

PROPERTY INFORMATION PACKET | THE DETAILS



4447 2nd Rd. | Udall, KS 67146

AUCTION: BIDDING OPENS: Thurs, Jan 21st @ 2:00 PM
BIDDING CLOSES: Thurs, Feb 11th @ 2:15 PM

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



McCurdy
AUCTION LLC
REAL ESTATE SPECIALISTS



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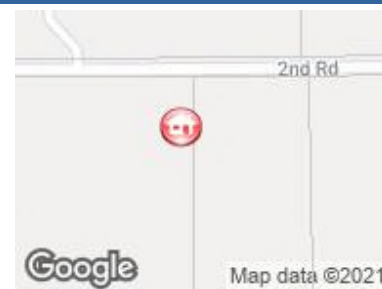
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- FLOOD ZONE MAP
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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations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

ALL FIELDS CUSTOMIZABLE



MLS # 591294
Status Active
Contingency Reason
Area C50 - Suburban Cowley
Address 4447 2ND RD
City Udall
Zip 67146
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 3
Total Bedrooms 3.00
AG Full Baths 2
AG Half Baths 0
Total Baths 2
Garage Size 4+
Basement Yes - Unfinished
Levels One Story
Approximate Age 11 - 20 Years
Acreage 10.01 or More

Approx. AGLA 1962
AGLA Source Court House
Approx. BFA 0.00
BFA Source Court House
Approx. TFLA 1,962
Lot Size/SqFt 2049933
Number of Acres 47.06

GENERAL

List Agent - Agent Name and Phone Ty Patton
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 1-800-301-2055
Year Built 2006
Parcel ID 20035-062-03-0-00-00-002.00-0
School District Douglass Public Schools (USD 396)
Elementary School Leonard C Seal
Middle School Marvin Sisk
High School Douglass
Subdivision NONE LISTED ON TAX RECORD
Legal S03, T30, R03, ACRES 47.0, PT LTS 2 & 3 & S1/2NW1/4 BEG E 2262.56 FROM NW COR,S1248 ,NW95 2.23,SWLY T
List Date 1/7/2021
Display Address Yes
Sub-Agent Comm 0
Buyer-Broker Comm 3
Transact Broker Comm 3
Variable Comm Non-Variable
Days On Market 8
Input Date 1/15/2021 10:12 AM
Update Date 1/15/2021
Status Date 1/15/2021
Price Date 1/15/2021

Master Bedroom Level Main
Master Bedroom Dimensions 17.2 x 18.1
Master Bedroom Flooring Carpet
Living Room Level Main
Living Room Dimensions 16.9 x 17.9
Living Room Flooring Laminate - Other
Kitchen Level Main
Kitchen Dimensions 14.11 x 13.8
Kitchen Flooring Laminate - Other
Room 4 Type Bedroom
Room 4 Level Main
Room 4 Dimensions 13.7 x 11.10
Room 4 Flooring Carpet
Room 5 Type Bedroom
Room 5 Level Main
Room 5 Dimensions 13.8 x 10.11
Room 5 Flooring Carpet
Room 6 Type Foyer
Room 6 Level Main
Room 6 Dimensions 9.11 x 13.5
Room 6 Flooring Wood Laminate
Room 7 Type
Room 7 Level
Room 7 Dimensions
Room 7 Flooring
Room 8 Type
Room 8 Level
Room 8 Dimensions
Room 8 Flooring
Room 9 Type
Room 9 Level
Room 9 Dimensions
Room 9 Flooring
Room 10 Type
Room 10 Level
Room 10 Dimensions
Room 10 Flooring
Room 11 Type
Room 11 Level
Room 11 Dimensions
Room 11 Flooring

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

DIRECTIONS

Directions (Udall) 2nd Rd. & SW Butler Rd. - East to Property.

FEATURES

ARCHITECTURE	GARAGE	KITCHEN FEATURES	INTERIOR AMENITIES
Ranch	Attached	Eating Bar	Ceiling Fan(s)
EXTERIOR CONSTRUCTION	Detached	Pantry	Window Coverings-All
Frame	Oversized	Range Hood	Laminate – Other
Vinyl/Metal Siding	FLOOD INSURANCE	Electric Hookup	Wood Laminate
ROOF	Unknown	Laminate Counters	POSSESSION
Composition	UTILITIES	APPLIANCES	At Closing
LOT DESCRIPTION	Lagoon	Dishwasher	PROPOSED FINANCING
Irregular	Propane Gas	Disposal	Other/See Remarks
River/Creek	Rural Water	Microwave	WARRANTY
Wooded	BASEMENT / FOUNDATION	Refrigerator	No Warranty Provided
FRONTAGE	Full	Range/Oven	OWNERSHIP
Unpaved Frontage	Day Light	MASTER BEDROOM	Corporate non-REO
EXTERIOR AMENITIES	BASEMENT FINISH	Master Bdrm on Main Level	PROPERTY CONDITION REPORT
Ag Outbuilding(s)	None	Split Bedroom Plan	No
Corral	COOLING	Master Bedroom Bath	SHOWING INSTRUCTIONS
Patio	Central	Sep. Tub/Shower/Mstr Bdrm	Appt Req-Call Showing #
Covered Patio	Electric	Two Sinks	LOCKBOX
Deck	HEATING	Laminate Counters	Combination
Fence-Other/See Remarks	Forced Air	AG OTHER ROOMS	TYPE OF LISTING
Guttering	Propane-Owned	Foyer	Excl Right w/o Reserve
Horses Allowed	DINING AREA	LAUNDRY	AGENT TYPE
RV Parking	Eating Bar	Main Floor	Sellers Agent
Satellite Dish	Formal	Separate Room	
Storage Building(s)		220-Electric	
Storm Windows/Ins Glass		Wash Sink	
Outbuildings			

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	\$6,956.96	Home Warranty Purchased	Unknown
General Tax Year	2020	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$0.00		
Total Specials	\$0.00		

MARKETING REMARKS

Marketing Remarks This property is offered by Ty Patton with McCurdy Auction, LLC. Office: 316-867-3600 Email: tpatton@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Thursday, January 21st, 2021 at 2:00 PM (cst) | BIDDING CLOSES: Thursday, February 11th, 2021 at 2:15 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES ONLINE ONLY!!! This property is an equestrian's dream sitting on 47 +/- acres near Udall, Kansas, less than a 30-minute drive to Wichita, 15-minutes to Derby, and 10 minutes to Rose Hill! This property was formally the home of the Southern Winds Equine Rescue and Recovery Center. This property has multiple impressive outbuildings including a 40 x 39 riding arena with multiple overhead doors, a 19 x 18 hay barn, and a 125 x 35 stable/barn with 12 regular stalls, 2 birthing stalls, 1 grooming stall, an office, and a tack room with washer & dryer hookups. All the stalls have a fly spray line. The entire 47+/- acres are fenced and cross fenced. The fence is a smooth wire with an electric top, perfect for horses. Per the seller, prairie hay is cut twice per year. Water is available in the pastures for the livestock. There are also multiple carports, lean-toos, and storage sheds. Follow the drive up to this sprawling ranch home featuring an attached 2 car garage and backyard with a white picket fenced-in area, perfect for pets! There is also a patio with access to the home. Inside the home is a foyer opening up to the living room with tray ceilings, a large picture window, and laminate flooring. Through the arched doorway is the formal dining room with access to the backyard patio. Between the formal dining room and the kitchen is a built-in desk with shelving and a walk-in pantry. The kitchen provides an eating bar with pendant lighting and includes the dishwasher, microwave, refrigerator, and oven. Off the kitchen is the spacious laundry /mud room with a wash sink. The huge primary bedroom has tray ceilings, a walk-in closet, and an ensuite with a soaker tub, walk-in shower, and two sinks. Two more bedrooms and a full bath with a tub/shower combination complete the main level of the home. Head downstairs to the full unfinished basement with tons of storage space! Per the sellers, the solar panels are financed and purchased approximately a year ago. They offer significant utility savings and the buyer can assume the agreement with the solar panel installer if they choose to keep the panels. *SEE TERMS OF SALE

AUCTION

Type of Auction Sale	Reserve	Method of Auction	Online Only
Auction Location	www.mccurdyauction.com	Auction Offering	Real Estate & Personal Property
Auction Date	1/21/2021	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	1 - Open for Preview	
1 - Open/Preview Date		1 - Open Start Time	
1 - Open End Time			

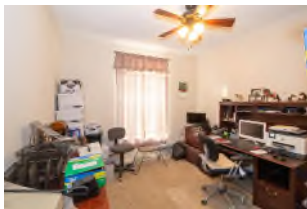
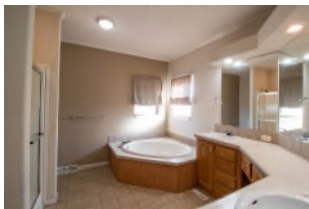
TERMS OF SALE

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PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





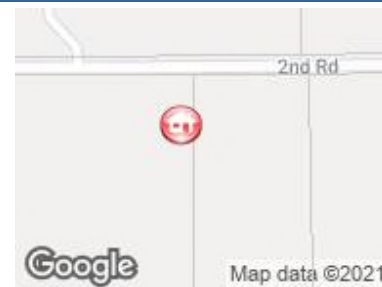
DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 591302
Class Land
Property Type Farm
County Cowley
Area C50 - Suburban Cowley
Address 4447 2ND RD
Address 2
City Udall
State KS
Zip 67146
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	1/7/2021
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	1-800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	20035-062-03-0-00-00-002.00-0	Sub-Agent Comm	0
Number of Acres	47.06	Buyer-Broker Comm	3
Price Per Acre		Transact Broker Comm	3
Lot Size/SqFt	2049933	Variable Comm	Non-Variable
School District	Douglass Public Schools (USD 396)	Virtual Tour Y/N	
Elementary School	Leonard C Seal		
Middle School	Marvin Sisk		
High School	Douglass		
Subdivision	MNONE		
Legal	S03, T30, R03, ACRES 47.0, PT LTS 2 & 3 & S1/2NW1/4 BEG E 2262.56 FROM NW COR,S1248,NW95 2.23 ,SWLY T		

DIRECTIONS

Directions (Udall) 2nd Rd. & SW Butler Rd. - East to Property.

FEATURES

SHAPE / LOCATION Irregular	IMPROVEMENTS Fencing Other/See Remarks	SALE OPTIONS None	AGENT TYPE Sellers Agent
TOPOGRAPHIC Wooded	OUTBUILDINGS Equipment Barn Hay Barn Riding Arena Stable	EXISTING FINANCING Other/See Remarks	OWNERSHIP Corporate
PRESENT USAGE Pasture	MISCELLANEOUS FEATURES Modular Home Allowed	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Photographs	POSSESSION At Closing	HOUSE FEATURES 0-15 Years 3 Bedrooms
UTILITIES AVAILABLE Electricity Lagoon Public Water Propane	FLOOD INSURANCE Unknown	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
		LOCKBOX Combination	

FINANCIAL

Assumable Y/N	No
General Taxes	\$6,956.96
General Tax Year	2020
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	

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AUCTION

Auction Date	1/21/2021	Auction Location	www.mccurdyauction.com
Auction Offering	Real Estate & Personal Property	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	02/10/2021 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

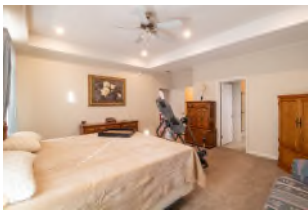
Terms of Sale *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. 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.

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Personal Property

ADDITIONAL PICTURES





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WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 4447 2nd Rd. - Udall, KS 67146

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon X

Location of Lagoon/Septic Access: South of House

~~Authentisign~~
Victor McMillan, Executor

01/05/2021 8:31:27 PM CST
Owner
~~Authentisign~~
Emily Ashford, Executor

01/07/2021 9:25:01 PM CST

01/05/2021

Date
01/07/2021

Date



Security 1st Title

File #:

Property Address:

4447 2nd Rd.

Udall, KS 67146

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

Emily Ashford, Executor
1/7/2021 9:25:03 PM CST

Victor McMillon, Executor
1/5/2021 8:31:38 PM CST

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>

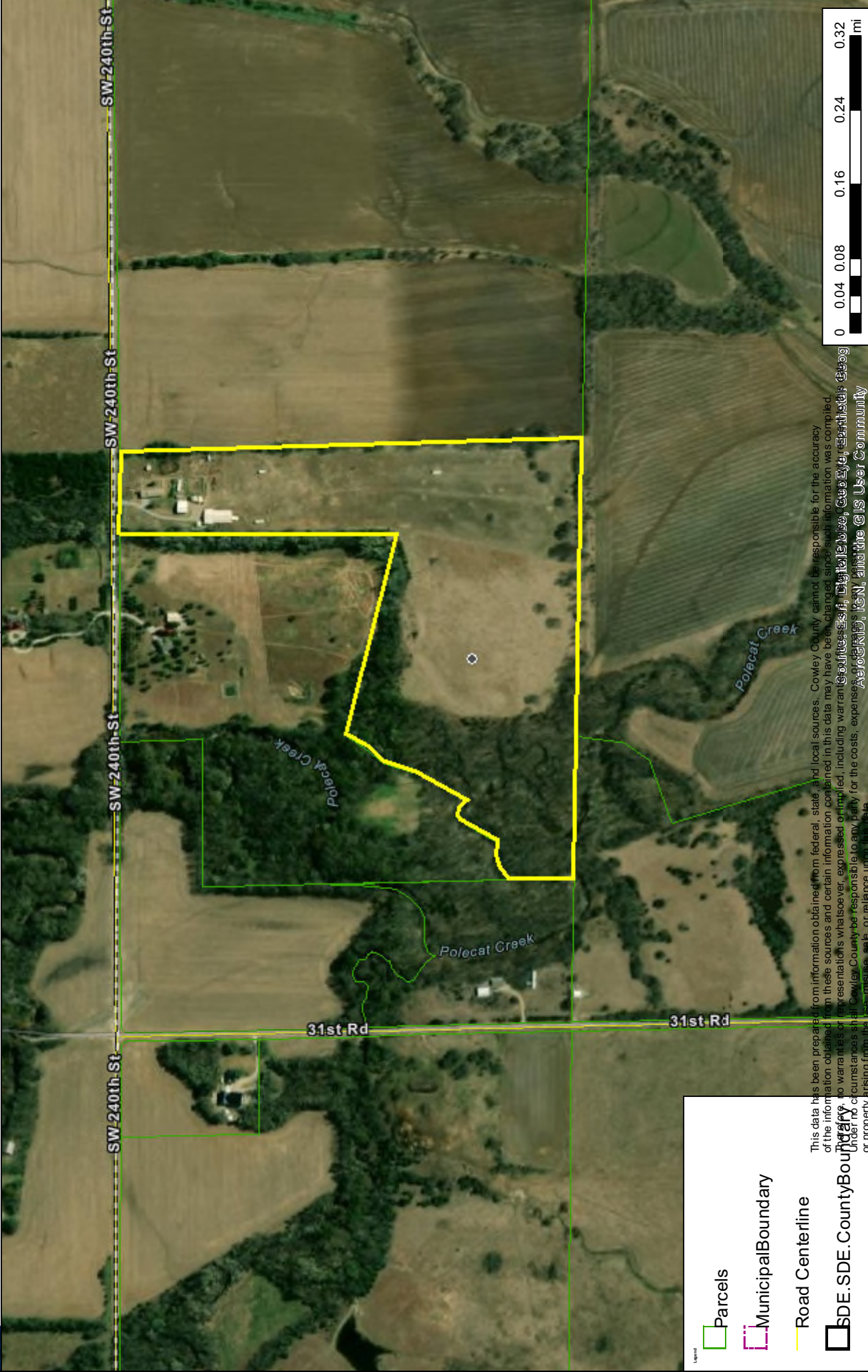
20035C0050D
eff. 10/19/2010

GIS Web Map

Cowley County GIS
311 E 9TH AVE
Winfield, KS 67156
620-221-5405
www.cowleycounty.org



Map Produced on: 12/7/2020



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*)

