PROPERTY INFORMATION PACKET THE DETAILS



1625 Lane Rd. | Neodesha KS, 66757







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PT PIP



MLS# 599589 Class Land

Property Type Undeveloped Acreage

County Wilson

OUT - Out of Area Area **Address** 1625 Lane Rd

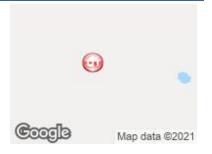
Address 2

City Neodesha State KS 66757 Zip **Status** Active

Contingency Reason

Asking Price \$159,000 For Sale/Auction/For Rent For Sale

Associated Document Count 0











Open Builder









GENERAL

List Agent - Agent Name and Phone Ty Patton **List Date** 7/7/2021 List Office - Office Name and Phone McCurdy Auction, LLC - OFF: **Expiration Date** 10/4/2021 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 **VOW: Allow AVM Showing Phone** 1-800-301-2055 Yes VOW: Allow 3rd Party Comm Yes **Zoning Usage** Agriculture Parcel ID 10318-8340000003010 **Sub-Agent Comm** 0

Number of Acres 39.40 **Buyer-Broker Comm** 3 4,035.53 **Transact Broker Comm Price Per Acre** 3 Variable Comm Lot Size/SqFt 1716264

School District Neodesha School District (USD

> 461) Heller Neodesha Neodesha

High School Subdivision NONE S34, T30, R15, ACRES 39.4,

Legal SW4 OF NW4 LESS ROW

Non-Variable

Virtual Tour Y/N

Days On Market 35 **Cumulative DOM** 35

Cumulative DOMLS

Input Date 7/23/2021 9:40 AM

Update Date 8/11/2021

Off Market Date

Call Showing #

Status Date 8/11/2021 **HotSheet Date** 8/11/2021 **Price Date** 8/11/2021

DIRECTIONS

Elementary School

Middle School

Directions (Neodesha) 6600 Rd and Lane Rd. North on Lane Rd, the address is on the east side.

FEATURES

SHAPE / LOCATION **IMPROVEMENTS FLOOD INSURANCE LOCKBOX** Rectangular None Unknown None **SALE OPTIONS TOPOGRAPHIC OUTBUILDINGS AGENT TYPE** Level None Sellers Agent None **MISCELLANEOUS FEATURES** PROPOSED FINANCING **OWNERSHIP** Wooded PRESENT USAGE None Other/See Remarks Corporate **DOCUMENTS ON FILE POSSESSION TYPE OF LISTING** None/Vacant **ROAD FRONTAGE Aerial Photos** At Closing Excl Right w/o Reserve SHOWING INSTRUCTIONS **BUILDER OPTIONS** Photographs Dirt

UTILITIES AVAILABLE

No Internet

FINANCIAL Assumable Y/N **General Taxes General Tax Year**

No \$0.00 2021 **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 Don't miss out on 39.40 +/- Acres of excellent undeveloped land only 10 minutes away from the city of Neodesha! This majority of the acreage is grassland with the remainder being wooded. The property sits right next to Lane Road making it perfect for hunting land, farmland, or even a potential home site. Take advantage of this incredible opportunity to buy acreage with limitless possibilities. +/- Acres Zoned Agricultural Grassland/Trees Level, rectangular Partially fenced Mineral rights will transfer

MARKETING REMARKS

Marketing Remarks This property is offered by Ty Patton with McCurdy Auction, LLC. Office: 316-867-3600 Email: tpatton@mccurdyauction.com. miss out on 39.40 +/- Acres of excellent undeveloped land only 10 minutes away from the city of Neodesha! This majority of the acreage is grassland with the remainder being wooded. The property sits right next to Lane Road making it perfect for hunting land, farmland, or even a potential home site. Take advantage of this incredible opportunity to buy acreage with limitless possibilities. 39.40 +/- Acres Zoned Agricultural Grassland/Trees Level, rectangular Partially fenced Mineral rights will transfer

PRIVATE REMARKS

Private Remarks All information is deemed reliable but not guaranteed.

AUCTION

Type of Auction Sale **Method of Auction Auction Location Auction Offering Auction Date Auction Start Time Broker Registration Req Broker Reg Deadline Buyer Premium Y/N Premium Amount Earnest Money Y/N Earnest Amount %/\$**

1 - Open for Preview 1 - Open/Preview Date 1 - Open Start Time 1 - Open End Time 2 - Open for Preview 2 - Open/Preview Date 2 - Open Start Time 2 - Open End Time 3 - Open for Preview 3 - Open/Preview Date 3 - Open Start Time 3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD

How Sold Sale Price **Net Sold Price Pending Date Closing Date** Short Sale Y/N Seller Paid Loan Asst. Previously Listed Y/N Includes Lot Y/N Sold at Auction Y/N

Selling Agent - Agent Name and Phone Co-Selling Agent - Agent Name and Phone Selling Office - Office Name and Phone Co-Selling Office - Office Name and Phone Appraiser Name Non-Mbr Appr Name

ADDITIONAL PICTURES



















DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2021 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



PRELIMINARY TITLE SEARCH REPORT

Prepared By: Security 1st Title 622 Madison Fredonia, KS 66736

Phone: 620-378-2351 Fax: 620-378-4425

Contact: Jennifer Friend

Email: jfriend@security1st.com

Prepared Exclusively For: McCurdy Auction, LLC 12041 E. 13th St. N Wichita, KS 67206 Phone: 316-683-0612

Fax: 316-683-8822

Contact: Kimberly Clare

Email: kclare@mccurdyauction.com;

sfrost@mccurdyauction.com; joxborrow@mccurdyauction.com;

Report No: 2462859

Report Effective Date: July 5, 2021, at 7:30 a.m.

Property Address: 0 Lane Rd., Neodesha, KS 66757

This Title Search Report is NOT a commitment to insure and is not to be construed as an Abstract of Title or Title Opinion. It has been issued as a Report as to the status of title for the specific benefit of **McCurdy Auction, LLC**, and as such should not be relied upon by any other party for any Real Estate Transaction. Any and all loss or damage that may occur by reason of any errors and omissions in this Company's Report is limited to \$1,000.00 and the fee it received for the preparation and issuance of this report, if any.

 Fee Simple interest in the Land described in this Report is owned, at the Report Effective Date, by

Aleppo Trust LLC

2. The Land referred to in this Report is described as follows:

The Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section 34, Township 30S, Range 15 East, Wilson County, Kansas

- 3. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following requirements, along with any other matters that may arise after the date of this report:
 - 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.



Any questions regarding this report should be directed to: **Jennifer Friend** Phone: **620-378-2351**, Email: **ifriend@security1st.com**

- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- 5. Aleppo Trust LLC is a limited liability company. Furnish for examination, an authentic copy of the following documents:
 - 1. Articles of Organization, and any amendments thereto
 - 2. Operating Agreement, and any amendments thereto
 We will accepted an sole member LLC affidavit for the Operating
 Agreement.

Any instrument to be executed, must:

- 1. Be executed in the limited liability company's name, and
- 2. Be signed by all members, if management has been retained by the members.
- 3. In the alternative, the Company may be willing to accept a Resolution, signed by all members, consenting to one person signing on behalf of the limited liability company.

We reserve the right to make any additional requirements we deem necessary.

- 6. File a release of the Mortgage dated January 24, 2021 recorded January 28, 2021, as Book 415 Page 693, made by Aleppo Trust LLC, a Kansas limited liability company, to The Valley State Bank, in the amount of \$64,000.00.
- 7. File a Warranty Deed from Aleppo Trust, LLC, a Kansas limited liability company to To Be Determined.
- 8. Provide this Company with a properly completed and executed Owner's Affidavit.
- 9. Recording Fees and Information for Kansas Counties:

Deed: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage: \$21.00 (first page) + \$17.00 (each additional page)

Mortgage Release: \$20.00 (first page) + \$4.00 (each additional page)

Any questions regarding this report should be directed to: Jennifer Friend

Phone: 620-378-2351, Email: jfriend@security1st.com

Mortgage Assignment: \$20.00 (first page) + \$4.00 (each additional

page)

The above fees do not include all documents that may be filed in each county. Some fees may vary. For a full list of recording fees, services and format requirements, please contact the Register of Deeds Office for the specific county in question.

(NOTE: Beginning January 1, 2019, Mortgage Registration Tax is no longer required in the State of Kansas.)

NOTE: The State of Kansas requires that any deed transferring real estate must be accompanied by a Real Estate Validation Questionnaire. This form must be executed by either the Grantor (Seller) or the Grantee (Buyer). Certain exemptions do apply. The official form can be obtained from the Register of Deeds or from Security 1st Title. Photocopies of the official form will not be accepted.

NOTE: For documents electronically recorded, there is an additional third-party service fee of \$5.00 per document, which is in addition to the County recording fees.

- 4. If asked to issue a title insurance commitment for a potential buyer of the subject property, the commitment would include the following exceptions, along with any other matters that may arise after the date of this report:
 - 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met
 - 2. Rights or claims of parties in possession not shown by the Public Records
 - 3. Easements, or claims of easements, not shown by the Public Records
 - 4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land

Any questions regarding this report should be directed to: **Jennifer Friend** Phone: **620-378-2351**, Email: **jfriend@security1st.com**

- 5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records
- 7. General taxes and special assessments for the fiscal year 2020 in the original amount of \$85.06.

First Installment: \$42.53, Paid Second Installment: \$42.53, Paid

Property I.D. # TY0243

8. An easement for public road, recorded as <u>Book 76 of Deeds Page 624</u>.

In favor of: Wilson County Kansas Affects: A portion of said property

- 9. Rights of parties in possession under unrecorded leases.
- 10. Subject to existing road, street or highway rights of way.

Dated: July 5, 2021, at 7:30 a.m.

SECURITY 1ST TITLE

LICENSED ABSTRACTER

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Agricultura	I Land	luster Transco	Adimat Cardan	Haa Walioa 500
Land Type: Native Grass		Irrig. Type: Well Depth:	Adjust Code: Govt. Prgm:	Use Value: 590 Market Value: 8,750
Acres: Soil Unit:	5.30 8683	Acre Feet: Acre Feet/Ac:	Base Rate: 111 Adjust Rate: 111	

Land Type: Irrig. Type: Adjust Code: Use Value: 950
Native Grass - NG Well Depth: Govt. Prgm: Market Value: 17,000
Acres: 10.30 Acre Feet: Base Rate: 92

 Acres:
 10.30
 Acre Feet:
 Base Rate:
 92

 Soil Unit:
 8876
 Acre Feet/Ac:
 Adjust Rate:
 92

Land Type:Irrig. Type:Adjust Code:Use Value:240Native Grass - NGWell Depth:Govt. Prgm:Market Value:39,270

 Acres:
 23.80
 Acre Feet:
 Base Rate:
 10

 Soil Unit:
 8957
 Acre Feet/Ac:
 Adjust Rate:
 10

Agricultural Land Summary

Native Grass - NG Acres: 39.40 Total Land Acres: 39.40

Total Land Use Value: 1,780 Total Land Mkt Value: 65,020

Page 1 of 1

This parcel record was last updated on 7/1/2021 at 6 am.

© 2016 Wilson County, Kansas Version: 3.0.0.07 : 01/16/2020

> Nazír Jesrí 7/7/2021 9:12:59 AM CDT 07/07/2021



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address:000	00 Lane Rd -	Neodesha, KS 6675	7
OOES THE PROPERTY	Y HAVE A WELL?	YES NO	_
If yes, what type?	Irrigation	Orinking O	Other
Location of Well:			
OOES THE PROPERTY	HAVE A LAGOO	ON OR SEPTIC SYSTEM?	YES NO _ •
If yes, what type?	Septic	Lagoon	
Location of Lago	on/Septic Access: _		
Authenti Naziv Jes Owneel 9:13:13 AM O	rí		07/07/2021
O7//19921 9:13:13 AM C	TO		Date
Owner			Date



File #:

Property Address: 00000 Lane Rd Neodesha, KS 66757

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.	
Nazir Jesri	07/07/2021
Buyer Seiler021 9:13:15 AM CDT	

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

Federal Bureau of Investigation:

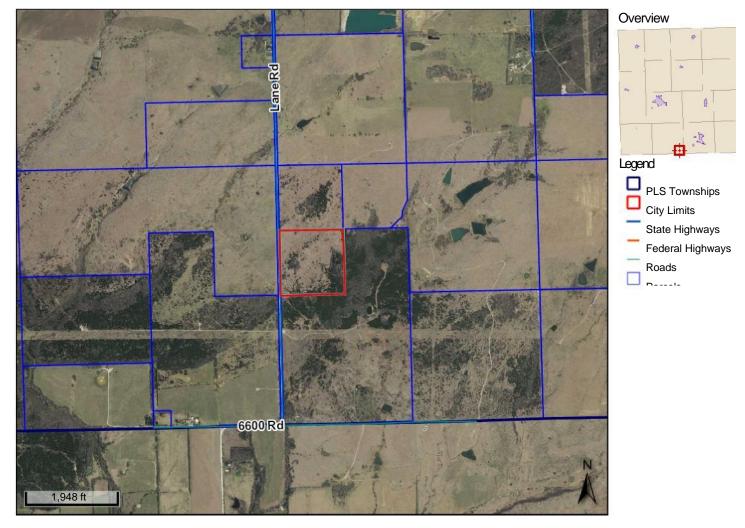
Internet Crime Complaint Center:

http://www.ic3.gov

http://www.fbi.gov



1625 Lane Rd., Neodesha KS 66757 -Zoning Agricultural



 Parcel ID
 10318834000000003010

 Sec/Twp/Rng
 34-30-15

 Property Address
 1625 LANE RD

 Neodesha

Alternate ID R305186

Class A - Agricultural Use
Acreage 39.4

Owner Address ALEPPO TRUST LLC 3617 N RUSHWOOD CT WICHITA, KS 67226

District 07

Brief Tax Description S34, T30, R15, ACRES 39.4, SW4 OF NW4 LESS ROW

(Note: Not to be used on legal documents)

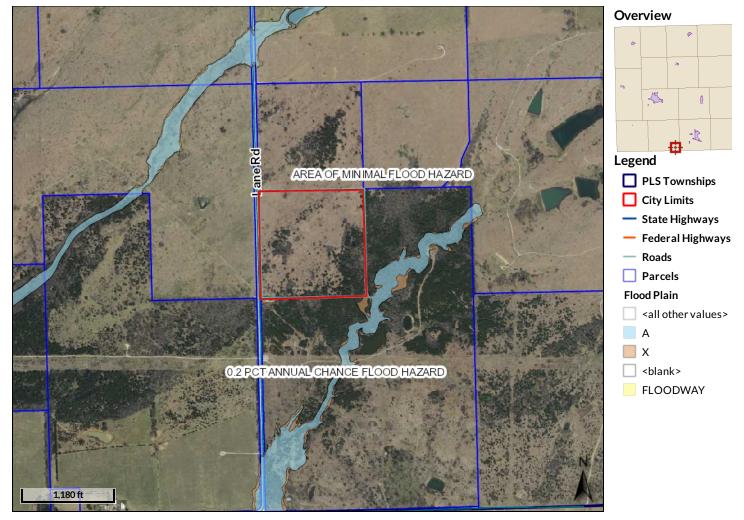
Disclaimer: Map features are representations of original data sources and do not intend to replace or modify land surveys, deeds or other legal instruments used to describe land ownership or use. Every effort has been made to assure accuracy of data displayed on this map. Information contained on this map may have changed since such information was compiled. Under no circumstances shall Wilson County be responsible to any party for any costs, expenses, damages, to any person or property arising from the use, misuse, sale or reliance on this map.

Date created: 7/1/2021 Last Data Uploaded: 6/30/2021 6:37:19 PM





1625 Lane Rd., Neodesha KS 66757 - Flood Zone



 Parcel ID
 1031883400000003010

 Sec/Twp/Rng
 34-30-15

 Property Address
 1625 LANE RD

Alternate ID R305186 Class A - Agricultural Use

Acreage 39.4

Owner Address ALEPPO TRUSTLLC 3617 N RUSHWOOD CT WICHITA, KS 67226

Neodesha District 0

Brief Tax Description \$34, T30, R15, ACRES 39.4, SW4 OF NW4 LESS ROW

(Note: Not to be used on legal documents)

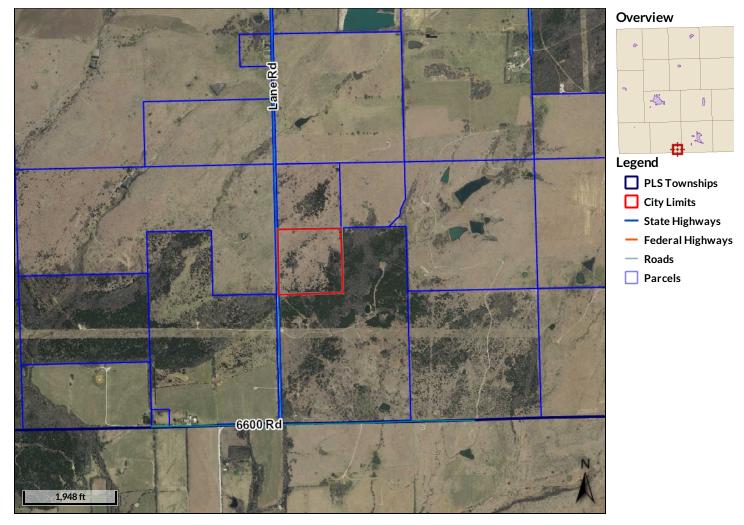
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1625 Lane Rd., Neodesha KS 66757 - Aerial



 Parcel ID
 1031883400000003010

 Sec/Twp/Rng
 34-30-15

 Property Address
 1625 LANE RD

Class A - Agricultural Use Acreage 39.4

Alternate ID R305186

Owner Address ALEPPO TRUSTLLC 3617 N RUSHWOOD CT WICHITA, KS 67226

Neodesha

District 076

Brief Tax Description S34, T30, R15, ACRES 39.4, SW4 OF NW4 LESS ROW

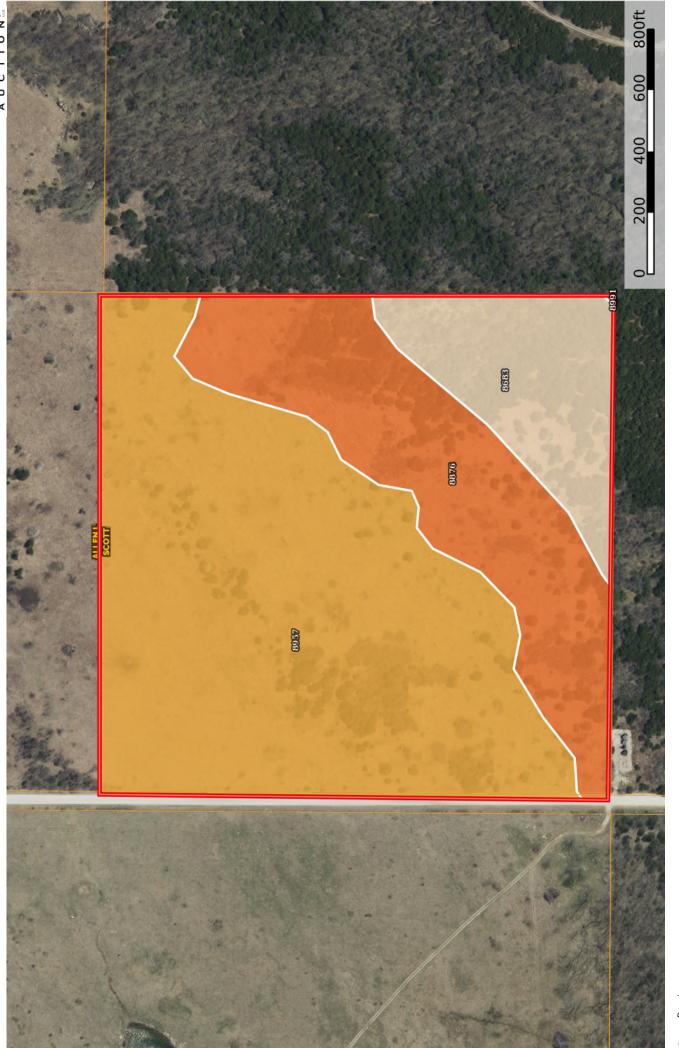
(Note: Not to be used on legal documents)

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Date created: 7/1/2021 Last Data Uploaded: 6/30/2021 6:37:19 PM







Boundary

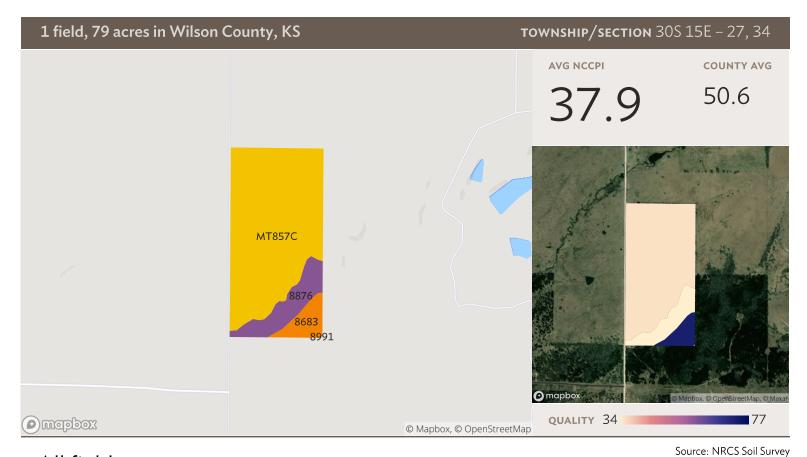
Boundary 39.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8991	Zaar silty clay, 1 to 3 percent slopes	0.0	0.02	3e
8876	Ringo-Shidler silty clay loams, 3 to 15 percent slopes	10.3	25.94	6e
8683	Dennis silt loam, 3 to 7 percent slopes		13.36	3e
8957	Wagstaff-Shidler complex, 1 to 8 percent slopes	24.0	60.68	3e
TOTALS		39.6	100%	3.78

Capability Legend Increased Limitations and Hazards Decreased Adaptability and Freedom of Choice Users Land, Capability 5 6 '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





All fields

79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES PER	CENTAGE OF FIELD	SOIL CLASS	NCCPI
MT8	57(Wagstaff-Shidler complex, 1 to 8 percent slopes	62.93	79.9%	3	35.6
8876	Ringo-Shidler silty clay loams, 3 to 15 percent slopes	10.38	13.2%	6	34.0
8 683	Dennis silt loam, 3 to 7 percent slopes	5.40	6.9%	3	72.7
8991	Zaar silty clay, 1 to 3 percent slopes	0.01	0.0%	3	45.2
		78.73			37.9



1 field, 79 acres in Wilson County, KS		тс	TOWNSHIP/SECTION 30S 15E – 27, 34			
	All fields 79 ac	2019	2018	2017	2016	2015
	■ Grass/Pasture	70.6%	77.3%	76.9%	76.9%	77.2%
	■ Forest	28.2%	16.4%	17.2%	17.2%	16.8%
	■ Non-Cropland	-	6.3%	6.0%	6.0%	6.0%
	■ Other	1.1%	-	-	-	-

Source: NASS Cropland Data Layer

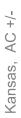


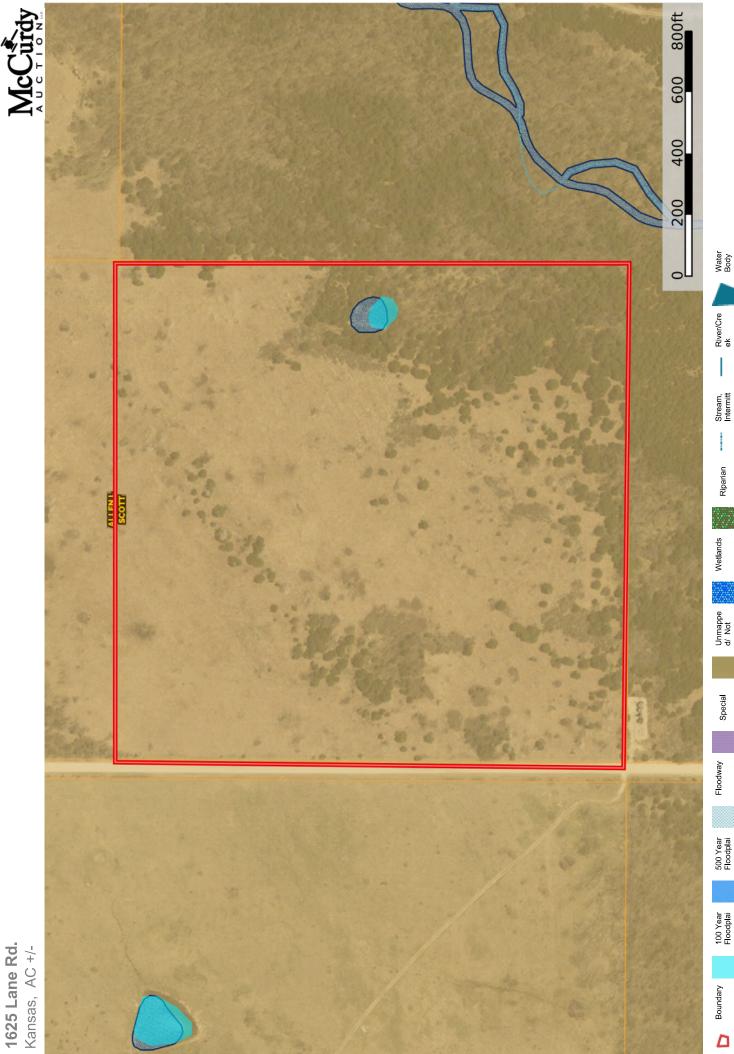
1 field, 79 acres in Wilson County, KS

TOWNSHIP/SECTION 30S 15E – 27, 34

Wilson County, KS

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	78.73	30S 15E - 27, 34 APN: 188340000003000	SCOTT, ALLEN L & WANDA (08/12/2019)	3327 COUNTY ROAD 6400, NEODESHA, KS 66757
		THE RESERVE AND ADDRESS.		
		San		H
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	x		© Mapbox, © 0	OpenStreetMap, © Maxar







Riparian

GUIDE TO CLOSING 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 (Except VA)
- Real Estate Commission
- Notary Fees (If Applicable)
- Any Loan Fees Required by Buyer's Lender (According to Contract)
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any **Prepayment Penalties**
- Termite Treatment (According to Contract)
- Home Warranty (According to Contract)
- 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
- Any Bonds or Assessments (According to Contract)
- 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 (Except VA)
- Lender's Title Policy Premiums
- Document Preparation (If Applicable)
- Notary Fees (If Applicable)
- Recording Charges For All Documents in Buyer's Name
- Termite Inspection (According to Contract)
- Homeowner's Association Transfer Fee and Deposit (If Applicable)
- All New Loan Charges (Except Those That the Lender Requires the Seller to Pay)
- Interest on New Loan From Date of Funding to 30 Days Prior to First Payment Date
- Home Warranty (According to Contract)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposits for Taxes, Insurance, MIP, Etc.









