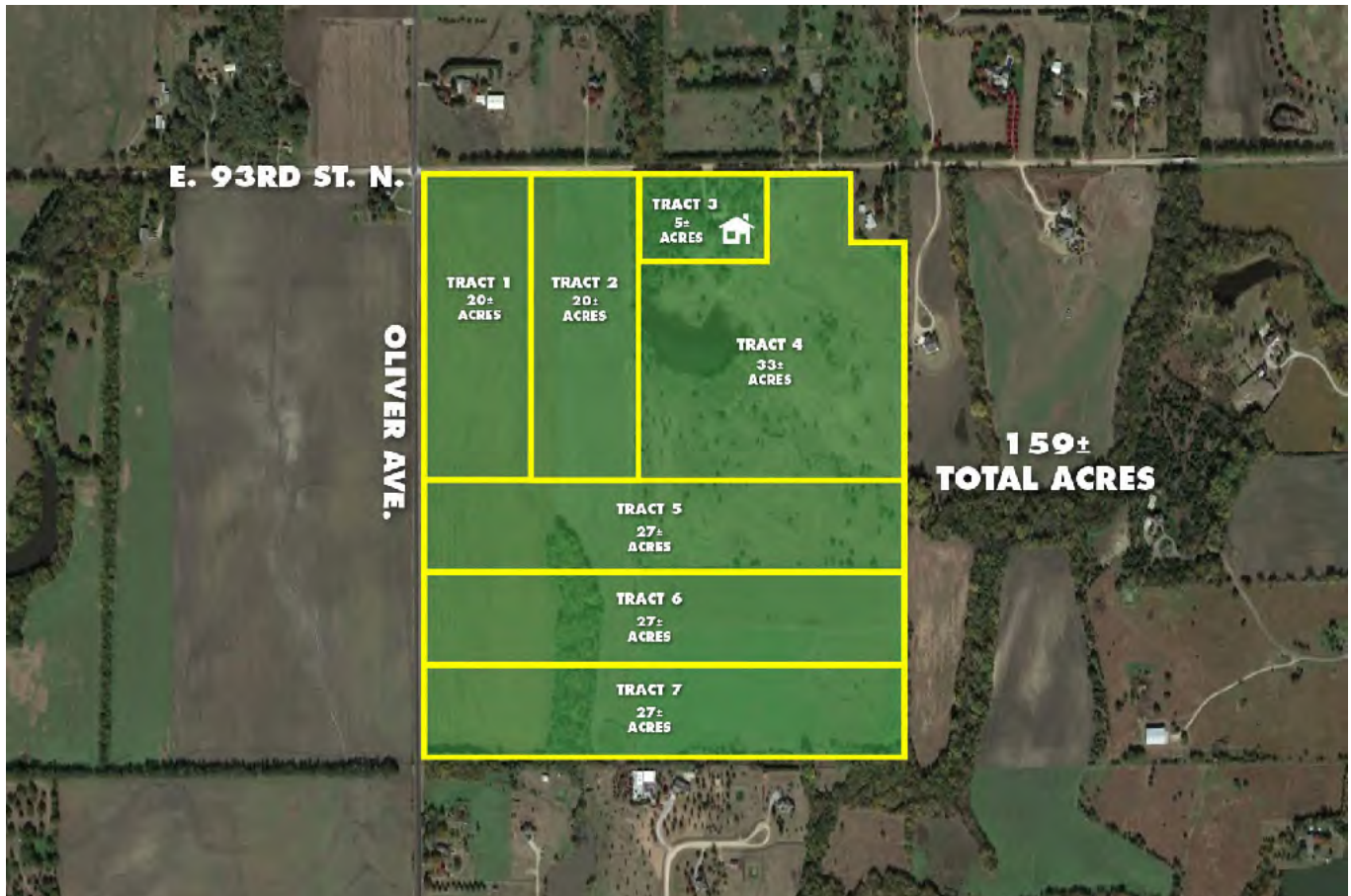


PROPERTY INFORMATION PACKET | THE DETAILS



159 +/- Acres at 93rd & Oliver | Valley Center, KS 67147

AUCTION: Thursday, February 25th 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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SOIL MAP & KEY
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UNDERSTANDING MULTI-TRACT BIDDING
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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.

MLS PIP



MLS #

591769

Class

Land

Property Type

Undeveloped Acreage

County

Sedgwick

Area

801 - NE Suburban SG

Address

20.07 +/- Acres at 93rd & Oliver

Address 2

Tract 1

City

Valley Center

State

KS

Zip

67147

Status

Active

Contingency Reason

Asking Price

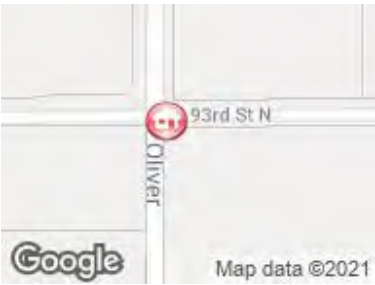
\$0

For Sale/Auction/For Rent

Auction

Associated Document Count

0



GENERAL

List Agent - Agent Name and Phone

Ty Patton

List 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

Zoning Usage

Rural

Parcel ID

02725-0220000100

Number of Acres

20.07

Price Per Acre

Lot Size/SqFt

874249

School District

Valley Center Pub School (USD 262)

Elementary School

Valley Center

Middle School

Valley Center

High School

Valley Center

Subdivision

MNONE

Legal

Realtor.com Y/N

Yes

Display on Public Websites

Yes

Display Address

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

DIRECTIONS

Directions (Valley Center) E. 93rd St. N. & Oliver - SE corner

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	Paving	Other/See Remarks	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Other/See Remarks	Individual
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	Mineral Rights Included	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Ground Water Addendum	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Other/See Remarks	Unknown	None	

FINANCIAL

Assumable Y/N

No

General Taxes

\$0.00

General Tax Year

2020

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 OFFSITE REAL ESTATE AUCTION ON FEBRUARY 25TH AT 2:00 PM LOCATED AT ALOFT 3642 N OLIVER, WICHITA, KS 67220. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! This land is at the corner of Oliver & 93rd Street and is being offered in a Multi-Tract auction with the surrounding six tracts, giving you a total of 159 +/- acres to purchase if desired. Tract 1: 20.07 +/- Acres Potential for redevelopment Paved road N. Oliver & E. 93rd St. frontage Valley Center school district A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. If Tracts 1-7 are purchased separately, buyers must comply with all Sedgwick County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Rural water line available on 93rd and on Oliver, please contact Sedgwick County Rural Water District #2 for details on connection and usage. All interests held by the seller will pass with the real estate to the buyer. *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 \$15,000.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	3642 N Oliver Ave	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	2/25/2021	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	02/24/2021 @ 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 %/\$	15,000.00	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





DISCLAIMER

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MLS PIP



MLS # 591770
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 20.07 +/- Acres at 93rd & Oliver
Address 2 Tract 2
City Valley Center
State KS
Zip 67147
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	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow 3rd Party Comm	Yes
Co-List Office - Office Name and Phone		Sub-Agent Comm	0
Showing Phone	800-301-2055	Buyer-Broker Comm	3
Zoning Usage	Rural	Transact Broker Comm	3
Parcel ID	02725-0220000100	Variable Comm	Non-Variable
Number of Acres	20.07	Virtual Tour Y/N	
Price Per Acre			
Lot Size/SqFt	874249		
School District	Valley Center Pub School (USD 262)		
Elementary School	Valley Center		
Middle School	Valley Center		
High School	Valley Center		
Subdivision	MNONE		
Legal			

DIRECTIONS

Directions (Valley Center) E. 93rd St. N. & Oliver - East to land

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS None	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level	OUTBUILDINGS None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE None/Vacant	MISCELLANEOUS FEATURES Mineral Rights Included	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Ground Water Addendum	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Unknown	LOCKBOX None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2020
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 OFFSITE REAL ESTATE AUCTION ON FEBRUARY 25TH AT 2:00 PM LOCATED AT ALOFT 3642 N OLIVER, WICHITA, KS 67220. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! This land is near the corner of Oliver & 93rd Street and is being offered in a Multi-Tract auction with the surrounding six tracts, giving you a total of 159 +/- acres to purchase if desired. Tract 2: 20.07 +/- Acres Potential for redevelopment Dirt road E. 93rd St. frontage Valley Center school district A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. If Tracts 1-7 are purchased separately, buyers must comply with all Sedgwick County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Rural water line available on 93rd and on Oliver, please contact Sedgwick County Rural Water District #2 for details on connection and usage. All interests held by the seller will pass with the real estate to the buyer. *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 \$15,000

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	3642 N Oliver Ave	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	2/25/2021	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	02/24/2021 @ 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 %/\$	15,000.00	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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MLS PIP



MLS # 591772
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 33.49 +/- Acres at 93rd & Oliver
Address 2 Tract 4
City Valley Center
State KS
Zip 67147
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	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow 3rd Party Comm	Yes
Co-List Office - Office Name and Phone		Sub-Agent Comm	0
Showing Phone	1-800-301-2055	Buyer-Broker Comm	3
Zoning Usage	Rural	Transact Broker Comm	3
Parcel ID	02725-0220000100	Variable Comm	Non-Variable
Number of Acres	33.49	Virtual Tour Y/N	
Price Per Acre			
Lot Size/SqFt	1458824		
School District	Valley Center Pub School (USD 262)		
Elementary School	Valley Center		
Middle School	Valley Center		
High School	Valley Center		
Subdivision	MNONE		
Legal			

DIRECTIONS

Directions (Valley Center) E. 93rd St. N. & Oliver - East to land

FEATURES

SHAPE / LOCATION Rectangular	OUTBUILDINGS None	EXISTING FINANCING Other/See Remarks	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level	MISCELLANEOUS FEATURES Mineral Rights Included	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE None/Vacant	DOCUMENTS ON FILE Ground Water Addendum	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	FLOOD INSURANCE Unknown	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS Other/See Remarks	LOCKBOX None	
IMPROVEMENTS None			

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2020
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 OFFSITE REAL ESTATE AUCTION ON FEBRUARY 25TH AT 2:00 PM LOCATED AT ALOFT 3642 N OLIVER, WICHITA, KS 67220. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! This land is near the corner of Oliver & 93rd Street and is being offered in a Multi-Tract auction with the surrounding six tracts, giving you a total of 159 +/- acres to purchase if desired. Tract 4: 33.49 +/- Acres Potential for redevelopment E. 93rd St. frontage Valley Center school district Large pond A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. If Tracts 1-7 are purchased separately, buyers must comply with all Sedgwick County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Rural water line available on 93rd and on Oliver, please contact Sedgwick County Rural Water District #2 for details on connection and usage. All interests held by the seller will pass with the real estate to the buyer. *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 \$15,000.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	3642 N Oliver Ave	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	2/25/2021	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	02/24/2021 @ 5:00 Pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	15,000.00	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





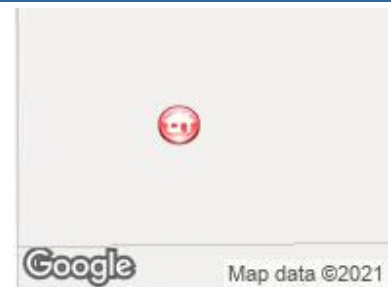
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ALL FIELDS CUSTOMIZABLE



MLS # 591771
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 26.91 +/- Acres at 93rd & Oliver
Address 2 Tract 5
City Valley Center
State KS
Zip 67147
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	1/6/2021
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
		Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	1-800-301-2055	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Rural	Sub-Agent Comm	0
Parcel ID	02725-0230000100	Buyer-Broker Comm	3
Number of Acres	26.91	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	1172199.6	Virtual Tour Y/N	
School District	Valley Center Pub School (USD 262)		
Elementary School	Valley Center		
Middle School	Valley Center		
High School	Valley Center		
Subdivision	MNONE		
Legal	S 1/2 NW 1/4 SEC 25-25-1E		

DIRECTIONS

Directions (Valley Center) E. 93rd St. N. & Oliver -S to land

FEATURES

SHAPE / LOCATION Rectangular	OUTBUILDINGS None	EXISTING FINANCING Other/See Remarks	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level	MISCELLANEOUS FEATURES Mineral Rights Included	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE None/Vacant	DOCUMENTS ON FILE Ground Water Addendum Photographs	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Paved	FLOOD INSURANCE Unknown	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS None	LOCKBOX SCKMLS	
IMPROVEMENTS Paving			

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2020
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

MARKETING REMARKS

Marketing Remarks This property is offered by Ty Patton with McCurdy Auction, LLC. Office: 316-867-3600 Email: tpatton@mccurdyauction.com
OFFSITE REAL ESTATE AUCTION ON FEBRUARY 25TH AT 2:00 PM LOCATED AT ALOFT 3642 N OLIVER, WICHITA, KS 67220. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! This land is near the corner of Oliver & 93rd Street and is being offered in a Multi-Tract auction with the surrounding six tracts, giving you a total of 159 +/- acres to purchase if desired. Tract 5: 26.91 +/- Acres Potential for redevelopment
Paved road N. Oliver frontage Valley Center school district All mineral rights interests held by the seller will pass with the real estate to the buyer. A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. If Tracts 1-7 are purchased separately, buyers must comply with all Sedgwick County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Rural water line available on 93rd and on Oliver, please contact Sedgwick County Rural Water District #2 for details on connection and usage.
*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 \$15,000.

AUCTION

Auction Date	2/25/2021	Auction Location	3642 N. Oliver, Wichita
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	02/24/2021 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





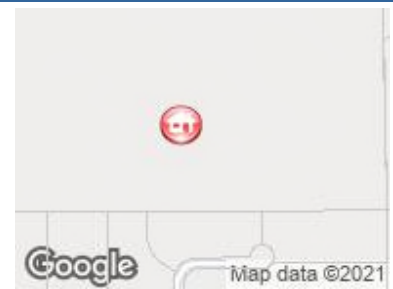
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ALL FIELDS CUSTOMIZABLE



MLS # 591773
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 26.93 +/- Acres at 93rd & Oliver
Address 2 Tract 6
City Valley Center
State KS
Zip 67147
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	1/6/2021
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
		Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	1-800-301-2055	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Rural	Sub-Agent Comm	0
Parcel ID	02725-0230000100	Buyer-Broker Comm	3
Number of Acres	26.93	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	1173071	Virtual Tour Y/N	
School District	Valley Center Pub School (USD 262)		
Elementary School	Valley Center		
Middle School	Valley Center		
High School	Valley Center		
Subdivision	MNONE		
Legal	S 1/2 NW 1/4 SEC 25-25-1E		

DIRECTIONS

Directions (Valley Center) E. 93rd St. N. & Oliver -S to land

FEATURES

SHAPE / LOCATION Irregular	OUTBUILDINGS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level	MISCELLANEOUS FEATURES Mineral Rights Included	EXISTING FINANCING Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE None/Vacant	DOCUMENTS ON FILE Aerial Photos	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Paved	FLOOD INSURANCE Unknown	POSSESSION At Closing	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Other/See Remarks		SHOWING INSTRUCTIONS Call Showing #	
IMPROVEMENTS Paving		LOCKBOX SCKMLS	

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2020
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

MARKETING REMARKS

Marketing Remarks OFFSITE REAL ESTATE AUCTION ON FEBRUARY 25TH AT 2:00 PM LOCATED AT ALOFT 3642 N OLIVER, WICHITA, KS 67220. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! This land is near the corner of Oliver & 93rd Street and is being offered in a Multi-Tract auction with the surrounding six tracts, giving you a total of 159 +/- acres to purchase if desired. Tract 6: 26.93 +/- Acres Potential for redevelopment Paved road N. Oliver frontage Valley Center school district All mineral rights interests held by the seller will pass with the real estate to the buyer. A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. If Tracts 1-7 are purchased separately, buyers must comply with all Sedgwick County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Rural water line available on 93rd and on Oliver, please contact Sedgwick County Rural Water District #2 for details on connection and usage. *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 \$15,000

AUCTION

Auction Date	2/25/2021	Auction Location	3642 N. Oliver, Wichita
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	02/24/2021 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
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Address 2 Tract 7
City Valley Center
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



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Lot Size/SqFt	1173942	Virtual Tour Y/N	
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Elementary School	Valley Center		
Middle School	Valley Center		
High School	Valley Center		
Subdivision	MNONE		
Legal	S 1/2 NW 1/4 SEC 25-25-1E		

DIRECTIONS

Directions (Valley Center) E. 93rd St. N. & Oliver - S to land

FEATURES

SHAPE / LOCATION Rectangular	OUTBUILDINGS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
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Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

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WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 5305 E. 93rd St. N & Additional Lots - Valley Center, KS 67147

DOES THE PROPERTY HAVE A WELL? YES X NO

If yes, what type? Irrigation Drinking X Other

Location of Well: WEST OF HOUSE 200'

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

Ray L. [Signature]
Owner

1-6-2021
Date

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:
5305 E. 93rd St. N & Additional Lots - Valley Center, KS 67147

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)**:

RS 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)**:

RS 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.

Ray L. [Signature] 1-6-2021
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 #:

Property Address:

5305 E. 93rd St. N & Additional Lots
Valley Center, KS 67147

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>



Savoy Company, P.A.
Land Surveyors
www.savoyco.com

Wichita, Kansas
433 S. Hydraulic
Wichita, KS 67211-1911
Tel. (316) 265-0005
Fax. (316) 265-0275

El Dorado, Kansas
120 N. Main, Suite 3
El Dorado, KS 67042-2058
Tel. (316) 452-5552
Fax. (316) 452-5682

Kensington, Kansas
129 S. Main, Suite 100
P.O. Box 95
Kensington, KS 66951-9804
Cell. (785) 476-8061

Page 1 of 2

Project No 21AA20309 BNDR

McCurdy Auction, LLC.

State of Kansas)
Sedgwick County) SS

January 19, 2021

We, Savoy Company, P.A., Surveyors in aforesaid county and state do hereby certify that, under the supervision of the undersigned, we did on this 19th day of January, 2021, perform a boundary survey of the following described property:

Parcel 1: The West 660 feet of the N1/2 of the NW1/4 of Sec. 25, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Parcel 2: The East 660 feet of the West 1320 feet of the N1/2 of the NW1/4 of Sec. 25, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Parcel 3: The North 418 feet of the East 520 feet of the West 1840 feet of the NW1/4 of Sec. 25, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Parcel 4: The N1/2 of the NW1/4 of Sec. 25, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except the West 1320 feet thereof and except the North 418 feet of the East 520 feet of the West 1840 feet thereof and except the East 245 feet of the North 355 feet thereof.

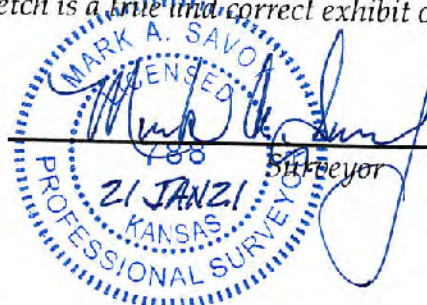
Parcel 5: The N1/3 of the S1/2 of the NW1/4 of Sec. 25, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Parcel 6: The S1/3 of the N2/3 of the S1/2 of the NW1/4 of Sec. 25, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas.

Parcel 7: The S1/2 of the NW1/4 of Sec. 25, Twp. 25-S, R-1-E of the 6th P.M., Sedgwick County, Kansas, except the N2/3 of said S1/2.

There are no encroachments on said parcel by buildings on the adjacent parcels.

The accompanying sketch is a true and correct exhibit of said survey.





Savoy Company, P.A.

Land Surveyors

www.savoyco.com

Wichita, Kansas

433 S. Hydraulic
Wichita, KS 67211-1911
Tel. (316) 265-0005
Fax. (316) 265-0275

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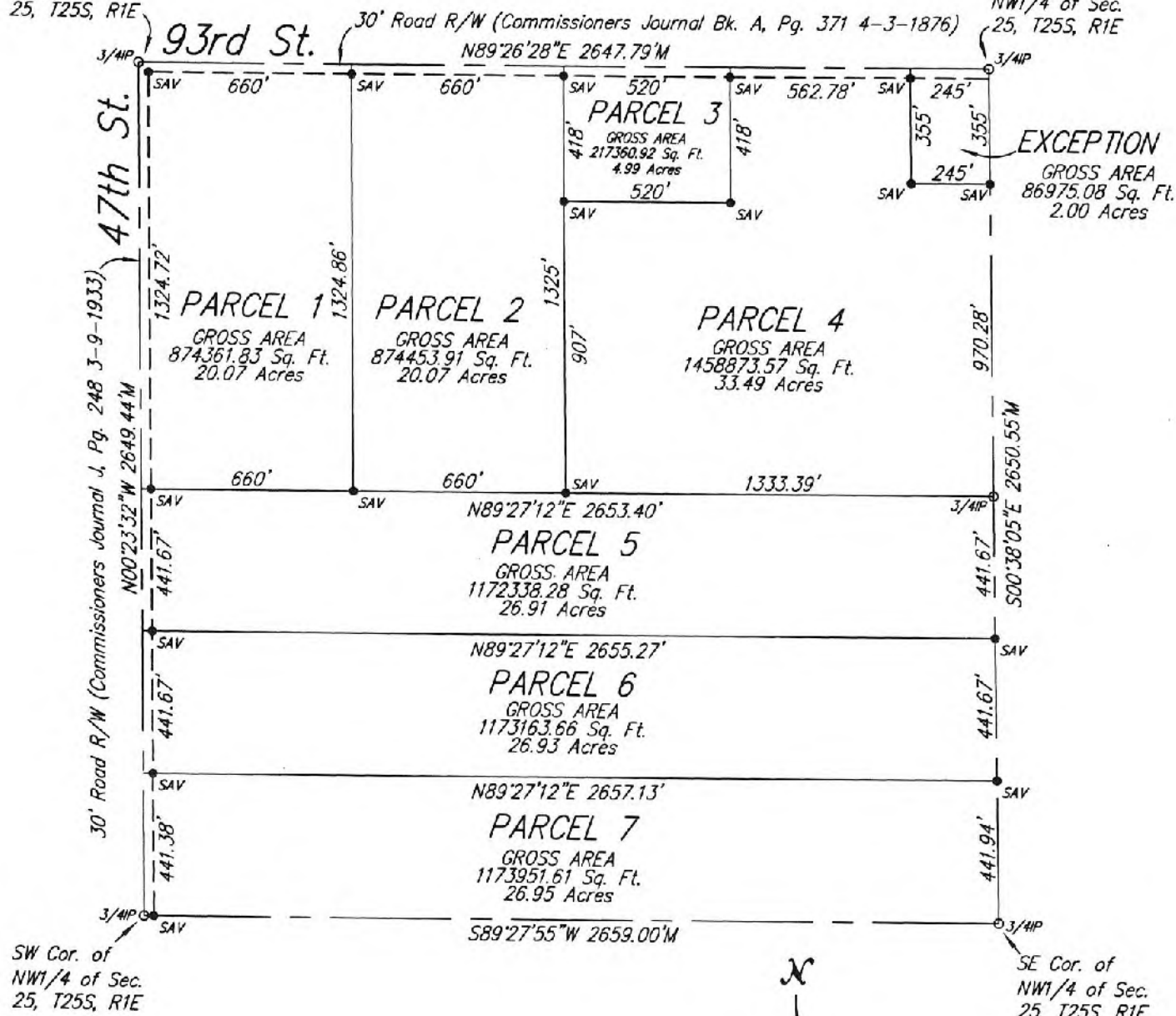
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Page 2 of 2

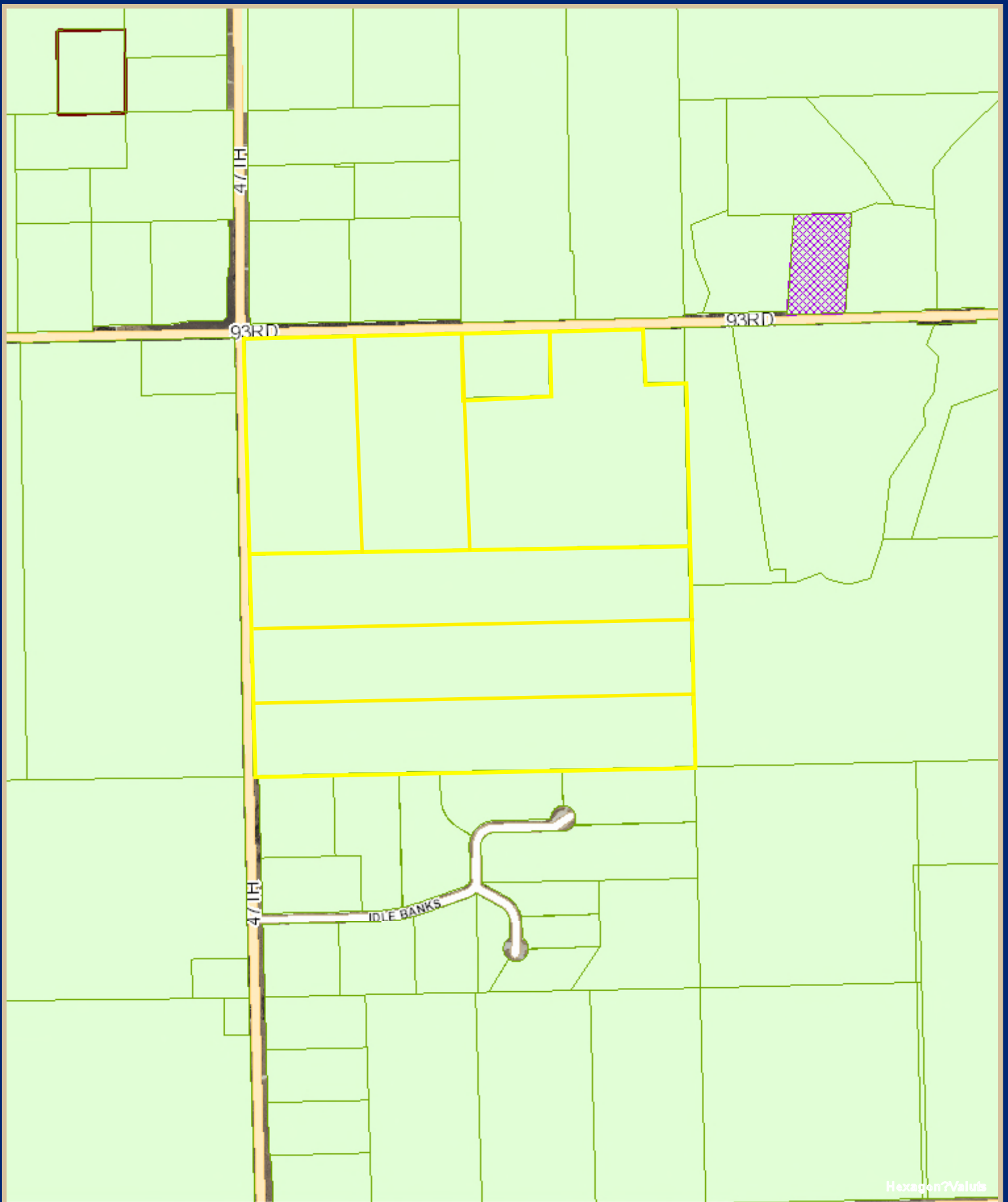
NW Cor. of
NW1/4 of Sec.
25, T25S, R1E

NE Cor. of
NW1/4 of Sec.
25, T25S, R1E



PROJECT NO. 21AA20309 BNDR

○ 3/4" IP 3/4" IRON PIPE (FOUND ORIGIN UNKNOWN)
● SAV 1/2" REBAR W/SAVOY CAP (SET)



Hexagon?Values



Geographic Information Services
Sedgwick County...
working for you

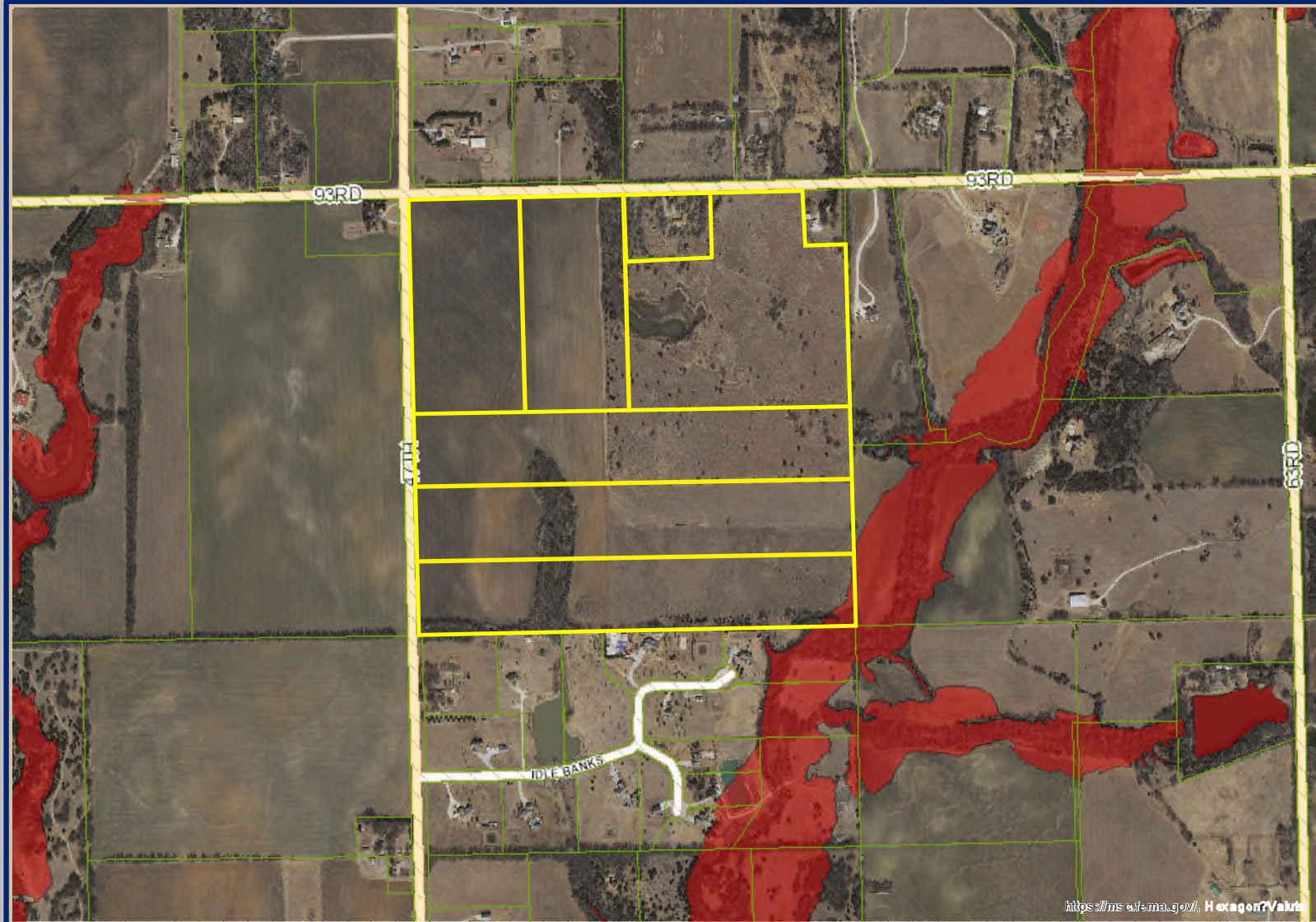
**5305 E. 93rd St. N. & Add Lots,
 Valley Center, KS 67147 - Zoning
 Rural Residential**

Exported: 12/14/2020 at 10:12 AM



0 0.05 0.1
 mi
 1 inch = 752 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

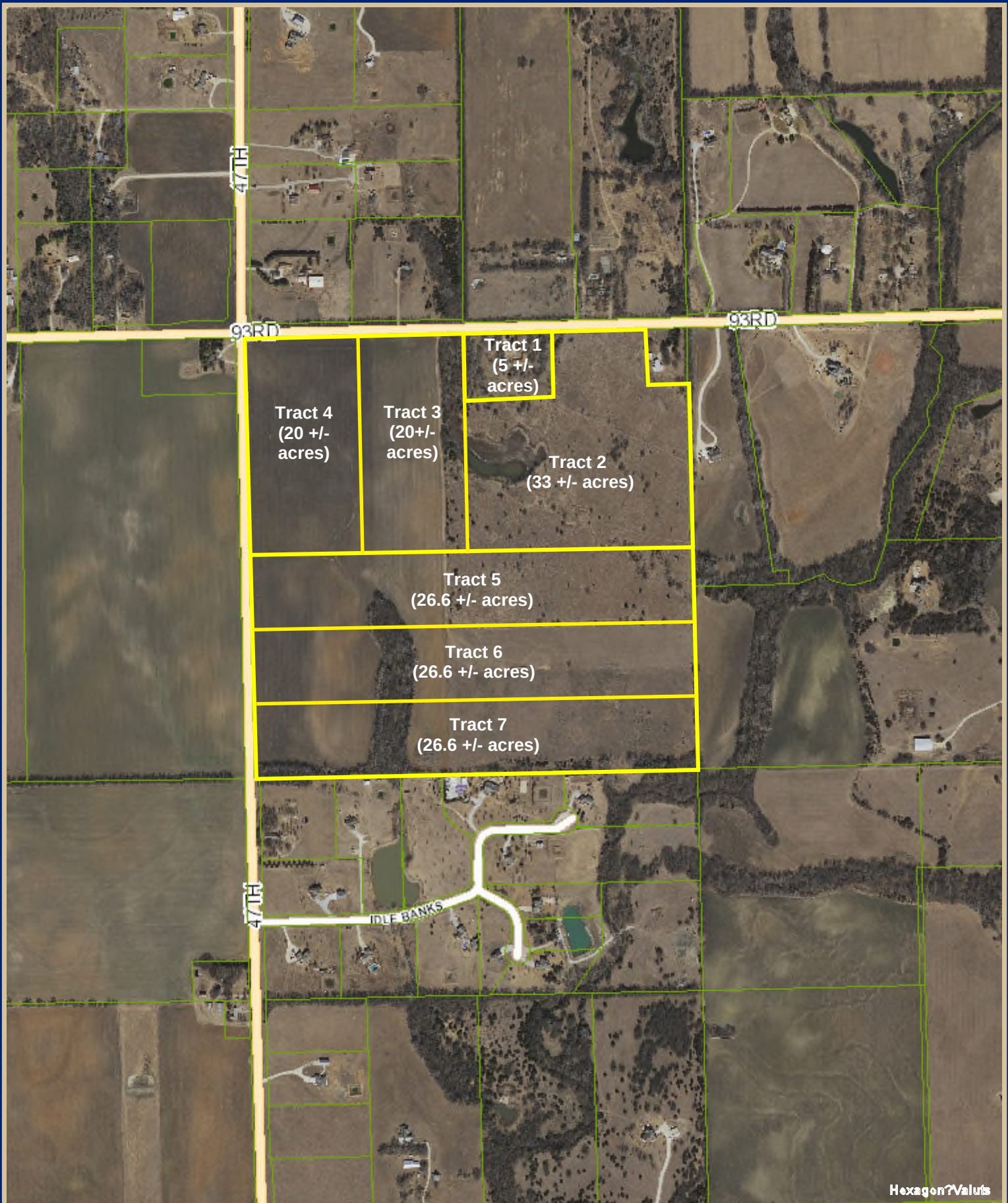
X - Area of Special Consideration

X AREA OF SPECIAL CONSIDER

X

X,

Area Not Included



5305 E. 93rd St. N. & Add Lots

Valley Center, KS 67147

Aerial

Exported: 12/14/2020 at 10:00 AM



Geographic Information Services

Sedgwick County...

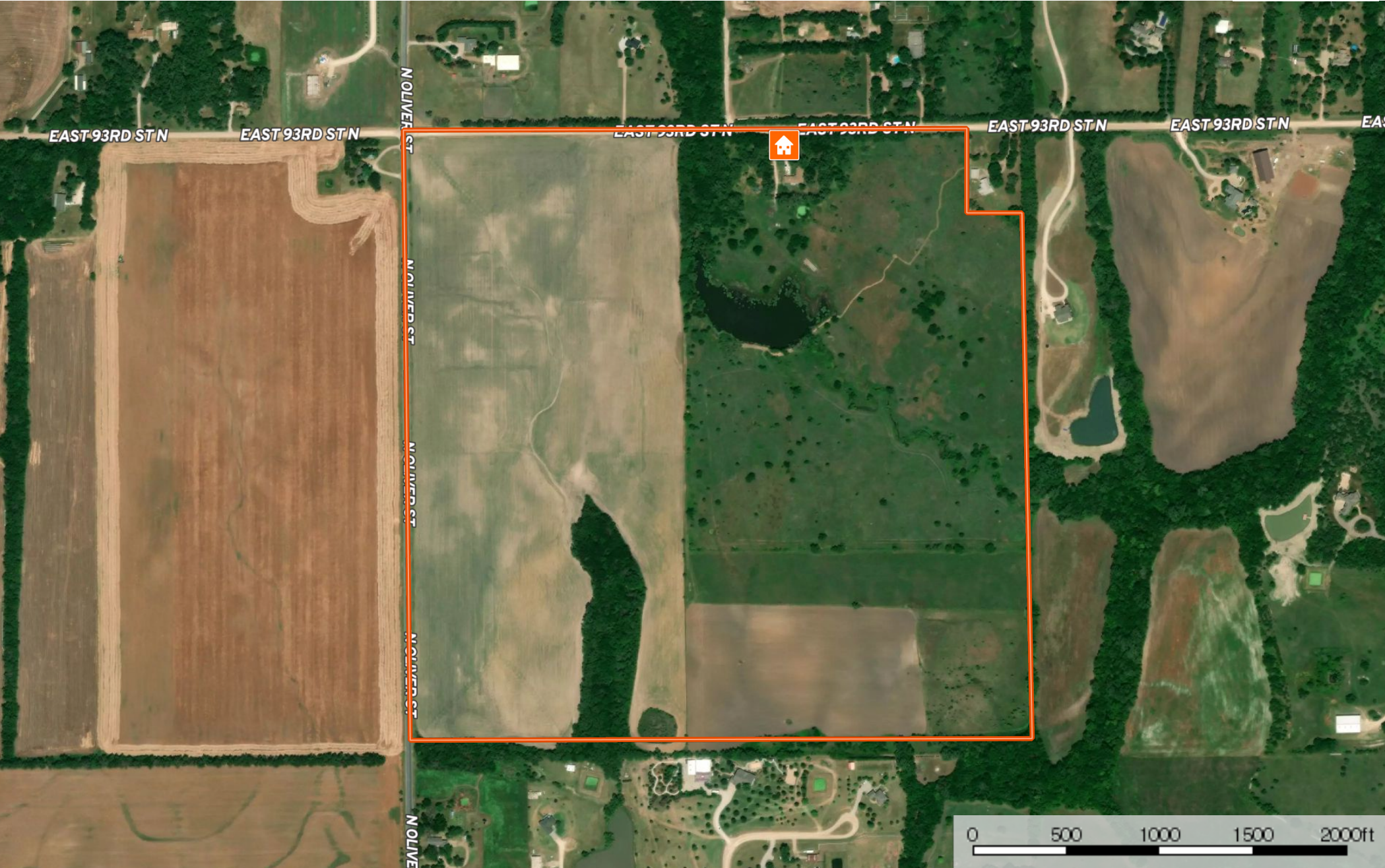
working for you



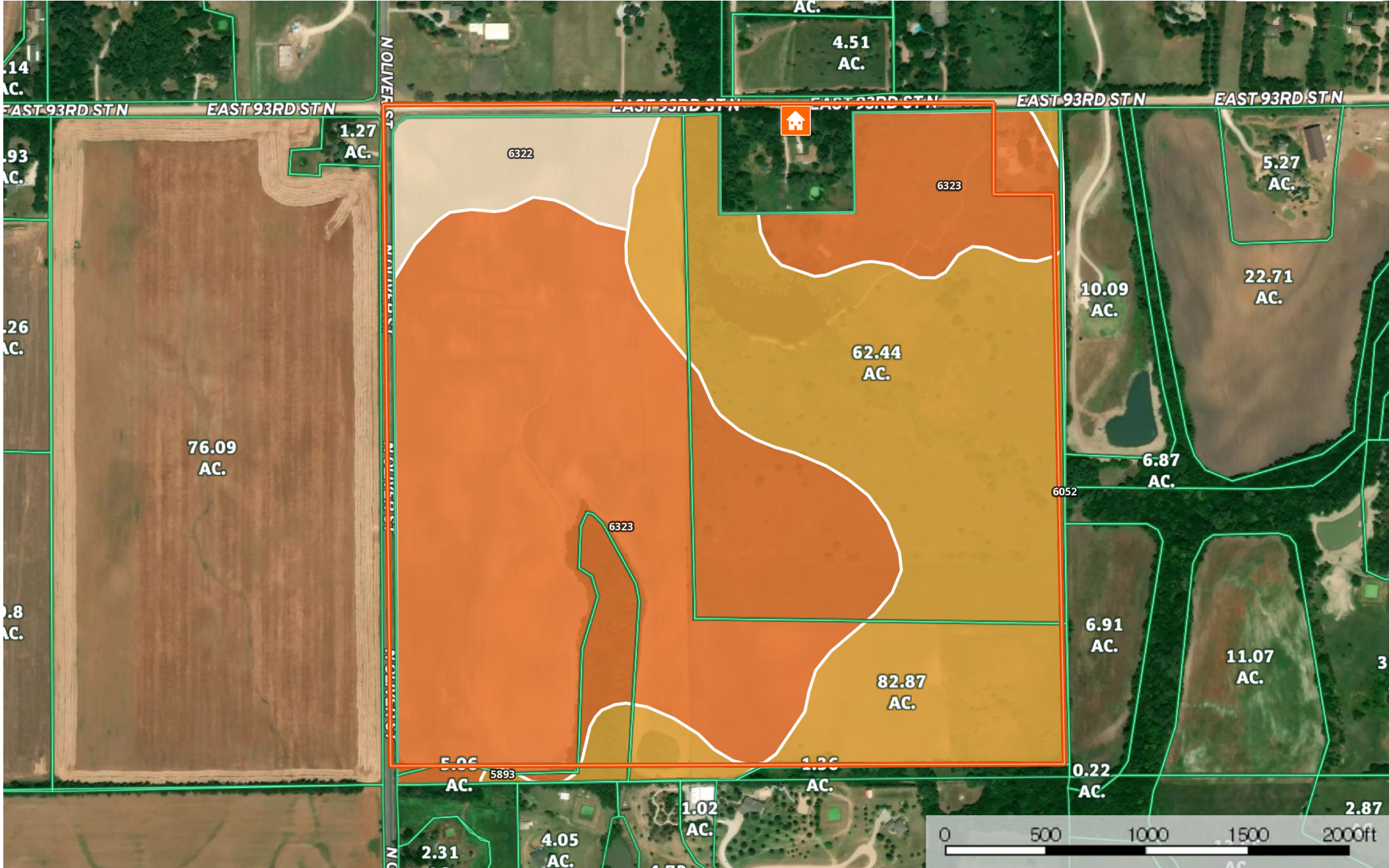
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All rights reserved.



 House  Boundary



 House  Boundary

| 150.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
6052	Elandco silt loam, occasionally flooded	0.0	0.0	2w
6323	Blanket silt loam, 1 to 3 percent slopes	83.6	55.46	2e
6322	Blanket silt loam, 0 to 1 percent slopes	8.9	5.92	2c
5893	Farnum loam, 1 to 3 percent slopes	58.2	38.62	2c
TOTALS		150.7	100%	2.0

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

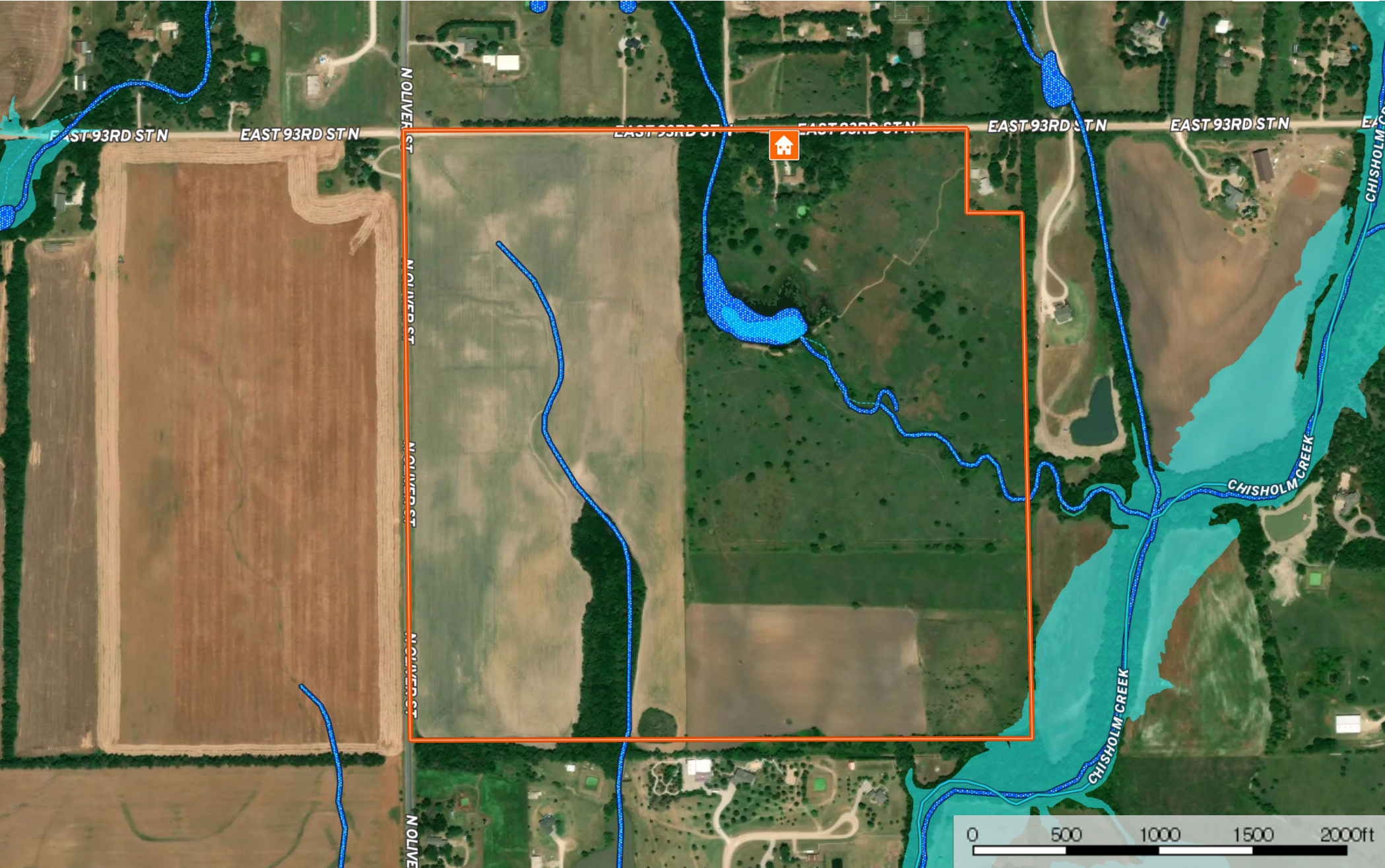
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



House

Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/Not Included

Wetlands

Riparian

River/Creek

Water Body

Stream, Intermittent

UNDERSTANDING MULTI-TRACT BIDDING

A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts.



Round 1:

- The auction will begin in offering each tract individually – typically the tracts will be offered high bidders choice.
- The high bidder is granted the right to select their choice tract or tracts. In the event that the high bidder selects multiple tracts, their bid is applied to each tract selected.
- The remaining properties are then offered for bidding and the process repeats itself until all tracts have been selected.

ROUND 1 SAMPLE DIGITAL BOARD

BIDDER #	TOTAL BID	PER ACRE	ACRES	TRACTS
35	\$350,000	\$17,500	20	1
49	\$125,000	\$8,333	15	2
18	\$175,000	\$17,500	10	3
33	\$300,000	\$10,000	30	4
87	\$200,000	\$8,000	25	5

Round 2

- Round 2 IS NOT conducted in a standard auction format. Instead, bidders can increase the bid for individual tracts or create any combination they desire of multiple tracts.
- Ringman will assist bidders with calculations to create new combinations and increase existing bids.
- Ringman will communicate bids to the auctioneer.
- As new bids are placed, the board will update to reflect current high bid amounts.
- The board will show the “leaders”, which are the current highest bids, and will show previous bids and combinations.
- The ringman can calculate and the board will show the next amount a bidder would need to place to become the high bidder.
- The auction is complete with there are no more bids or combinations presented to the auctioneer.

ROUND 2 SAMPLE DIGITAL BOARD

BIDDER #	TOTAL BID	PER ACRE	ACRES	TRACTS
Leaderboard				
79	\$490,000	\$14,000	35	1 & 2
62	\$550,000	\$10,000	55	4 & 5
18	\$300,000	\$25,000	10	3
Bidding Combinations “Out”				
35	\$350,000	\$17,500	20	1
49	\$125,000	\$8,333	15	2
33	\$300,000	\$10,000	30	4
87	\$200,000	\$8,000	25	5

**This digital board will update in-time with the most recent combinations or individual tract bids.*

Things to Note:

- “All tract” bids are accepted at any time during Round 2. If you wish to place an “all tract” can be placed though a ringman.
- If you are a high bidder, but a combination bid is placed above you, that does not necessarily mean that you will not become the leader on that individual tract again at some point during the auction. Additional bids and combinations may put you back in the lead.
- After all bids are exhausted the auctioneer will declare the winning bidders, which could be for all tracts, combinations or individual tracts.



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*)

