





Hexagon?Valuts



Geographic Information Services **12201, 12401 & Add Lots N. Seneca**
Sedgwick County...
working for you

Sedgwick, KS 67135
Aerial

Exported: 6/11/2020 at 9:06 AM



0 0.035 0.07
mi
1 inch = 376 feet

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TERMS AND CONDITIONS

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

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, 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. 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.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
9. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the

protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.

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

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

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

THE BUYER CAN GENERALLY EXPECT TO PAY

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

