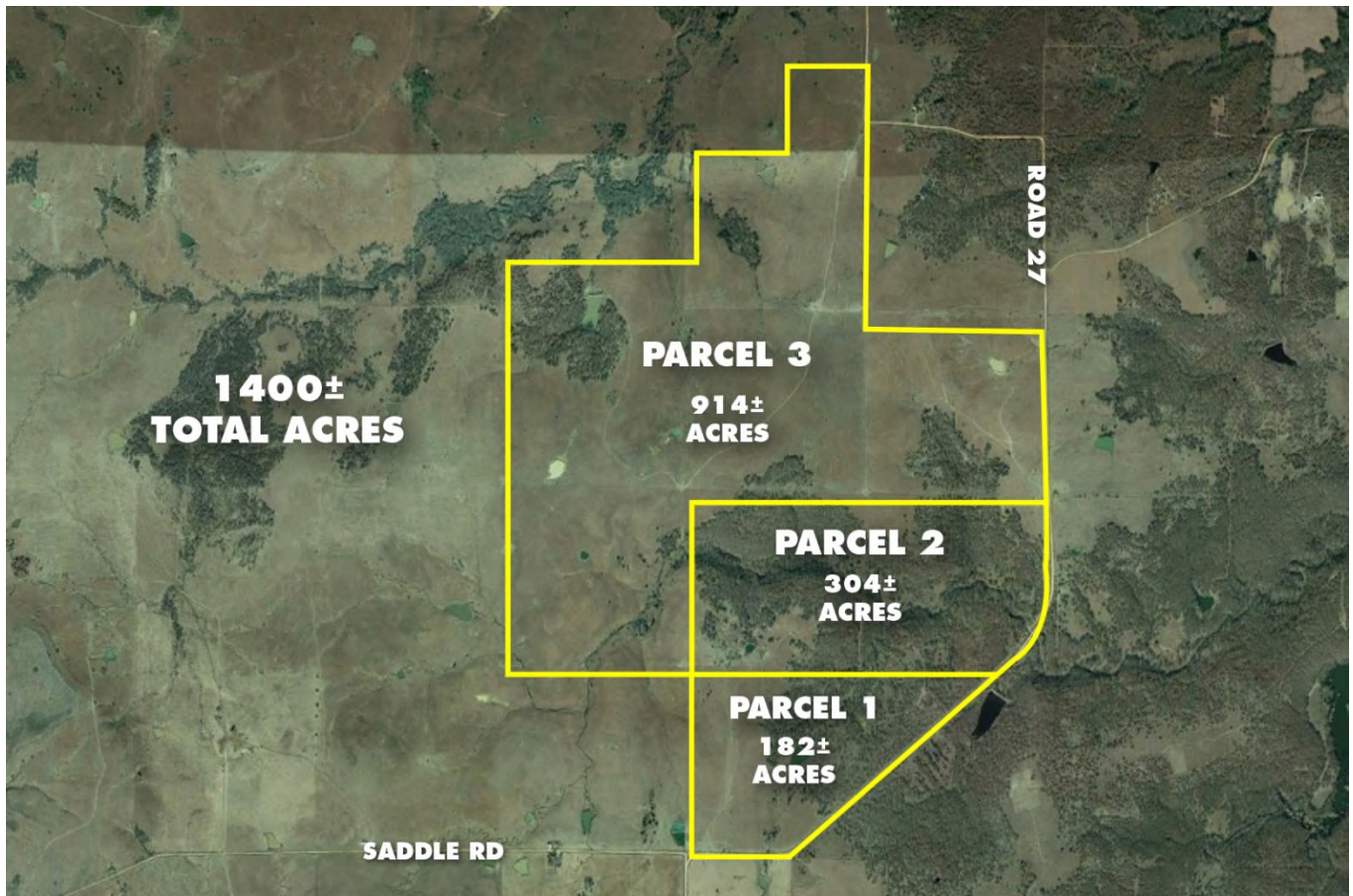


PROPERTY INFORMATION PACKET

THE DETAILS



1,400 +/- Acres at Saddle Rd & Rd 27 | Elk City, KS 67352

AUCTION: BIDDING OPENS: Tues, April 19th @ 2:00 PM

BIDDING CLOSING: Thurs, May 5th @ 2:00 PM

12041 E. 13th St. N. · Wichita, KS 67206
316.867.3600 · 800.544.4489 · McCurdy.com



McCurdy
REAL ESTATE & AUCTION



Table of Contents

PROPERTY DETAIL PAGES
SELLER'S PROPERTY DISCLOSURE
WATER WELL ORDINANCE
SECURITY 1 ST TITLE WIRE FRAUD ALERT
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
WATER FEATURE MAP
ACRE VALUE MAPS
FSA REPORT
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 Real Estate & 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 # 609675
Class Land
Property Type Undeveloped Acreage
County Chautauqua
Area OUT - Out of Area
Address 182 +/- Acres Saddle Rd.
Address 2
City Elk City
State KS
Zip 67352
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	List Date	3/28/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	01002-62300000001000	Sub-Agent Comm	0
Number of Acres	182.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	182 Acres	Variable Comm	Non-Variable
School District	Elk Valley School District (USD 283)	Virtual Tour Y/N	
Elementary School	Elk Valley		
Middle School	Elk Valley		
High School	Elk Valley		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Elk City) Hickory St & Montgomery Ave- West on Hickory St, South on County Rd 1500, West on County Rd 5200, continue West on Union Rd to Rd 27.

FEATURES

SHAPE / LOCATION Irregular	UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Unknown	LOCKBOX None
TOPOGRAPHIC Pond/Lake Rolling Stream/River Wooded	IMPROVEMENTS Fencing	SALE OPTIONS None	AGENT TYPE Sellers Agent
PRESENT USAGE Pasture Recreational	OUTBUILDINGS None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Trust
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
	DOCUMENTS ON FILE Photographs Sellers Prop. Disclosure	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N No
General Taxes \$600.26
General Tax Year 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 Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, April 19th, 2022 at 2 PM (cst) | BIDDING CLOSING: Thursday, May 5th, 2022 at 2 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! 182+/- acres with a nice combination of native pasture, wood areas, draws, ponds and creeks which boasts an abundance of wildlife and offers many recreational opportunities. If you have been looking for a recreational piece of property this is your chance. 182 +/- acres Rolling native pasture Large Elevation changes Wooded draws Creeks Ponds Exterior fence Public Road Access off Road 27 All mineral rights held by the seller will pass with the real estate to the buyer. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160 acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total sales price if \$800,000. For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres. \$25,000 anticipates closing on or before 30 days from the date of sale. A 45 -day close is available at the discretion of the purchaser with a deposit of \$35,000 in earnest money at the time of contracting. Lots are split however no survey will be completed. It is the Buyers responsibility to obtain a survey to determine specific boundary lines and exact acreage amounts if desired. Subject to existing pasture and hunting lease agreements, both the hunting and pastureland leases will terminate on December 31st, 2022. Tenants will have the right to remove their non-permanent items in a timely manner (weather dependent) after lease termination. Any equipment and or infrastructure from historic oil/gas leases on the land is considered to be abandoned and will remain with the property. *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. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$25,000.

AUCTION

Auction Date 4/19/2022
Auction Offering Real Estate Only
1 - Open for Preview
Broker Reg Deadline 05/04/2022 by 5:00 PM
Buyer Premium Y/N Yes

Auction Location www.mccurdy.com
Auction Start Time 2:00 PM
1 - Open End Time
Broker Registration Req Yes

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES

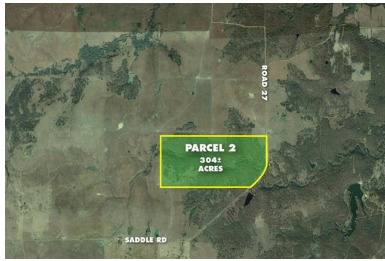




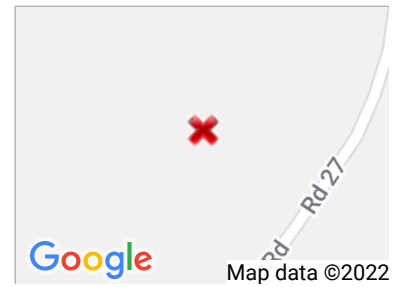
DISCLAIMER

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MLS PIP



MLS # 609679
Class Land
Property Type Undeveloped Acreage
County Chautauqua
Area OUT - Out of Area
Address 304 +/- Acres Saddle Rd.
Address 2
City Elk City
State KS
Zip 67352
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 4



GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display Address	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	VOW: Allow 3rd Party Comm	Yes
Showing Phone	1-800-301-2055	Variable Comm	Non-Variable
Zoning Usage	Agriculture	Virtual Tour Y/N	
Parcel ID	01002-62300000001000		
Number of Acres	304.00		
Price Per Acre	0.00		
Lot Size/SqFt	304 Acres		
School District	Elk Valley School District (USD 283)		
Elementary School	Elk Valley		
Middle School	Elk Valley		
High School	Elk Valley		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Elk City) Hickory St & Montgomery Ave- West on Hickory St, South on County Rd 1500, West on County Rd 5200, continue West on Union Rd to Rd 27.

FEATURES

SHAPE / LOCATION Rectangular	UTILITIES AVAILABLE Electricity Private Water	DOCUMENTS ON FILE Aerial Photos Photographs Sellers Prop. Disclosure	SHOWING INSTRUCTIONS Call Showing #
TOPOGRAPHIC Pond/Lake Rolling Stream/River Wooded	IMPROVEMENTS Fencing	FLOOD INSURANCE Unknown	LOCKBOX None
PRESENT USAGE Pasture Recreational	OUTBUILDINGS None	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Trust
		POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
			BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	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 Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, April 19th, 2022 at 2 PM (cst) | BIDDING CLOSING: Thursday, May 5th, 2022 at 2:10 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. One of the best recreational properties to hit the market this year! When you step foot on this land there is no doubt it is one of a kind. 304 +/- acres of heavily wooded Southern Kansas hills with the Coffey Branch River running right through the middle! With the majority of the land being heavily wooded with many elevation changes, rock formations and water features the recreational opportunity goes unmatched. If you have been looking for an exceptional piece of recreational property, here it is. 304 +/- acres Heavily wooded Coffey Branch River Ponds Large Elevation changes Rock formations Perimeter and Interior fencing Electric service Well Public Road Access off Road 27 Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160 acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total sales price if \$800,000. For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres. \$35,000 anticipates closing on or before 30 days from the date of sale. A 45-day close is available at the discretion of the purchaser with a deposit of \$45,000 in earnest money at the time of contracting. Lots are split however no survey will be completed. It is the Buyers responsibility to obtain a survey to determine specific boundary lines and exact acreage amounts if desired. Taxes TBD. Subject to existing pasture and hunting lease agreements, both the hunting and pastureland leases will terminate on December 31st, 2022. Tenants will have the right to remove their non-permanent items in a timely manner (weather dependent) after lease termination. Any equipment and or infrastructure from historic oil/gas leases on the land is considered to be abandoned and will remain with the property. All mineral rights held by the seller will pass with the real estate to the buyer.

MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	www.mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	4/19/2022	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	05/04/2022 by 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 %/\$	25,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale

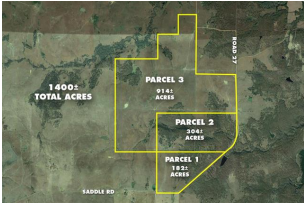
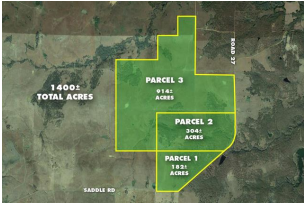
PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	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



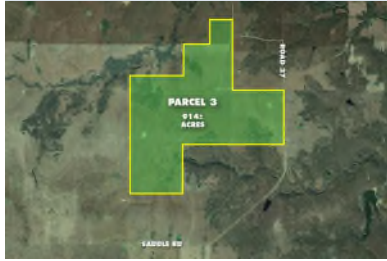




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ALL FIELDS CUSTOMIZABLE



MLS # 609677
Class Land
Property Type Undeveloped Acreage
County Chautauqua
Area OUT - Out of Area
Address 914+/- Acres Rd 27
Address 2
City Elk City
State KS
Zip 67352
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	BRADEN MCCURDY - OFF: 316-683-0612	List Date	4/7/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	0100211100000003000	Sub-Agent Comm	0
Number of Acres	914.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	914+/- ac	Variable Comm	Non-Variable
School District	Elk Valley School District (USD 283)	Virtual Tour Y/N	
Elementary School	Elk Valley	Days On Market	4
Middle School	Elk Valley	Cumulative DOM	4
High School	Elk Valley	Cumulative DOMLS	
Subdivision	NONE	Input Date	4/7/2022 10:08 AM
Legal	S11 , T32 , R12E , ACRES 276.0 , SE4NE4; SE4; S2SW4 LESS ROW	Update Date	4/11/2022
		Status Date	4/7/2022
		HotSheet Date	4/7/2022
		Price Date	4/7/2022

DIRECTIONS

Directions (Elk City) Hickory St & Montgomery Ave- West on Hickory St, South on County Rd 1500, West on County Rd 5200, continue West on Union Rd to Rd 27.

FEATURES

SHAPE / LOCATION Irregular	UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Unknown	LOCKBOX None
TOPOGRAPHIC Pond/Lake Rolling Stream/River Treeline Wooded	IMPROVEMENTS Fencing	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
PRESENT USAGE Pasture Recreational	OUTBUILDINGS None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Trust
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
	DOCUMENTS ON FILE Aerial Photos Photographs	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
	Sellers Prop. Disclosure Other/See Remarks		

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2021
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, April 19th, 2022 at 2 PM (cst) | BIDDING CLOSING: Thursday, May 5th, 2022 at 2:10 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. If you have been looking to add to your ranch, or just invest in land, this is your chance! 914+/- acres of rolling native pasture with multiple water sources, excellent perimeter and interior fencing, roadway, and wooded cover. There are five pastures that are fenced and cross fenced into units of approximately (3) 160-acre pastures, (1) 235-acre pasture, and (1) 200-acre pasture. Each unit does offer its own water source and is connected by the interior roadway. The land also features an amazing wooded area with a large 2-acre pond which offers recreational opportunities. 914+/- acres Rolling Native pasture Multiple water sources Fenced and cross fenced into multiple pastures Wooded cover Large Pond Creeks Coffey Branch River Interior roadway Public Road Access off Road 27 Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160 acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total sales price of \$800,000. For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres. \$75,000 anticipates closing on or before 30 days from the date of sale. A 45-day close is available at the discretion of the purchaser with a deposit of \$100,000 in earnest money at the time of contracting. Lots are split however no survey will be completed. It is the Buyer's responsibility to obtain a survey to determine specific boundary lines and exact acreage amounts if desired Taxes TBD Subject to existing pasture and hunting lease agreements, both the hunting and pastureland leases will terminate on December 31st, 2022. Tenants will have the right to remove their non-permanent items in a timely manner (weather dependent) after lease termination Any equipment and or infrastructure from historic oil/gas leases on the land is considered to be abandoned and will remain with the property All mineral rights 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. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by 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 \$75,000 for 30 day close/\$100,000 for 45 day close.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	www.mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	4/19/2022	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	05/04/2022 5pm	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 %/\$	75,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See Associated Documents

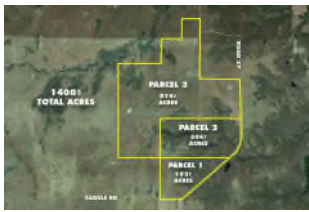
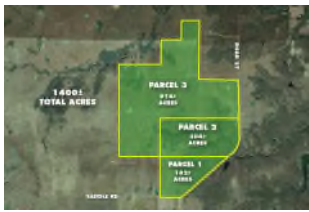
PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	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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SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 1400+/- Acres See Exhibit A

Seller: William Wayne Dexter Trst & Margaret Date of Purchase:

Property currently zoned as: Jane Dexter Trust

Message to the Seller: This statement is a disclosure of the condition of the above described Property known by the SELLER on 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, and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the form. Prospective Buyers may rely on the information you provide.

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

By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.

Message to the Buyer: Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is important that you take an active role in obtaining the information about the Property.

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

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

PART I

Indicate the condition of the following items by marking the appropriate box.
Check only one box for each item.

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

☒	☐	☐	☐	☐	Well/Pump
☒	☐	☐	☐	☐	Drinking _____ Irrigation _____
					Location _____
					Depth _____
					Type _____
					If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No
					Is the property connected to ☐ city ☐ rural water systems?
					Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ _____
☒	☐	☐	☐	☐	Cistern _____
☒	☐	☐	☐	☐	Other _____
					Comments: _____

DRAINAGE/SEWAGE SYSTEMS

☒	☐	☐	☐	☐	Sewer Lines _____
☒	☐	☐	☐	☐	Septic/Laterals _____
☒	☐	☐	☐	☐	Lagoon _____
☒	☐	☐	☐	☐	Tank Size _____ Location _____
☒	☐	☐	☐	☐	# Feet of Laterals _____
☒	☐	☐	☐	☐	Other _____
☒	☐	☐	☐	☐	Other _____
					Comments: _____

Seller's Initials WJ DC

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: _____
- 51 _____
- 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?
- 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 _____

Seller's Initials mgdc

Buyer's Initials _____

PART II - Continued

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

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

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

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- Asbestos
- Contaminated soil or water (including drinking water)
- Landfill or buried materials
- Methane gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (e.g., solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Gas or oil wells in area
- Other

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

Comments: adjacent oil & gas wells on property.

MISCELLANEOUS

To your knowledge:

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- Are there any gas/oil wells on the property or adjacent property?
- Is the present use of the property a non-conforming use?
- Are there any violations of local, state or federal government laws or regulations relating to this property?
- Is there any existing or threatened legal or regulatory action affecting this property?
- Are there any current special assessments or do you have knowledge of any future assessments?
- Are there any proposed or pending zoning changes on this or adjacent property?
- Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
- Are there any diseased or dead trees or shrubs?
- Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
- 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.

Comments: _____

Seller Owns:

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Mineral Rights:

100 % pass with the land to the Buyer _____ % remain with the Seller
_____ % are owned by third party _____ unknown

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

Crops planted at the time of sale:

_____ pass with the land to the Buyer _____ remain with the Seller
X none _____ negotiable
_____ Other (please describe): _____

Tenant's rights apply to the subject property with lease or shares as follows: Subject to current pasture & hunting lease

Water Rights:

X pass with the land to the Buyer - Permit # _____
_____ remain with the Seller - Permit # _____
_____ have been terminated

Comments: _____

Seller's Initials mgdc

Buyer's Initials _____

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 Margaret Jane Dotter-Clock 3/28/22
145 Seller _____ Date _____ 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 _____

150 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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McCurdy
REAL ESTATE & AUCTION

WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 1400+/- Acres See Exhibit A

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Margaret Jane Dister - Cloek
Owner

3/28/22
Date

Owner

Date



CALL BEFORE YOU WIRE FUNDS

PROTECT YOUR MONEY WITH THESE TWO STEPS

1. At the first meeting with your Realtor®, obtain the phone number of your real estate agent and your escrow officer.
2. PRIOR to wiring funds, call the known phone number to speak directly with your escrow officer to confirm wire instructions.

WHAT TO EXPECT FROM SECURITY 1ST TITLE WHEN YOU WIRE FUNDS.

1. To protect your business and customer's information, we will only provide wire instructions to the customer.
2. We will NOT randomly send wire instructions without a request from the customer.
3. We will NOT provide wire instructions if we do not have a signed **Wire Fraud Alert Form** for the party requesting the wire instructions.
4. We will NOT change the wire instructions in the middle of the transaction.
5. If a Buyer/Seller does receive wire instructions:
 - Wire instructions will be given verbally over the phone or sent securely via secured email.
 - The customer needs to verify our phone number at a trusted source like our website, security1st.com
 - Before sending funds, they need to call the verified office number to verify the wire instructions.

**NEVER WIRE FUNDS WITHOUT FIRST CALLING A KNOWN NUMBER FOR YOUR ESCROW OFFICER
TO CONFIRM THE WIRE INSTRUCTIONS. DO NOT RELY ON EMAIL COMMUNICATIONS.**

The undersigned, hereby authorizes Security 1st Title to communicate regarding my real estate closing transaction via electronic communications (cell phone number, e-mail or text message). I understand that this means Security 1st Title will only communicate with me via the authorized cell phone number and email address listed below.

I also acknowledge receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Security 1st Title harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Buyer/Seller Name

Buyer/Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

Property Address

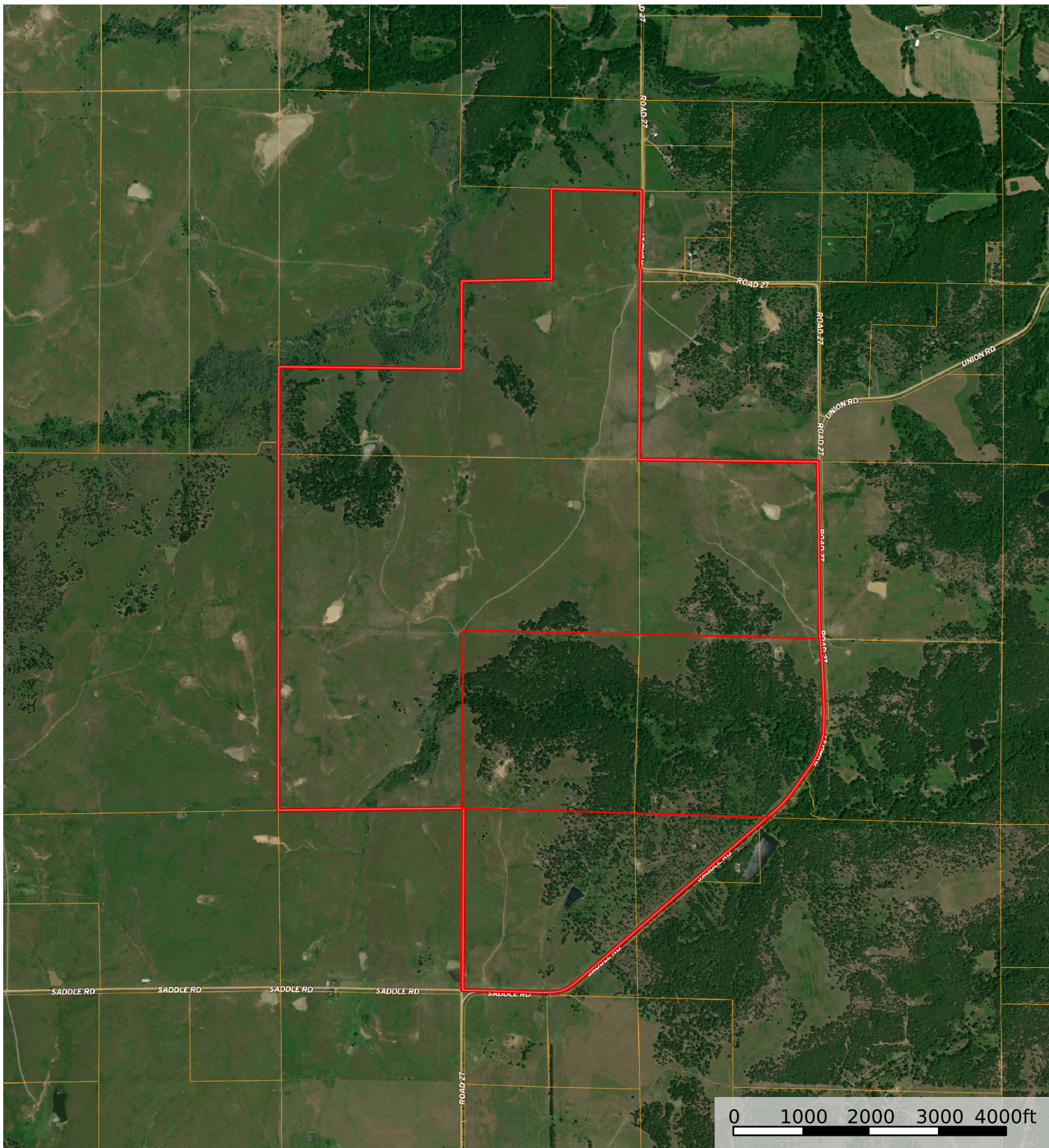
File Number

FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

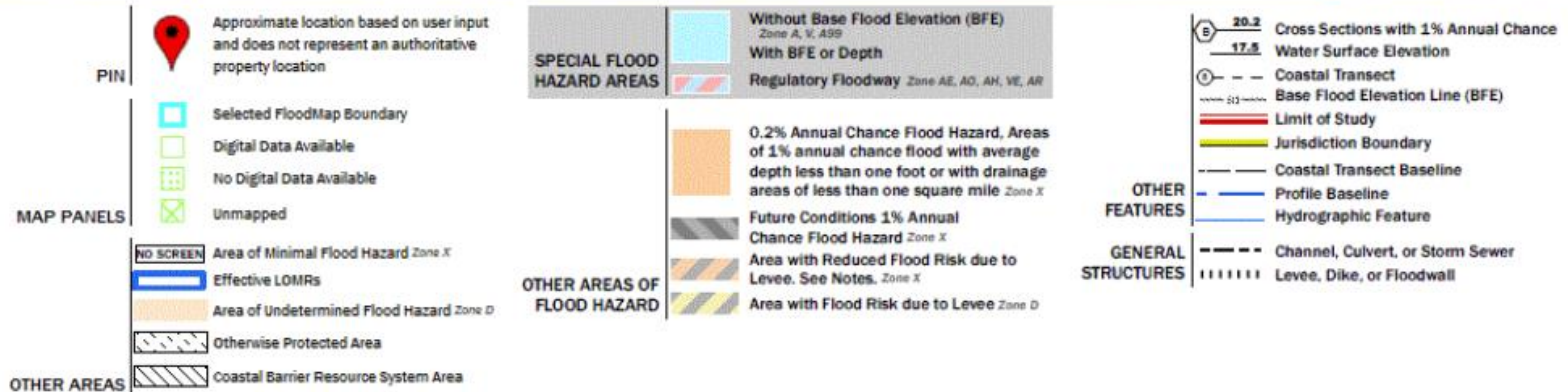
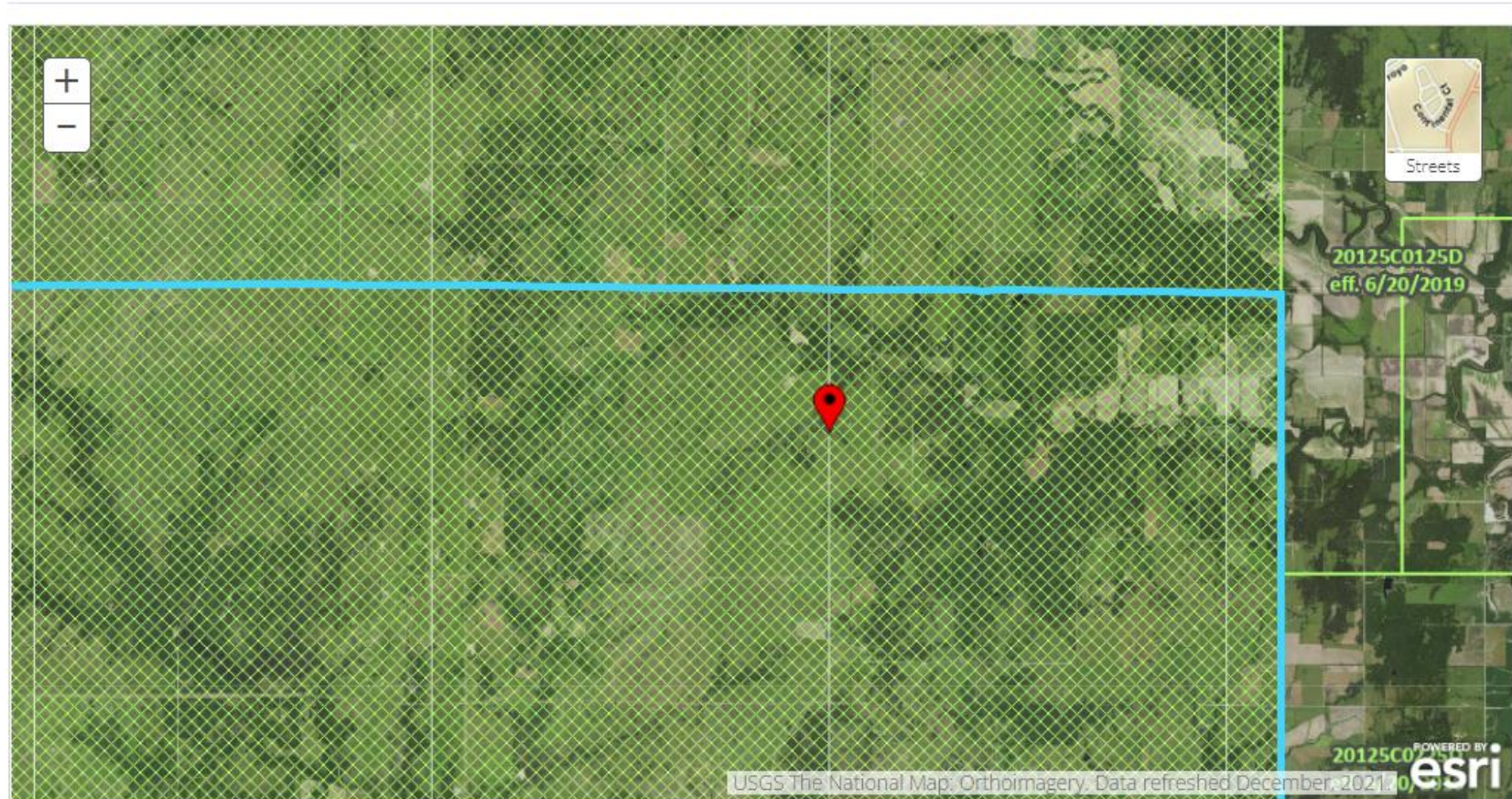
Federal Bureau of Investigation: <http://www.fbi.gov>

Internet Crime Complaint Center: <http://www.ic3.gov>

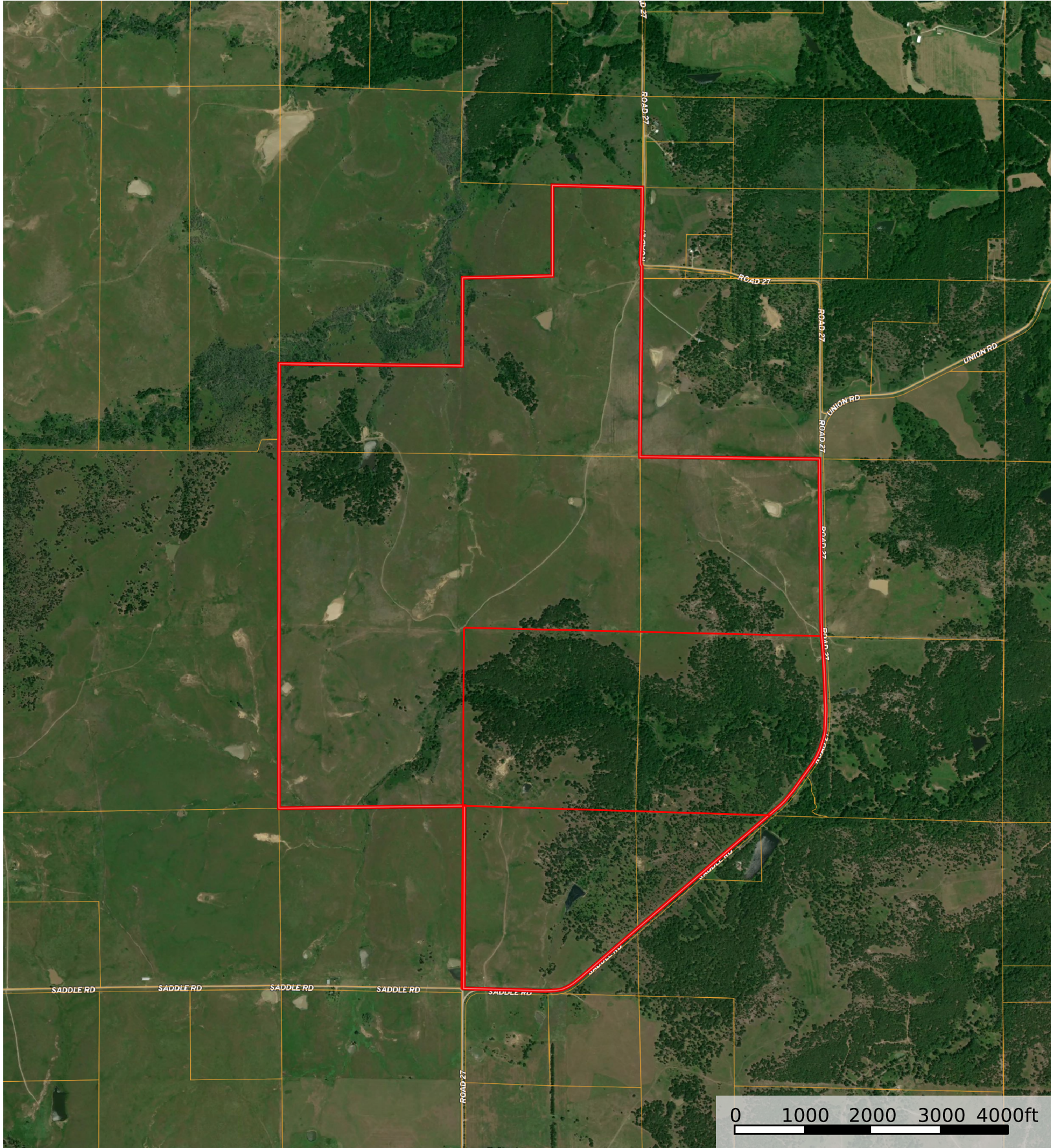
Approx 1400+/- Acres in Chautauqua County - Zoning: None



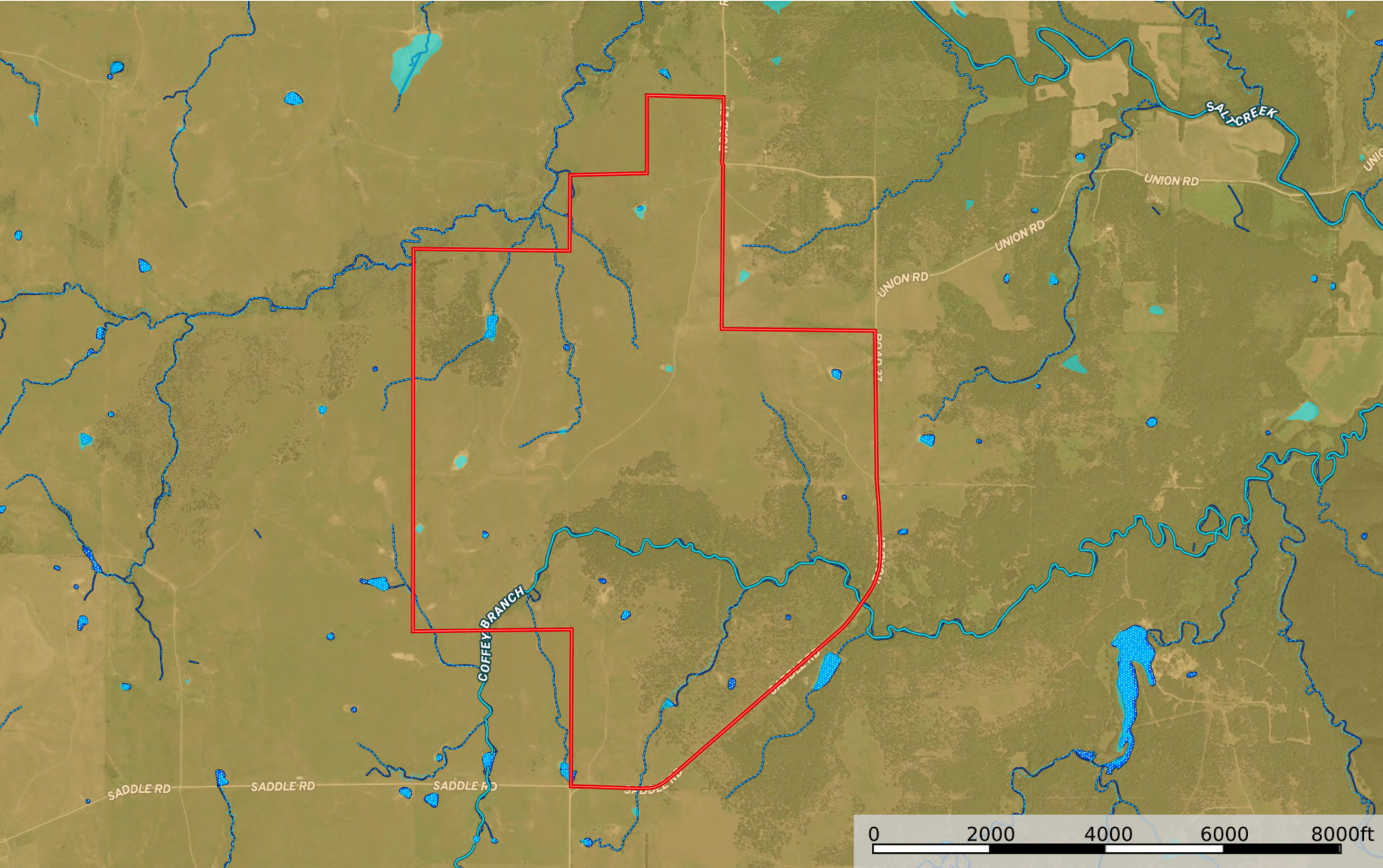
1400+/- Acres in Chautauqua Co, KS - Flood Zone - unmapped



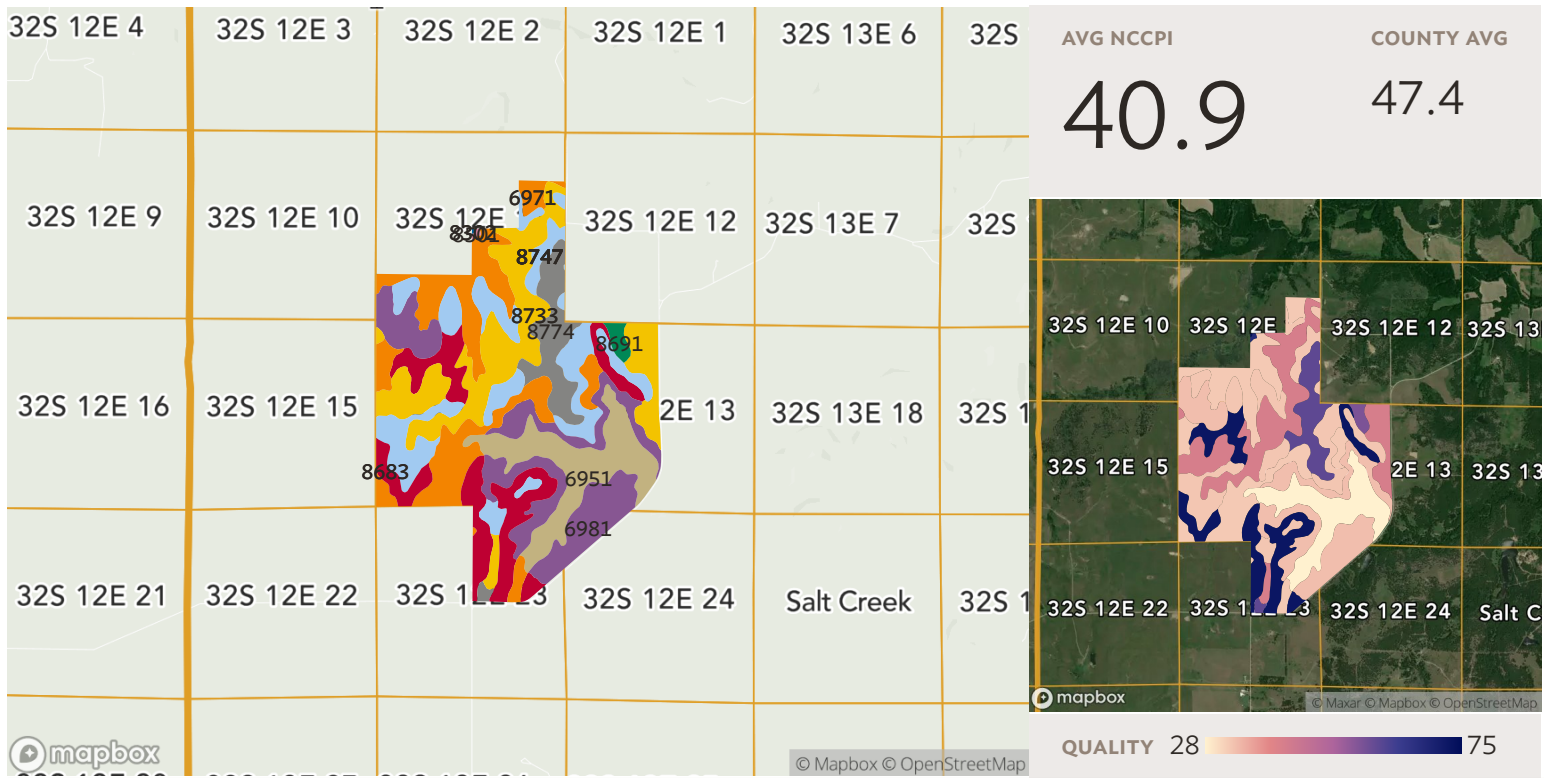
1400+/- Acres in Chautauqua County - Aerial



1,400 Dexter Land, Elk City, KS
Chautauqua County, Kansas, 1400 AC +/-



5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24



All fields

1400 ac.

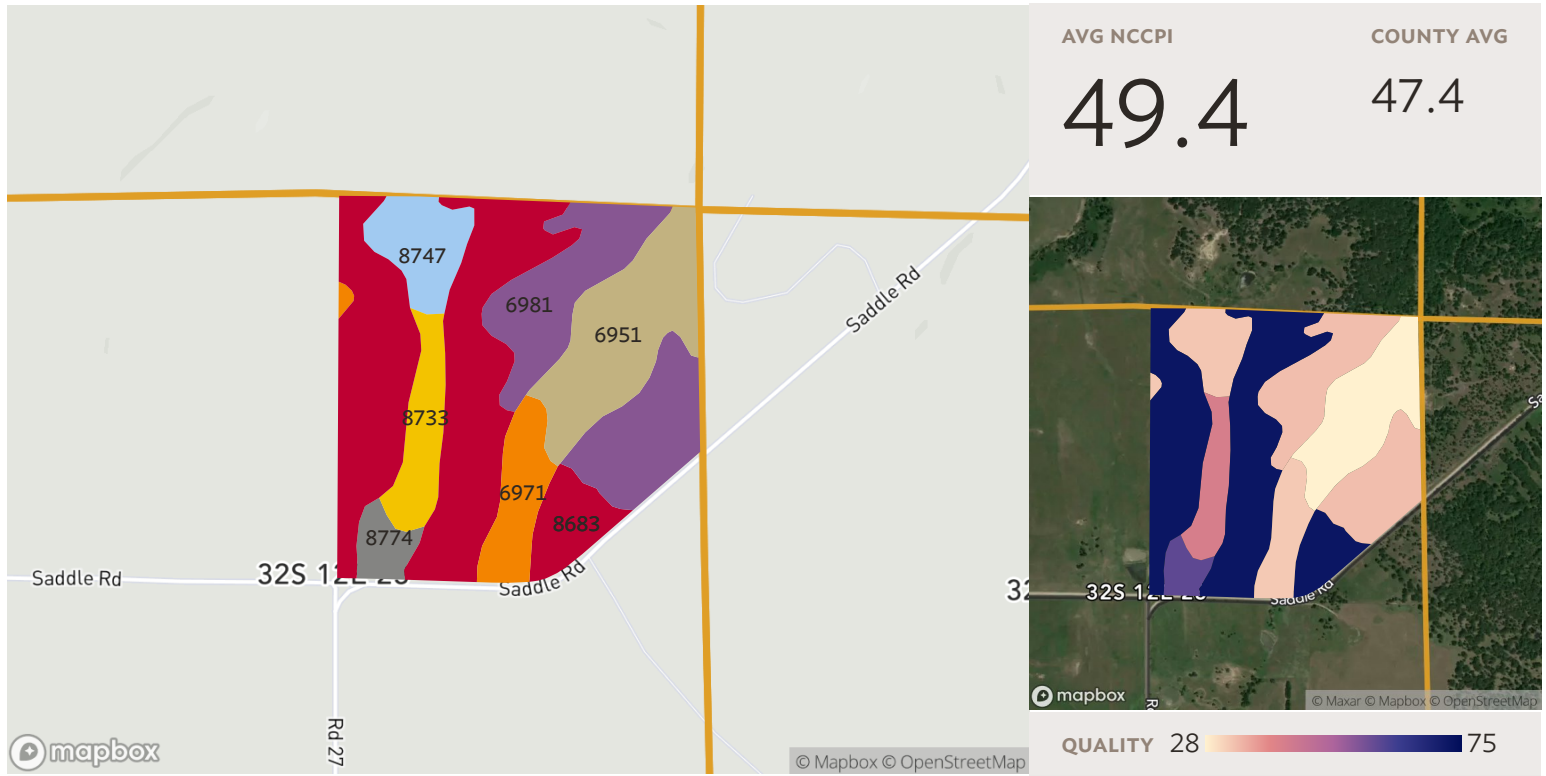
Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8733	Eram silty clay loam, 1 to 3 percent slopes	261.51	18.7%	3	42.2
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	235.54	16.8%	6	33.5
6971	Steedman stony clay loam, 8 to 20 percent slopes	234.26	16.7%	6	32.3
8747	Eram-Collinsville complex, 1 to 5 percent slopes	223.69	16.0%	6	32.7
8683	Dennis silt loam, 3 to 7 percent slopes	184.77	13.2%	3	72.7
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	162.47	11.6%	6	26.3
8774	Kenoma silt loam, 0 to 1 percent slopes	85.28	6.1%	3	59.7
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	10.81	0.8%	3	56.5
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	1.13	0.1%	1	68.1

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24

■ 8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.20	0.0%	2	79.3
					1,399.66
					40.9

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24



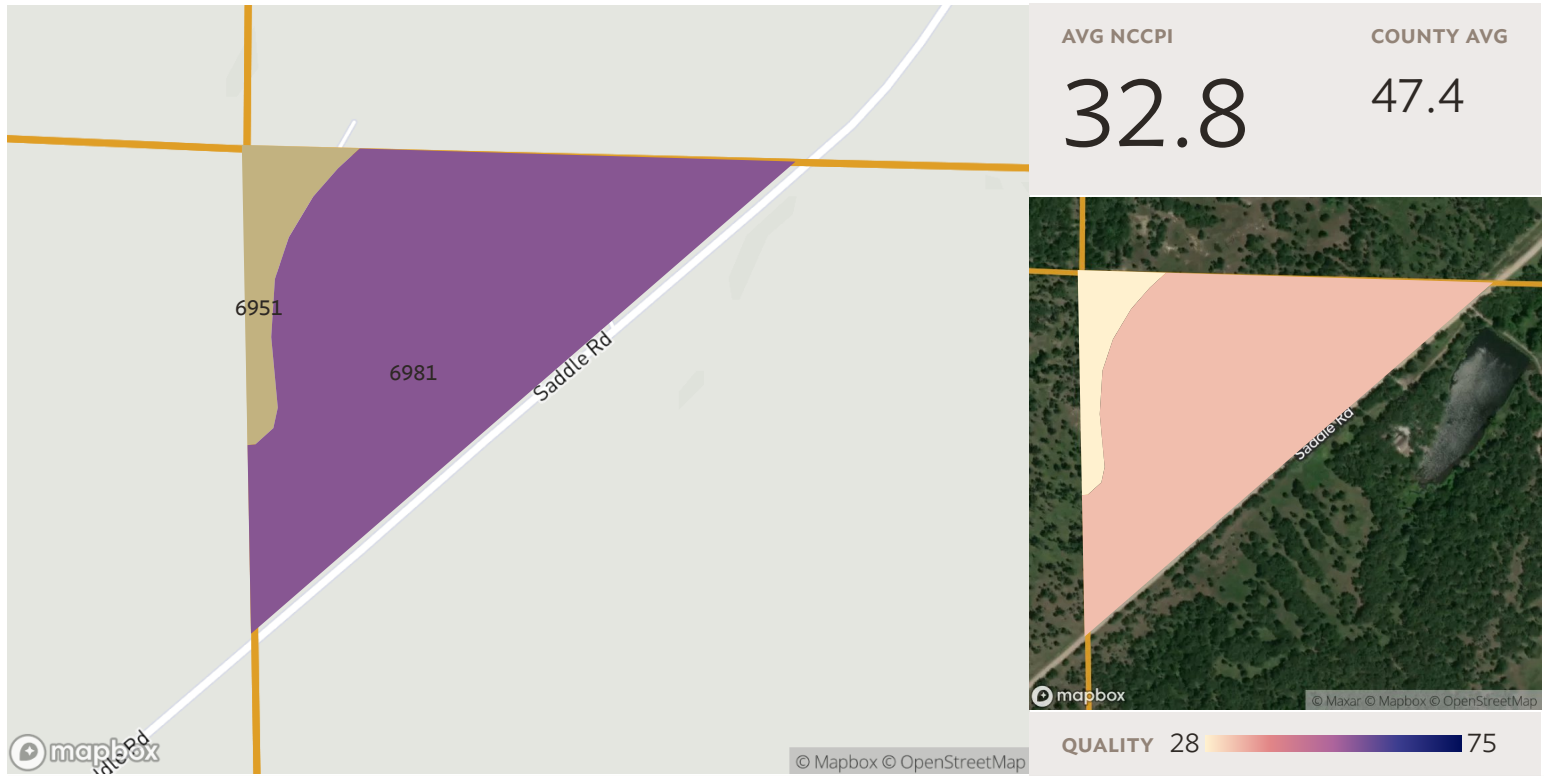
Field 1

Source: NRCS Soil Survey

144 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8683	Dennis silt loam, 3 to 7 percent slopes	58.27	40.5%	3	72.7
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	31.29	21.8%	6	33.5
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	22.53	15.7%	6	26.3
6971	Steedman stony clay loam, 8 to 20 percent slopes	9.53	6.6%	6	32.3
8747	Eram-Collinsville complex, 1 to 5 percent slopes	9.45	6.6%	6	32.7
8733	Eram silty clay loam, 1 to 3 percent slopes	8.80	6.1%	3	42.2
8774	Kenoma silt loam, 0 to 1 percent slopes	3.95	2.7%	3	59.7
		143.81			49.4

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24



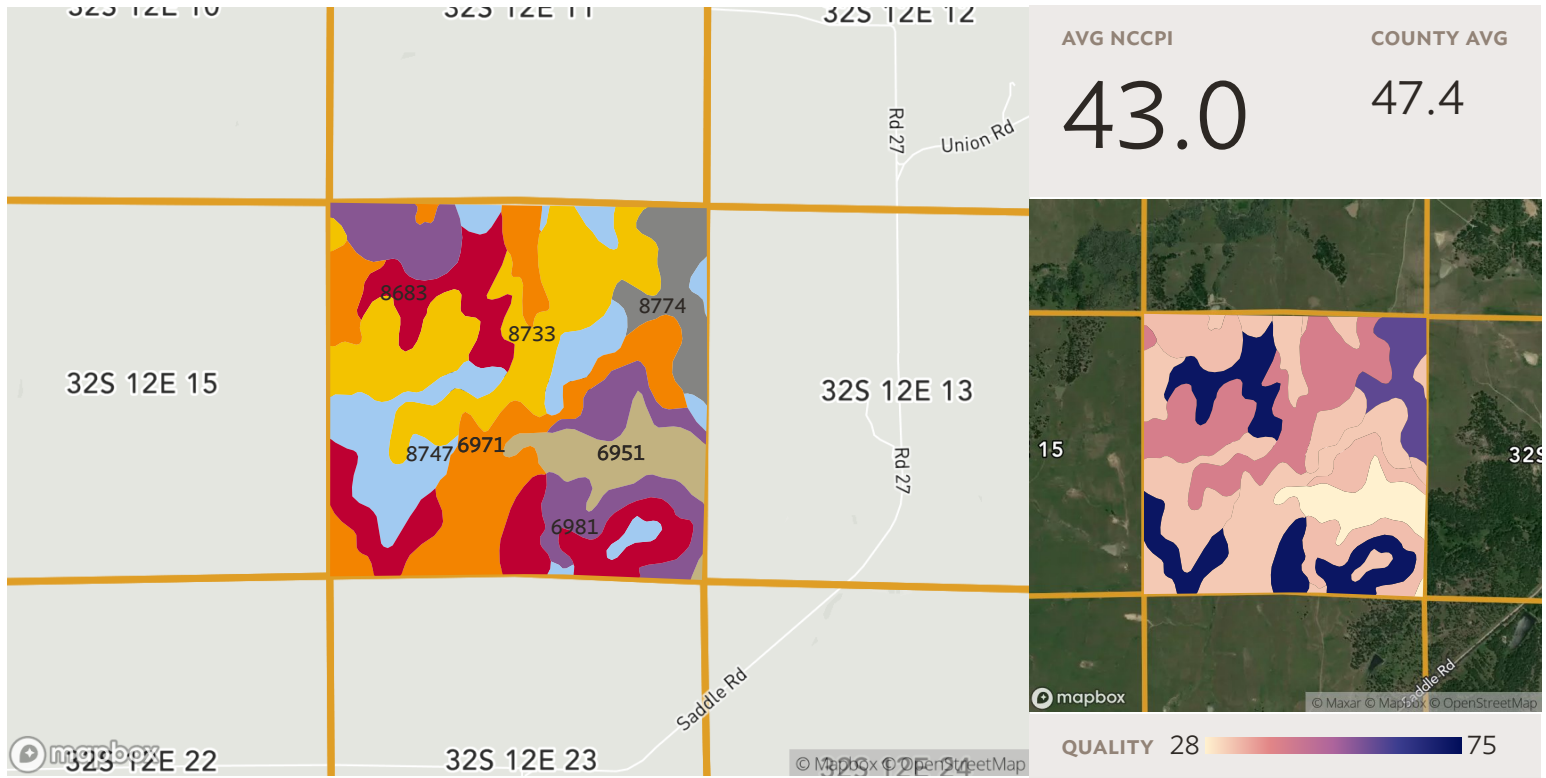
Field 2

Source: NRCS Soil Survey

38 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	34.48	90.3%	6	33.5
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	3.71	9.7%	6	26.3
38.19					32.8

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24



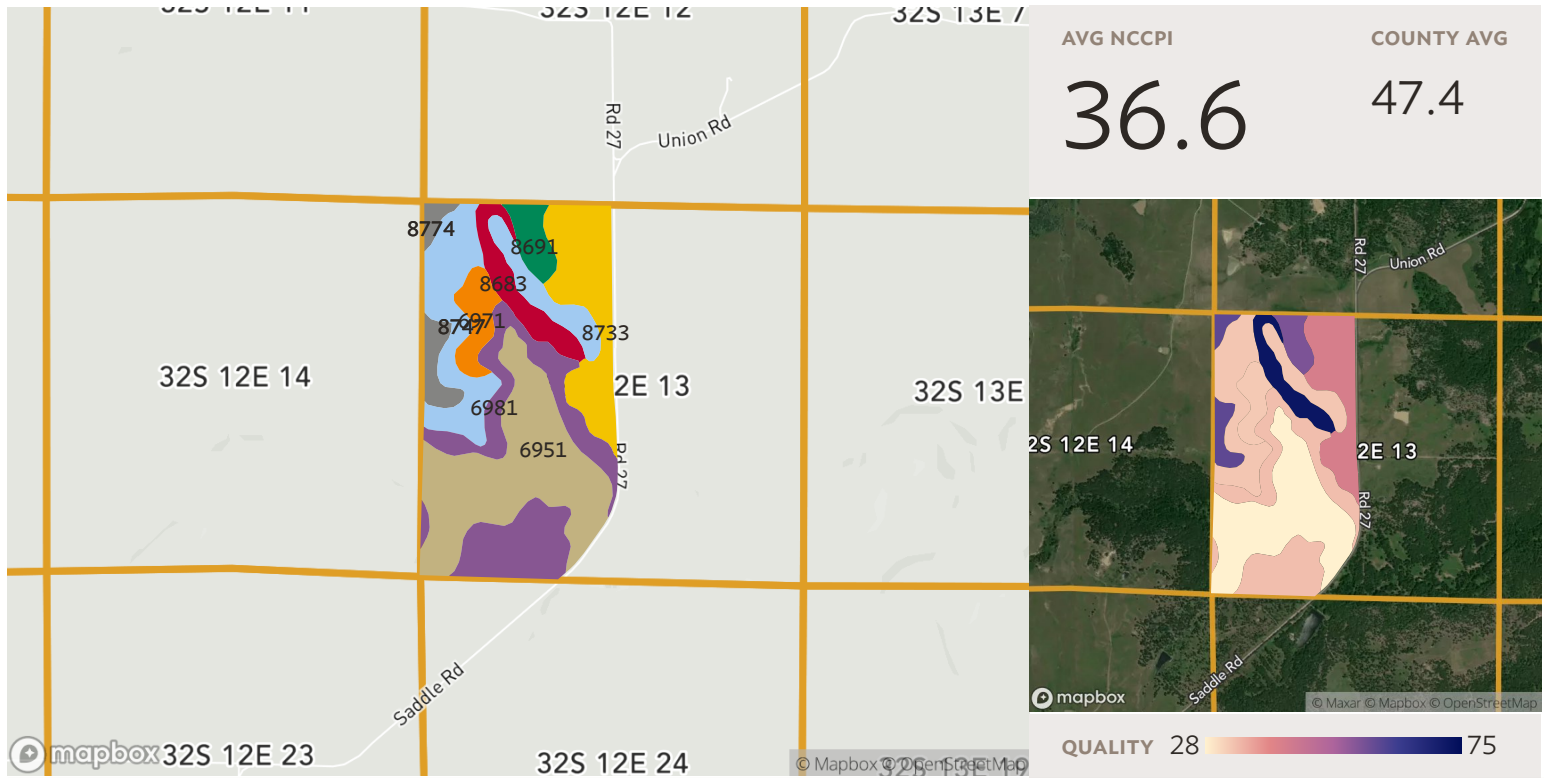
Field 3

Source: NRCS Soil Survey

628 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8733	Eram silty clay loam, 1 to 3 percent slopes	136.79	21.8%	3	42.2
6971	Steedman stony clay loam, 8 to 20 percent slopes	120.25	19.1%	6	32.3
8683	Dennis silt loam, 3 to 7 percent slopes	108.09	17.2%	3	72.7
8747	Eram-Collinsville complex, 1 to 5 percent slopes	89.34	14.2%	6	32.7
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	87.85	14.0%	6	33.5
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	45.16	7.2%	6	26.3
8774	Kenoma silt loam, 0 to 1 percent slopes	40.88	6.5%	3	59.7
628.34					43.0

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24



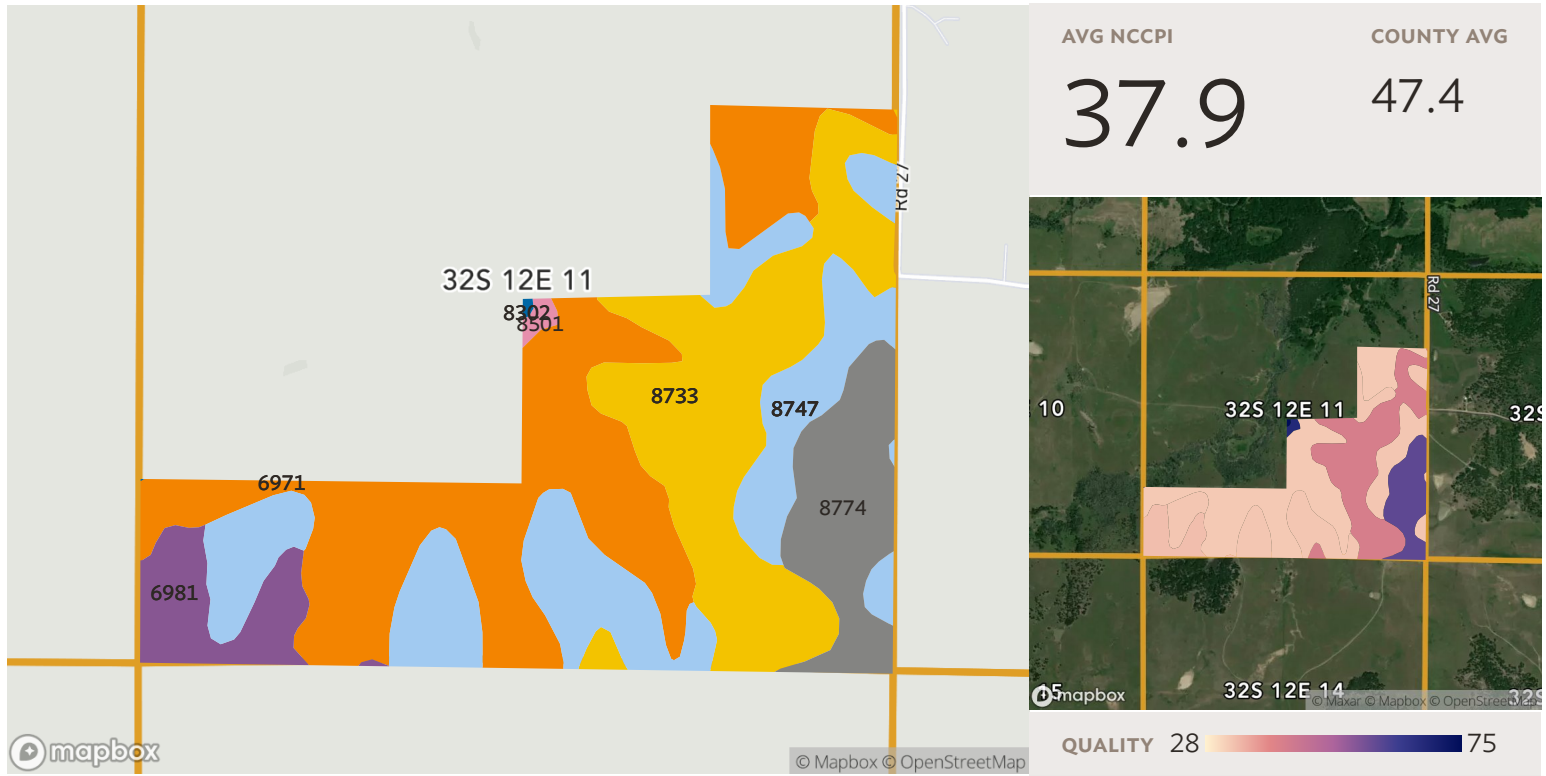
Field 4

Source: NRCS Soil Survey

313 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
6951	Niotaze-Darnell complex, 6 to 35 percent slopes	91.08	29.1%	6	26.3
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	65.02	20.8%	6	33.5
8747	Eram-Collinsville complex, 1 to 5 percent slopes	55.47	17.7%	6	32.7
8733	Eram silty clay loam, 1 to 3 percent slopes	46.49	14.9%	3	42.2
8683	Dennis silt loam, 3 to 7 percent slopes	18.41	5.9%	3	72.7
6971	Steedman stony clay loam, 8 to 20 percent slopes	13.53	4.3%	6	32.3
8774	Kenoma silt loam, 0 to 1 percent slopes	12.26	3.9%	3	59.7
8691	Dennis silty clay loam, 3 to 7 percent slopes, eroded	10.81	3.5%	3	56.5
		313.07			36.6

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24



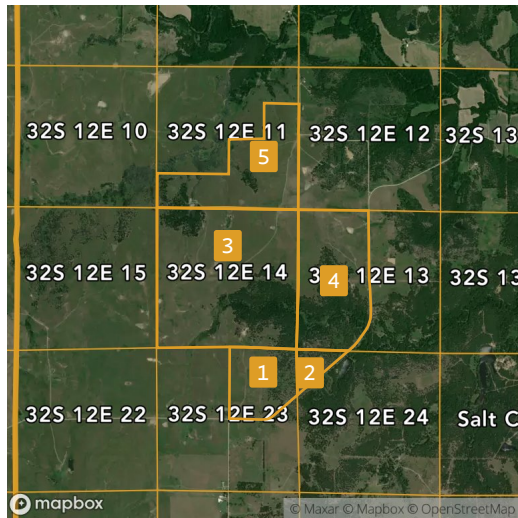
Field 5

Source: NRCS Soil Survey

276 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
6971	Steedman stony clay loam, 8 to 20 percent slopes	90.96	32.9%	6	32.3
8747	Eram-Collinsville complex, 1 to 5 percent slopes	69.44	25.1%	6	32.7
8733	Eram silty clay loam, 1 to 3 percent slopes	69.43	25.1%	3	42.2
8774	Kenoma silt loam, 0 to 1 percent slopes	28.20	10.2%	3	59.7
6981	Stephenville-Darnell fine sandy loams, 1 to 6 percent slopes	16.90	6.1%	6	33.5
8501	Mason silt loam, 0 to 1 percent slopes, rarely flooded	1.13	0.4%	1	68.1
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.20	0.1%	2	79.3
276.26					37.9

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24



All fields

1400 ac.

	2020	2019	2018	2017	2016
Grass/Pasture	69.3%	70.3%	76.6%	77.1%	78.5%
Forest	28.1%	28.8%	22.0%	21.8%	20.2%
Other	2.6%	1.0%	1.4%	1.1%	1.3%



Field 1

144 ac.

	2020	2019	2018	2017	2016
Grass/Pasture	60.1%	64.3%	73.0%	71.7%	74.0%
Forest	34.1%	34.2%	23.4%	25.7%	23.3%
Other	5.8%	1.4%	3.6%	2.6%	2.7%

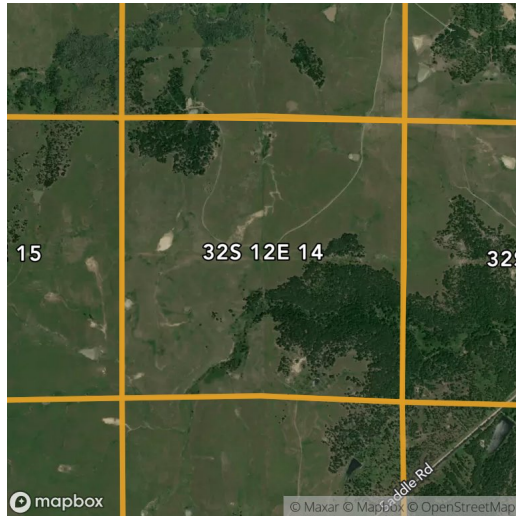


Field 2

38 ac.

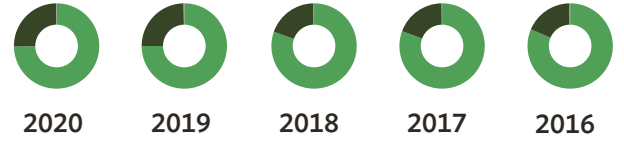
	2020	2019	2018	2017	2016
Forest	56.6%	67.2%	43.3%	41.0%	31.0%
Grass/Pasture	23.9%	25.1%	40.1%	43.0%	52.9%
Non-Cropland	18.0%	7.6%	16.6%	16.0%	16.1%
Other	1.5%	0.1%	-	-	-

5 fields, 1400 acres in Chautauqua County, KS TOWNSHIP/SECTION 32S 12E – 11, 12, 13, 14, 15, 22, 23, 24

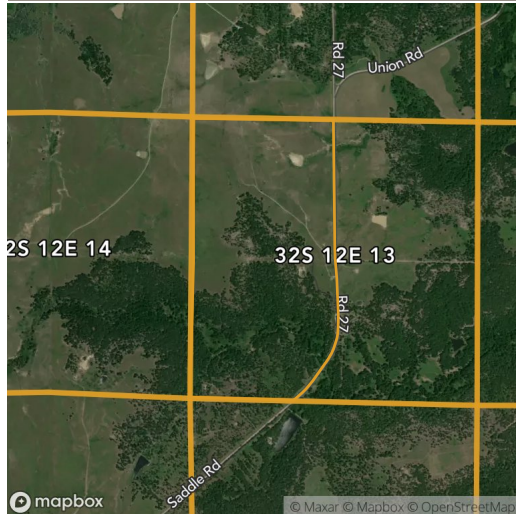


Field 3

628 ac.



Grass/Pasture	74.8%	75.0%	80.4%	80.7%	81.4%
Forest	25.0%	24.7%	19.2%	19.1%	18.2%
Other	0.2%	0.3%	0.4%	0.2%	0.4%

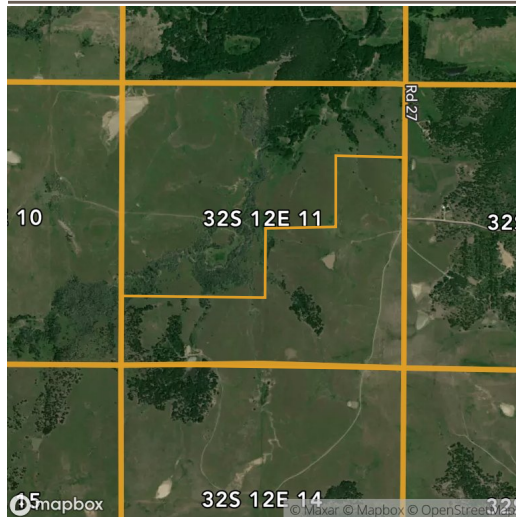


Field 4

313 ac.

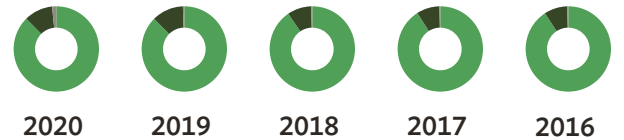


Grass/Pasture	51.9%	53.9%	62.8%	64.4%	67.0%
Forest	43.3%	44.5%	35.9%	34.4%	31.7%
Other	4.8%	1.6%	1.3%	1.2%	1.3%



Field 5

276 ac.



Grass/Pasture	87.6%	87.5%	90.5%	90.9%	90.8%
Forest	10.8%	12.0%	9.1%	8.7%	8.8%
Other	1.6%	0.6%	0.5%	0.4%	0.4%

Source: NASS Cropland Data Layer

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 2599
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

MARGARET JANE DEXTER REV TRUST

Farm Identifier

Farms Associated with Operator:

None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
157.63	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	0.0	0.0	0.0					

Tract Number: 11600 **Description** SW4NW4 25 32 12

FSA Physical Location : Chautauqua, KS

ANSI Physical Location: Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.82	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: MARGARET JANE DEXTER REV TRUST

Other Producers: None

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 2599
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 11601 **Description** N2NW4 & SE4NW4 31 32 13

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
117.81	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: MARGARET JANE DEXTER REV TRUST

Other Producers: None

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 3262
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 1 of 6

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
WILLIAM WAYNE DEXTER TRUST		2022 - 201

Farms Associated with Operator:
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
2653.89	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Active	11

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	0.0	0.0	0.0

Tract Number: 10951 **Description** N2NE4 6-33-13

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
75.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	0.0	0.0	0.0

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 3262
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 2 of 6

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 10952 **Description** N2SW4;SW4NW4 31-32-13

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
124.61	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Tract Number: 10953 **Description** SE4SE4;N2SE4;NW4SW4 25-32-12;W2SW4 30-32-12

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
240.54	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 3262
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 3 of 6

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 10955 **Description** SE4 31 & SW4 32-32-13

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
311.03	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Tract Number: 10956 **Description** NE4 13-32-12

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.32	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 3262
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 4 of 6

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 10958 **Description** 13-32-12

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
131.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Tract Number: 10959 **Description** N2 14;S2SW4;SE4;SE4NE4 11-32-12

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
590.66	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 3262
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 5 of 6

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 10961 **Description** S2 14-32-12

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
315.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Tract Number: 11826 **Description** 24 32 12 SE4SW4 & S2SE4

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number

Wetland Status: Wetland determinations not complete

2022- 27

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
273.42	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Kansas
Chautauqua

U.S. Department of Agriculture
Farm Service Agency

FARM: 3262
Prepared: 4/1/22 8:23 AM
Crop Year: 2022
Page: 6 of 6

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 11829 **Description** 233212 NE4 LY N & W CO RD

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number

Wetland Status: Wetland determinations not complete

2022 - 28

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
180.45	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

Tract Number: 11983 **Description**

FSA Physical Location : Chautauqua, KS **ANSI Physical Location:** Chautauqua, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Recon Number

Wetland Status: Wetland determinations not complete

2022 - 199

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
251.86	0.0	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	0.0	0.0	0.0			

Owners: WILLIAM WAYNE DEXTER TRUST

Other Producers: None

TERMS AND CONDITIONS

1. Any person who registers or bids at this auction (the “Bidder”) agrees to be bound by these Terms and Conditions and any auction announcements. 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.
2. Auction announcements or postings take precedence over anything previously stated or printed, including these Terms and Conditions. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
3. The real estate offered for sale at auction (the “Real Estate”) is legally described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy Real Estate & Auction, LLC (“McCurdy”) at Bidder’s request.
4. 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 the owner of the Real Estate (the “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.
5. 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.
6. It is the sole responsibility of Bidder to monitor McCurdy’s website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy’s website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.

7. Once submitted, a bid cannot be retracted.
8. 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.
9. The Real Estate is not offered contingent upon financing.
10. 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, by 4:00 p.m. (CST) on the business day following the auction. 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.
11. 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.
12. 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 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.
13. 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.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the auction or components of the auction process and to use those films, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
15. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy by returning the completed Broker Registration Form no later than 5 p.m. on the business day prior to the either the auction or scheduled closing time for an online auction, as the case may be. The Broker Registration Form is available on McCurdy's website.
16. 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.
17. 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 Real Estate. 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 Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.

18. McCurdy has the right to establish all bidding increments.
19. 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.
20. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
21. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
22. These Terms and Conditions are binding on Bidder and on Bidder’s partners, representatives, employees, successors, executors, administrators, and assigns.
23. 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.
24. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full responsibility for any use of their online bidding account. In the event that Bidder believes that their online bidder account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.
25. Bidder uses the online bidding platform at Bidder’s sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform’s uninterrupted function or availability and makes no representations or warranties as to the online bidding platform’s compatibility or functionality with Bidder’s hardware or software. Neither McCurdy or any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder’s use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
26. The ability to “pre-bid” or to leave a maximum bid prior to the start of the auction is a feature offered solely for Bidder’s convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of the particular lot is formally initiated by McCurdy.
27. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to extend the scheduled closing time of the auction.

28. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set out in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.
29. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
30. 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)*

