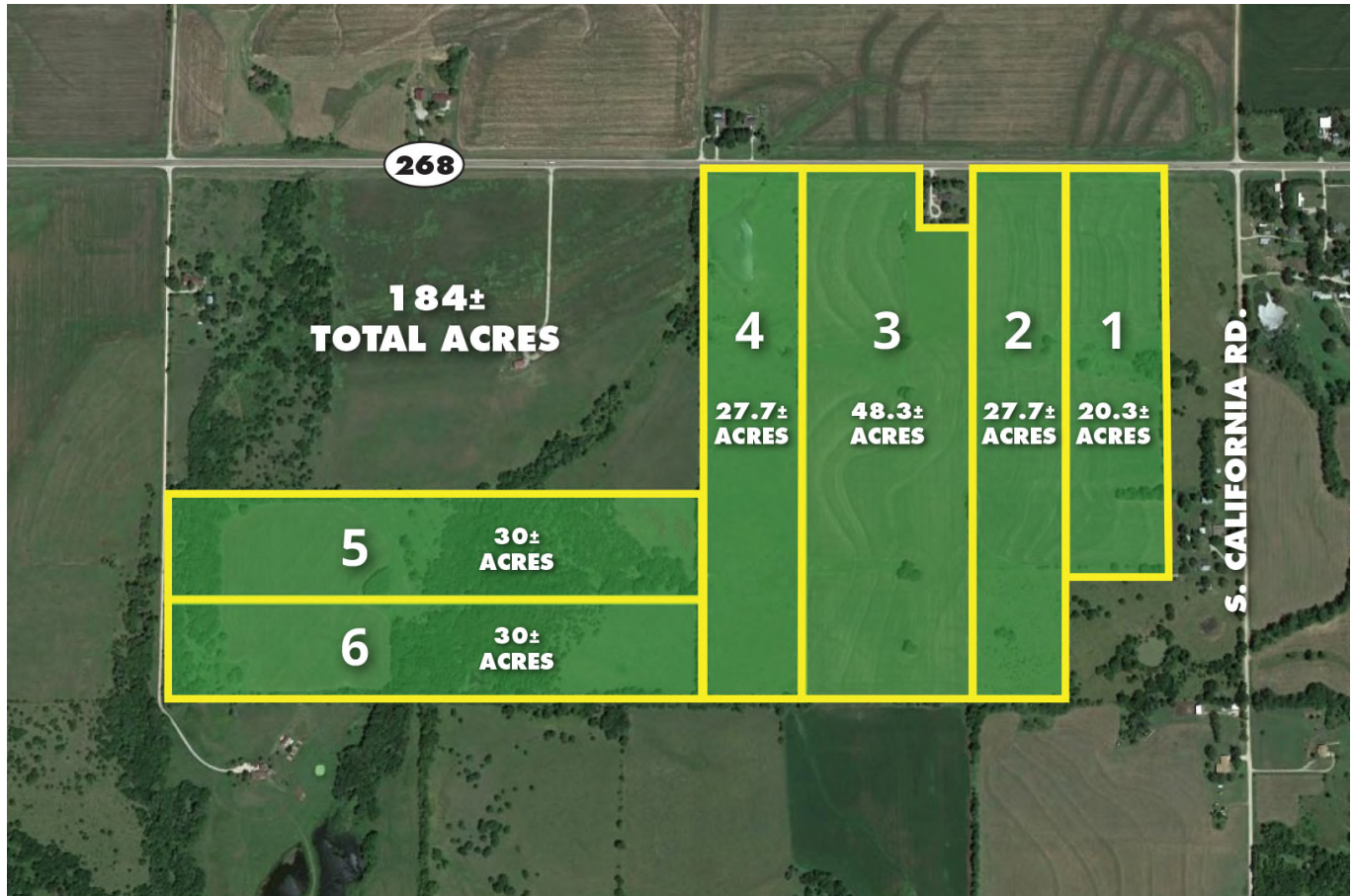


PROPERTY INFORMATION PACKET | THE DETAILS



184 +/- Acres at HWY 268 | Lyndon, KS 66451
AUCTION: Thursday, May 13th 2021 @ 12:00 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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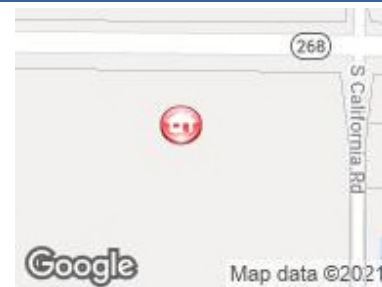
- PROPERTY DETAIL PAGE
- SELLERS DISCLOSURE
- WATER WELL ORDINANCE
- SECURITY 1ST TITLE WIRE FRAUD ALERT
- SELLERS AERIAL MAP
- SELLERS ACCESS MAP
- UNDERSTANDING MULTI-TRACT BIDDING
- TERMS AND CONDITIONS
- GUIDE TO AUCTION COSTS

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

ALL FIELDS CUSTOMIZABLE



MLS # 594595
Class Land
Property Type Farm
County Osage
Area OUT - Out of Area
Address 20.3 +/- Acres at E. K268 HWY
Address 2 Tract 1
City Lyndon
State KS
Zip 66451
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	3/29/2021
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	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	07012-9-29-0-00-00-001.00-0	Sub-Agent Comm	0
Number of Acres	20.30	Buyer-Broker Comm	3
Price Per Acre		Transact Broker Comm	3
Lot Size/SqFt	884268	Variable Comm	Non-Variable
School District	Lyndon School District (USD 421)	Virtual Tour Y/N	
Elementary School	Other		
Middle School	Other		
High School	Other		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Osage County) E. K268 HWY & S. California Rd. - West to Land (Southwest Corner)

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	0
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 THURSDAY, MAY 13TH, 2021 AT 12:00 PM LOCATED AT THE LYNDON COMMUNITY CENTER 204 TOPEKA AVE, LYNDON, KS 66451. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! 20.3+/- acres in Osage County! Tract 1: 20.3 +/- Acres Zoned AG-1 Agricultural Tillable land Potential future homesite Paved frontage Close proximity to Topeka, Ottawa, and the Kansas City Metro area Close proximity to Pomona Lake and Melvern Lake Current farm income 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 1-6 are purchased separately, buyers must comply with all Osage 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. All mineral rights interests held by the seller will pass with the real estate to the buyer. The tillable ground on units 1,2,3,5 and 6 is leased through 12/31/2021. Farm tenant pays cash rent of \$70/acre due in December. Rent will be prorated at closing. *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 \$10,000.

AUCTION

Auction Date	5/13/2021	Auction Location	204 Topeka Ave, Lyndon
Auction Offering	Real Estate Only	Auction Start Time	12:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	5/12/2021 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

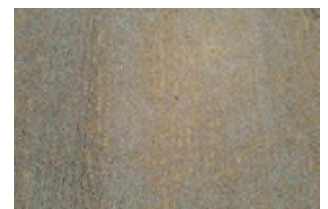
TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 594603
Class Land
Property Type Farm
County Osage
Area OUT - Out of Area
Address 27.7 +/- Acres at E. K268 HWY
Address 2 Tract 2
City Lyndon
State KS
Zip 66451
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	3/29/2021
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	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	07012-9-29-0-00-00-001.00-0	Sub-Agent Comm	0
Number of Acres	27.70	Buyer-Broker Comm	3
Price Per Acre		Transact Broker Comm	3
Lot Size/SqFt	1206612	Variable Comm	Non-Variable
School District	Lyndon School District (USD 421)	Virtual Tour Y/N	
Elementary School	Other		
Middle School	Other		
High School	Other		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Osage County) E. K268 HWY & S. California Rd. - West to Land (Southwest Corner)

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	0
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

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AUCTION

Auction Date	5/13/2021	Auction Location	204 Topeka Ave, Lyndon
Auction Offering	Real Estate Only	Auction Start Time	12:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	5/12/2021 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





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE

MLS # 594606
Class Land
Property Type Farm
County Osage
Area OUT - Out of Area
Address 48.3 +/- Acres at E. K268 HWY
Address 2 Tract 3
City Lyndon
State KS
Zip 66451
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	3/29/2021
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	Agriculture	Sub-Agent Comm	0
Parcel ID	07012-9-29-0-00-00-001.00-0	Buyer-Broker Comm	3
Number of Acres	48.30	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	2103948	Virtual Tour Y/N	
School District	Lyndon School District (USD 421)		
Elementary School	Other		
Middle School	Other		
High School	Other		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Osage County) E. K268 HWY & S. California Rd. - West to Land (Southwest Corner)

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	0
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

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AUCTION

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Auction Offering	Real Estate Only	Auction Start Time	12:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	5/12/2021 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





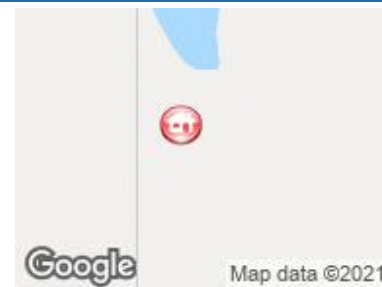
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ALL FIELDS CUSTOMIZABLE



MLS # 594609
Class Land
Property Type Farm
County Osage
Area OUT - Out of Area
Address 27.7 +/- Acres at E. K268 HWY
Address 2 Tract 4
City Lyndon
State KS
Zip 66451
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	3/29/2021
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	Agriculture	Sub-Agent Comm	0
Parcel ID	07012-9-29-0-00-00-001.00-0	Buyer-Broker Comm	3
Number of Acres	27.70	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	1206612	Virtual Tour Y/N	
School District	Lyndon School District (USD 421)		
Elementary School	Other		
Middle School	Other		
High School	Other		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Osage County) E. K268 HWY & S. California Rd. - West to Land (Southwest Corner)

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS None	SALE OPTIONS None	LOCKBOX None
TOPOGRAPHIC Level Pond/Lake	OUTBUILDINGS None	EXISTING FINANCING Other/See Remarks	AGENT TYPE Sellers Agent
PRESENT USAGE Pasture Recreational	MISCELLANEOUS FEATURES None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Individual
ROAD FRONTAGE Highway	DOCUMENTS ON FILE Aerial Photos Photographs	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Unknown	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	0
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

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Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





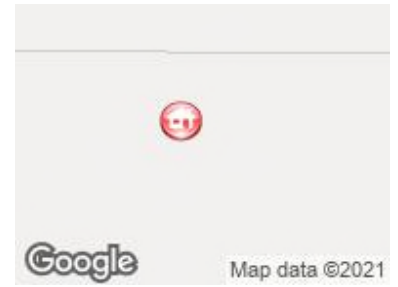
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ALL FIELDS CUSTOMIZABLE



MLS # 594610
Class Land
Property Type Farm
County Osage
Area OUT - Out of Area
Address 30 +/- Acres at S. Adams Rd.
Address 2 Tract 5
City Lyndon
State KS
Zip 66451
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	3/29/2021
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	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	07012-9-29-0-00-00-001.00-0	Sub-Agent Comm	0
Number of Acres	30.00	Buyer-Broker Comm	3
Price Per Acre		Transact Broker Comm	3
Lot Size/SqFt	1306800	Variable Comm	Non-Variable
School District	Lyndon School District (USD 421)	Virtual Tour Y/N	
Elementary School	Other		
Middle School	Other		
High School	Other		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Osage County) E. K268 HWY & S. California Rd. - West to S. Adams Rd., South to Land.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	0
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 THURSDAY, MAY 13TH, 2021 AT 12:00 PM LOCATED AT THE LYNDON COMMUNITY CENTER 204 TOPEKA AVE, LYNDON, KS 66451. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! 30 +/- acres in Osage County! Tract 5: 30 +/- Acres Zoned AG-1 Agricultural Tillable land Potential future homesite Timber and abundant wildlife offer great recreational potential Close proximity to Topeka, Ottawa, and the Kansas City Metro area Close proximity to Pomona Lake and Melvern Lake Current farm income 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 1-6 are purchased separately, buyers must comply with all Osage 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. All mineral rights interests held by the seller will pass with the real estate to the buyer. The tillable ground on units 1,2,3,5 and 6 is leased through 12/31/2021. Farm tenant pays cash rent of \$70/acre due in December. Rent will be prorated at closing. *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 \$10,000.

AUCTION

Auction Date	5/13/2021	Auction Location	204 Topeka Ave, Lyndon
Auction Offering	Real Estate Only	Auction Start Time	12:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	5/12/2021 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

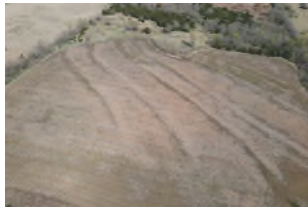
Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 594611
Class Land
Property Type Farm
County Osage
Area OUT - Out of Area
Address 30 +/- Acres at S. Adams Rd.
Address 2 Tract 6
City Lyndon
State KS
Zip 66451
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

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Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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SELLER’S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 184.5 +/- Acres in Osage County - Lyndon, KS
 2 Seller: Kevin & Kim Pouch, Shane Pouch, Veronica & George Jennings Date of Purchase: _____
 3 Property currently zoned as: _____

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on
 5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,
 6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know
 7 something important about the Property that is not addressed on the Seller’s Property Disclosure, add that information to the
 8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available
 10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a
 11 question, use the comment lines to explain.

12 By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.
 13 **Message to the Buyer:** Although Seller’s Property Disclosure is designed to assist the SELLER in disclosing all known material
 14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is
 15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any
 17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller’s Property Disclosure. (5) Obtain
 18 professional inspections of the Property. (6) Investigate the surrounding area.

19 **THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

	None	Does Not Transfer	Working	Not Working	Don't Know	
PART I						
Indicate the condition of the following items by marking the appropriate box.						
Check only one box for each item.						
WATER SYSTEMS						
21	☐	☐	☐	☒	☐	Well/Pump <u>Old homestead well (capped) .</u>
22	☐	☐	☐	☒	☐	Drinking <u>No</u> Irrigation <u>No</u>
23						Location <u>Southwest corner of the west 60 acres being sold.</u>
24						Depth <u>Unknown</u>
25						Type <u>Unknown</u>
26						If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No ☒ Unknown
27						Is the property connected to ☐ city ☐ rural water systems?
28						Rural Water Transfer? ☐ Yes ☒ No Transfer Fee \$ _____
29	☐	☐	☐	☒	☐	Cistern _____
30	☒	☐	☐	☐	☐	Other _____
31						Comments: _____
32						_____
DRAINAGE/SEWAGE SYSTEMS						
34	☒	☐	☐	☐	☐	Sewer Lines _____
35	☒	☐	☐	☐	☐	Septic/Laterals _____
36	☒	☐	☐	☐	☐	Lagoon _____
37	☒	☐	☐	☐	☐	Tank Size _____ Location _____
38	☒	☐	☐	☐	☐	# Feet of Laterals _____
39	☒	☐	☐	☐	☐	Other _____
40	☒	☐	☐	☐	☐	Other _____
41						Comments: _____
42						_____

KAP

SP

SP

VPJ

SP

 Seller’s Initials _____ Buyer’s Initials _____

PART II

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

Yes No Don't Know

GAS/ELECTRIC

- 43 ☐ ☒ Is there a propane tank on the property?
- 44 If yes, is it ☐ owned ☐ leased?
- 45 ☐ ☒ Is gas connected to property?
- 46 If not, distance to nearest source? _____
- 47 ☐ ☒ Is electricity connected to property?
- 48 If not, distance to nearest source? _____
- 49 ☒ ☐ To your knowledge, is there any additional costs to hook up utilities?
- 50 If yes, please explain: There are no utility infrastructures present. Buyer is
- 51 responsible for all utility construction and connections.
- 52 Comments: _____
- 53 _____

DRAINAGE/SEWAGE SYSTEMS

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

BOUNDARIES/LAND

- 67 ☒ ☐ Have you had a survey of your property?
- 68 ☒ ☐ ☐ Are the boundaries of your property marked in any way?
- 69 ☒ ☐ ☐ Is there any fencing on the boundary(ies) of the property?
- 70 ☒ ☒ ☐ If yes, does the fencing belong to the property? Some fences jointly owned w/neighbors.
- 71 To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- 72 ☒ ☐ ☐ Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
- 73 ☒ ☐ ☐ Is this property owner responsible for maintenance of any such shared feature?
- 74 ☐ ☒ ☐ Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?
- 75 Comments: _____
- 76 _____
- 77 _____
- 78 _____

HOMEOWNER'S ASSOCIATION

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

[KAP] [KJP] [SP]

Seller's Initials [KJP] [VLI]

Buyer's Initials _____

PART II - Continued

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

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

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

87

88 ☐ ☒ Asbestos

89 ☐ ☒ Contaminated soil or water (including drinking water)

90 ☒ ☐ Landfill or buried materials Ordinary rural non-hazardous garbage/rubbish dumps.

91 ☐ ☒ Methane gas

92 ☐ ☒ Oil sheers in wet areas

93 ☐ ☒ Radioactive material

94 ☐ ☒ Toxic material disposal (e.g., solvents, chemicals, etc.)

95 ☐ ☒ Underground fuel or chemical storage tanks

96 ☐ ☒ EMFs (Electro Magnetic Fields)

97 ☐ ☒ Gas or oil wells in area

98 ☐ ☒ Other

99 ☐ ☒ To your knowledge, are any of the above conditions present near your property?

100 Comments: _____

101 _____

MISCELLANEOUS

102 To your knowledge:

103

104 ☐ ☒ Are there any gas/oil wells on the property or adjacent property?

105 ☐ ☒ Is the present use of the property a non-conforming use?

106 ☐ ☒ Are there any violations of local, state or federal government laws or regulations relating to this property?

107 ☐ ☒ Is there any existing or threatened legal or regulatory action affecting this property?

108 ☐ ☒ Are there any current special assessments or do you have knowledge of any future assessments?

109 ☐ ☒ Are there any proposed or pending zoning changes on this or adjacent property?

110 ☐ ☒ Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?

111 ☒ ☐ Are there any diseased or dead trees or shrubs? From naturally occurring life cycles.

112 ☐ ☒ Is the property located in an area where public authorities have or are contemplating condemnation proceedings?

113

114 ☐ ☒ Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

115

116 Comments: _____

117 _____

118 Seller Owns:

119 ☒ ☐ Mineral Rights:

120 100 % pass with the land to the Buyer _____ % remain with the Seller

121 _____ % are owned by third party _____ unknown

122 ☐ ☒ Are there any oil, gas, or wind leases of record or Other? Please explain: _____

123

124 ☒ ☐ Crops planted at the time of sale:

125 _____ pass with the land to the Buyer _____ remain with the Seller

126 _____ none _____ negotiable

127 X Other (please describe): 2021 crop lease has already been executed.

128 Seller will share annual rent w/Buyer on a pro rata basis.

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

130 2021 pasture lease has already been executed. Seller will share annual

131 rent w/Buyer on a pro rata basis.

132 Water Rights:

133 X pass with the land to the Buyer - Permit # na

134 _____ remain with the Seller - Permit # _____

135 _____ have been terminated

136 Comments: _____

137 _____

Seller's Initials KAP WJP SP Buyer's Initials _____

Q7J VLJ

SELLER'S ACKNOWLEDGMENT

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

144     
 145 Seller _____ Date _____

OR

146 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.
 147 I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

148 _____
 149 Seller _____ Date _____ Seller _____ Date _____

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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

169 _____
 170 Buyer _____ Date _____ Buyer _____ Date _____

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Seller's Initials _____ Buyer's Initials _____



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 214 +/- Acres - Lyndon, KS 66451

DOES THE PROPERTY HAVE A WELL? YES _____ NO ☒

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign 3/26/2021 9:35:41 PM CDT Authentisign	<u>03/26/2021</u> Date
Authentisign 3/26/2021 2:15:26 PM CDT Authentisign	<u>03/26/2021</u> Date
Authentisign 3/29/2021 8:30:36 AM CDT Authentisign	<u>03/29/2021</u> Date
Authentisign 3/24/2021 7:00:36 PM CDT Authentisign	<u>03/24/2021</u> Date
Authentisign 3/24/2021 10:02:50 PM CDT Authentisign	<u>03/24/2021</u> Date



Security 1st Title

File #:

Property Address:

214 +/- Acres

Lyndon, KS 66451

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



3/26/2021 9:34:11 PM CDT
Authentisign
Seller



3/26/2021 2:15:28 PM CDT
Authentisign

Authentisign



3/29/2021 8:30:38 AM CDT



3/26/2021 7:00:38 PM CDT
Authentisign



3/26/2021 10:23:53 PM CDT
Authentisign

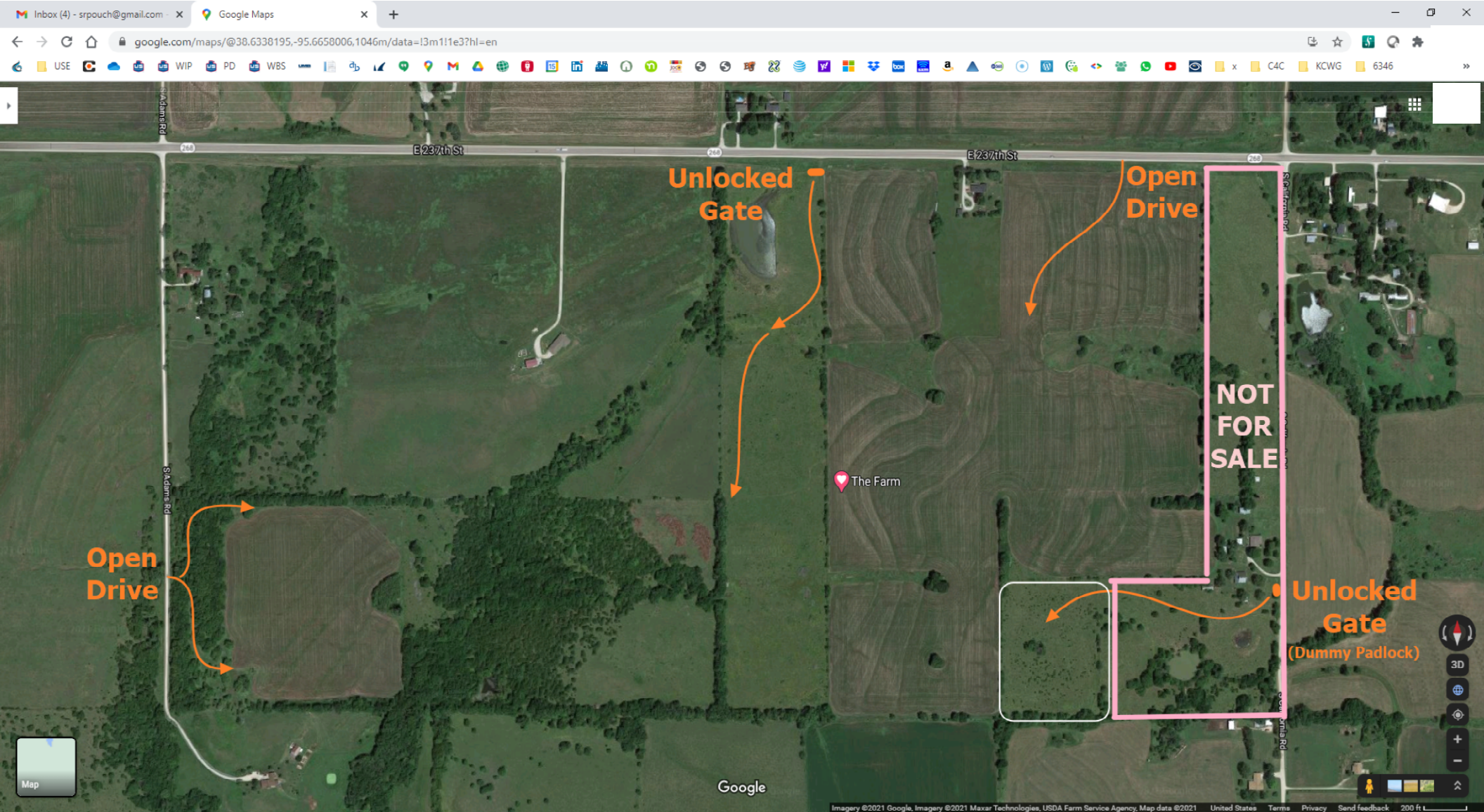
For more information on wire-fraud scams or to report an incident, please refer to the following links.

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>



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*)

