

PROPERTY INFORMATION PACKET

THE DETAILS



1576 SW 50 Rd. | Hazelton, KS 67061

AUCTION: BIDDING OPENS: Thurs, May 12th @ 2:00 PM

BIDDING CLOSING: Thurs, May 26th @ 12:00 PM

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



McCurdy
REAL ESTATE & AUCTION



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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy 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 #	610763
Status	Active
Contingency Reason	
Area	HRP - Harper County
Address	1576 SW 50 Rd.
City	Hazelton
Zip	67061
Asking Price	\$0
Picture Count	36



KEYWORDS

AG Bedrooms	3	Approx. AGLA	1904
Total Bedrooms	3.00	AGLA Source	Court House
AG Full Baths	2	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Baths	2	Approx. TFLA	1,904
Garage Size	2	Lot Size/SqFt	6865056
Basement	Yes - Unfinished	Number of Acres	157.60
Levels	One Story		
Approximate Age	51 - 80 Years		
Acreage	10.01 or More		

GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	Master Bedroom Level	Main
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Master Bedroom Dimensions	9,11 x 11,5
	LLC - OFF: 316-867-3600	Master Bedroom Flooring	Carpet
Co-List Agent - Agent Name and Phone	LONN MCCURDY - HOME: 316-683-0612	Living Room Level	Main
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Living Room Dimensions	13,5 x 24,11
Showing Phone	1-800-746-9464	Living Room Flooring	Carpet
Year Built	1904	Kitchen Level	Main
Parcel ID	16417-0-00-00-003.00-0	Kitchen Dimensions	11.3 x 14.3
School District	Barber County North School District (USD 254)	Kitchen Flooring	Laminate - Other
Elementary School	South Barber	Room 4 Type	Bedroom
Middle School	South Barber	Room 4 Level	Main
High School	South Barber	Room 4 Dimensions	11.8 x 11.4
Subdivision	NONE LISTED ON TAX RECORD	Room 4 Flooring	Carpet
Legal		Room 5 Type	Bedroom
List Date	4/14/2022	Room 5 Level	Main
Display Address	Yes	Room 5 Dimensions	10 x 11.5
Sub-Agent Comm	0	Room 5 Flooring	Carpet
Buyer-Broker Comm	3	Room 6 Type	Family Room
Transact Broker Comm	3	Room 6 Level	Main
Variable Comm	Non-Variable	Room 6 Dimensions	27 x 21.3
Days On Market	15	Room 6 Flooring	Carpet
Input Date	4/29/2022 10:18 AM	Room 7 Type	Dining Room
Update Date	4/29/2022	Room 7 Level	Main
Status Date	4/29/2022	Room 7 Dimensions	9 x 14.3
Price Date	4/29/2022	Room 7 Flooring	Laminate - Other
		Room 8 Type	
		Room 8 Level	
		Room 8 Dimensions	
		Room 8 Flooring	
		Room 9 Type	
		Room 9 Level	
		Room 9 Dimensions	
		Room 9 Flooring	
		Room 10 Type	
		Room 10 Level	
		Room 10 Dimensions	
		Room 10 Flooring	
		Room 11 Type	
		Room 11 Level	
		Room 11 Dimensions	
		Room 11 Flooring	

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

DIRECTIONS

Directions (Hazelton) Sandplum Rd. & Hargis Rd/SW 50 Rd. - East to property.

FEATURES

ARCHITECTURE

Ranch

EXTERIOR CONSTRUCTION

Vinyl/Metal Siding

ROOF

Composition

LOT DESCRIPTION

Corner

FRONTAGE

Unpaved Frontage

EXTERIOR AMENITIES

Irrigation Well

Security Light

Storm Door(s)

Storm Windows/Ins Glass

Outbuildings

GARAGE

Attached

Detached

FLOOD INSURANCE

Unknown

UTILITIES

Lagoon

Propane Gas

Rural Water

BASEMENT / FOUNDATION

Partial

No Basement Windows

BASEMENT FINISH

None

COOLING

Central

Electric

HEATING

Forced Air

Propane-Owned

DINING AREA

Formal

KITCHEN FEATURES

Range Hood

Electric Hookup

Laminate Counters

APPLIANCES

Range/Oven

MASTER BEDROOM

Master Bdrm on Main Level

AG OTHER ROOMS

Family Room-Main Level

Concrete Storm Room

LAUNDRY

Main Floor

Separate Room

220-Electric

INTERIOR AMENITIES

Ceiling Fan(s)

Window Coverings-All

POSSESSION

At Closing

PROPOSED FINANCING

Other/See Remarks

WARRANTY

No Warranty Provided

OWNERSHIP

Individual

PROPERTY CONDITION REPORT

No

DOCUMENTS ON FILE

Lead Paint

SHOWING INSTRUCTIONS

Appt Req-Call Showing #

LOCKBOX

Combination

TYPE OF LISTING

Excl Right w/o Reserve

AGENT TYPE

Sellers Agent

FINANCIAL

Assumable Y/N No
Currently Rented Y/N No
Rental Amount
General Property Taxes \$2,013.10
General Tax Year 2021
Yearly Specials \$0.00
Total Specials \$0.00

HOA Y/N No
Yearly HOA Dues
HOA Initiation Fee
Home Warranty Purchased Unknown
Earnest \$ Deposited With Security 1st Title

REMARKS

Public Remarks ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! 3-BR 2-BA 1900sqft home with an attached two-car garage and many other improvements sitting on 157.6 acres in Harper County. Home: 1,904 +/- square foot ranch Attached two-car garage Covered entry Large living room with a picture window, built-in shelving, and a look-through window into the kitchen Formal dining room Kitchen with eating space, lots of cabinetry, and an oven Three bedrooms Full bathroom with a tub/shower combination Full bathroom with a walk-in shower Huge main floor family room with a wet bar Main floor laundry hookups Unfinished partial basement with a concrete storm shelter and storage space Propane tank, lagoon, irrigation well, and rural water Land: S17-T34-R09W SW4 157.6 +/- acres Approximately 65 +/- acres of pasture and 86 +/- of tillable land 2 Ponds 5 hydrants hooked to rural water around the property Additional Features: 96 x 54 Morton Building with 15 x 26 sliding door 25 x 31 Shop with 16 x 13 overhead door 24 x 17 Detached garage Silo (2) 1,000-bushel grain bins with augers Dog run All mineral rights held by the seller will pass with the real estate to the buyer. Crops planted at the time of sale will remain with the farmer. Possession of tillable land will take place after harvest of the wheat crop. Possession of the home and pasture will be at closing. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bid 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.

AUCTION

Type of Auction Sale Absolute
Auction Location www.mccurdy.com
Auction Date 5/12/2022
Broker Registration Req Yes
Premium Amount 0.10
Earnest Amount %/\$ 20,000.00
1 - Open/Preview Date
1 - Open End Time

Method of Auction Online Only
Auction Offering Real Estate & Personal Property
Auction Start Time 2:00 PM
Buyer Premium Y/N Yes
Earnest Money Y/N Yes
1 - Open for Preview
1 - Open Start Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 610757
Class Land
Property Type Farm
County Harper
Area HRP - Harper County
Address 1576 SW 50 Rd
Address 2
City Hazelton
State KS
Zip 67061
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/14/2022
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	LONN MCCURDY - HOME: 316-683-0612	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	1-800-746-9464	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	16417-0-00-003.00-0	Sub-Agent Comm	0
Number of Acres	157.60	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	6865056	Variable Comm	Non-Variable
School District	South Barber School District (USD 255)	Virtual Tour Y/N	
Elementary School	South Barber		
Middle School	South Barber		
High School	South Barber		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Hazelton) Sandplum Rd. & Hargis Rd/SW 50 Rd. - East to property.

FEATURES

SHAPE / LOCATION Irregular	UTILITIES AVAILABLE Electricity Lagoon Private Water Public Water Propane	MISCELLANEOUS FEATURES Mineral Rights Included	POSSESSION At Closing
TOPOGRAPHIC Level		DOCUMENTS ON FILE Aerial Photos Photographs	SHOWING INSTRUCTIONS Call Showing #
PRESENT USAGE Pasture Tillable	IMPROVEMENTS None	FLOOD INSURANCE Unknown	LOCKBOX Combination
ROAD FRONTAGE Dirt	OUTBUILDINGS Garage Equipment Barn Shop Silo	SALE OPTIONS None	AGENT TYPE Sellers Agent
		EXISTING FINANCING Other/See Remarks	OWNERSHIP Individual
		PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
			BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$2,013.10
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 ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! 3-BR 2-BA 1900sqft home with an attached two-car garage and many other improvements sitting on 157.6 acres in Harper County. Home: 1,904 +/- square foot ranch Attached two-car garage Covered entry Large living room with a picture window, built-in shelving, and a look-through window into the kitchen Formal dining room Kitchen with eating space, lots of cabinetry, and an oven Three bedrooms Full bathroom with a tub/shower combination Full bathroom with a walk-in shower Huge main floor family room with a wet bar Main floor laundry hookups Unfinished partial basement with a concrete storm shelter and storage space Propane tank, lagoon, irrigation well, and rural water Land: S17-T34-R09W SW4 157.6+/- acres Approximately 65+/- acres of pasture and 86+/- of tillable land 2 Ponds 5 hydrants hooked to rural water around the property Additional Features: 96 x 54 Morton Building with 15 x 26 sliding door 25 x 31 Shop with 16 x 13 overhead door 24 x 17 Detached garage Silo (2) 1,000-bushel grain bins with augers Dog run All mineral rights held by the seller will pass with the real estate to the buyer. Crops planted at the time of sale will remain with the farmer. Possession of tillable land will take place after harvest of the wheat crop. Possession of the home and pasture will be at closing. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bid 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.

AUCTION

Auction Date	5/12/2022	Auction Location	www.mccurdy.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	5/25/2022 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

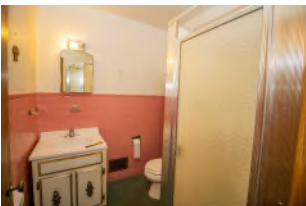
TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: **1576 SW 50 Rd And 3 Additional Parcels - Hazelton & Attica, KS** (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

Non attached garage has termite damage

SELLER:

Authentisign
Daryn P. Potter

03/29/2022

[Signature]

Signature

Date

Stephen M. Vondracek

Authentisign
Tosha Mangrum

03/31/2022

Authentisign
Gregory C. Vondracek

03/25/2022

Signature

Date

Kayla Vondracek

03/28/2022

Print

Authentisign
Catherine J. VanNess

03/23/2022

Title

Company

Coleman Teel

04/01/2022

Authentisign

Print

Authentisign

Print

Authentisign

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Authentisign

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Authentisign

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Rachel Potter

03/29/2022

Authentisign
Darla K. Smith

03/30/2022

Authentisign

Cassie M. Teel

04/01/2022

Authentisign
Wesley Hawel

04/13/2022

Authentisign

Randall VanNess

03/23/2022

Authentisign
Steven C. Smith

03/30/2022

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By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature

Date

Print

Title

Company

Signature

Date

Print

Title

Company

Property Address: 1576 SW 50 Rd - Hazelton , KS 67061

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

SCS GCV KN CMT CJV RV DKS TM CT

RP WH BPP (ii) SMU Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

WH BPP RP CMT GCV TM CT

(ii) SMU Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

CJV RV DKS SCS KN

Purchaser's Acknowledgment (Initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Authentisign
Tosha Mangrum

03/31/2022

Certification of Accuracy Phyllis P. Potter

03/29/2022

Rachel Potter

03/29/2022

Cassie M. Teel

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

04/01/2022

[Signature] 3/21/22

Wesley Hawel

Steven C. Smith

Coleman Teel

04/01/2022

Seller Date

Seller Date

Date

Purchaser Isaac Klingman Date 04/14/2022

Purchaser Date

Agent Date

Agent Date

Authentisign
Kayla Vondracek

03/28/2022

Authentisign
Randall VanNess

03/23/2022

Authentisign
Gregory C. Vondracek

03/25/2022

Authentisign
Catherine J. VanNess

03/23/2022

Authentisign
Darla K. Smith

03/30/2022

InstantFORMS



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 1576 SW 50 Rd - Hazelton , KS 67061

DOES THE PROPERTY HAVE A WELL? YES X NO

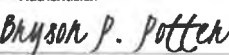
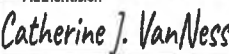
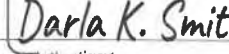
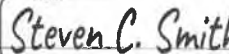
If yes, what type? Irrigation X Drinking Other

Location of Well: East of house

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

If yes, what type? Septic Lagoon X

Location of Lagoon/Septic Access: 100 yd NW of house

Owner		<u>3/21/22</u>
	Authentisign	Date
	<u>Wesley Hawel</u>	<u>04/13/2022</u>
Owner		
	Authentisign	Date
	<u>Bryson P. Potter</u>	<u>03/29/2022</u>
Owner		
	Authentisign	Date
	<u>Rachel Potter</u>	<u>03/29/2022</u>
Owner		
	Authentisign	Date
	<u>Cassie M. Teel</u>	<u>04/01/2022</u>
Owner		
	Authentisign	Date
	<u>Catherine J. VanNess</u>	<u>03/23/2022</u>
Owner		
	Authentisign	Date
	<u>Randall VanNess</u>	<u>03/23/2022</u>
Owner		
	Authentisign	Date
	<u>Darla K. Smith</u>	<u>03/30/2022</u>
Owner		
	Authentisign	Date
	<u>Steven C. Smith</u>	<u>03/30/2022</u>
		<u>03/25/2022</u>
	Authentisign	
		<u>03/28/2022</u>
	Authentisign	
		<u>03/31/2022</u>
	Authentisign	
		<u>04/01/2022</u>
	Authentisign	



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>

Kansas
Harper

U.S. Department of Agriculture
Farm Service Agency

FARM: 2073
Prepared: 4/19/22 9:09 AM
Crop Year: 2022
Page: 1 of 3

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

NONE

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
776.25	478.27	478.27	0.0	0.0	0.0	0.0	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	478.27	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	347.7	40	0.00
Total Base Acres:	347.7		

Tract Number: 1898 Description S2 17-34-9

FSA Physical Location : Harper, KS

ANSI Physical Location: Harper, KS

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations:

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
309.96	305.36	305.36	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	305.36	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	233.6	40	0.00
Total Base Acres:	233.6		

Owners:

VONDRACEK, STEPHEN

Kansas
Harper

U.S. Department of Agriculture
Farm Service Agency

FARM: 2073
Prepared: 4/19/22 9:09 AM
Crop Year: 2022
Page: 2 of 3

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.

Other Producers: [REDACTED]

Tract Number: 1899 Description NE4 4-34-9

FSA Physical Location : Harper, KS ANSI Physical Location: Harper, KS

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: [REDACTED]

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
155.57	155.57	155.57	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	155.57	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	103.4	40	0.00
Total Base Acres:	103.4		

[REDACTED]
[REDACTED] VONDRACEK, STEPHEN [REDACTED]
[REDACTED]

Other Producers: [REDACTED]

Tract Number: 10140 Description E2 22-33-9

FSA Physical Location : [REDACTED]

BIA Range Unit Number:

[REDACTED] NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

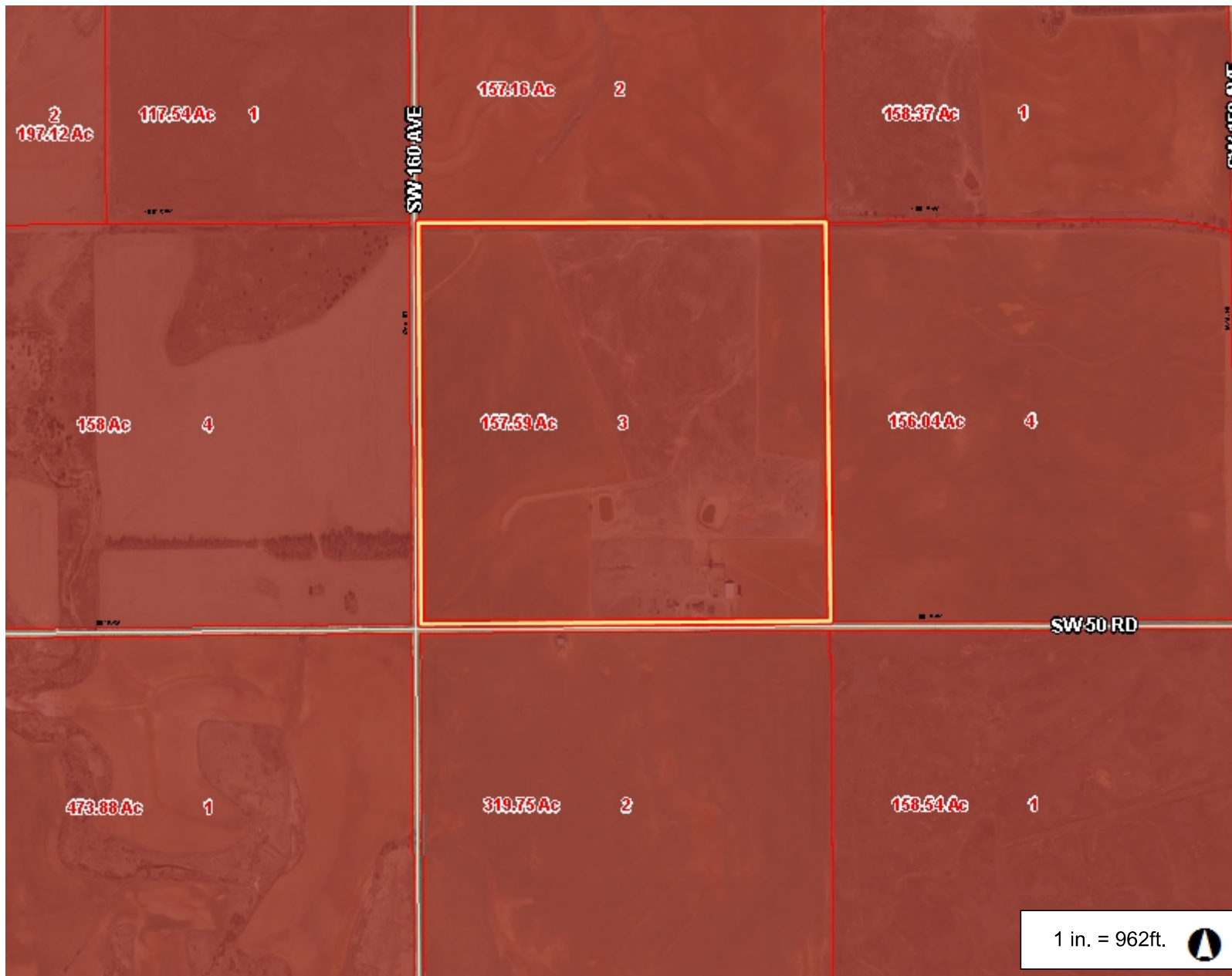
WL Violations: [REDACTED]

Farmland	Cropland	DCP Cropland	WBP	WRP	[REDACTED]	CRP Cropland	GRP
310.72	17.34	17.34	0.0	0.0	[REDACTED]	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	17.34	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	10.7	40	0.00
Total Base Acres:	10.7		

Owners: [REDACTED]

1576 SW 50 Rd, Hazelton, KS 67061 - Zoning A1



Legend

- Highways
- Street
 - PAVED
 - GRAVEL
- Railroad
- Parcel
- Parcel Short Number
- Parcel Acres
- Subdivision
- City Boundary Line
- Zoning
 - A-1
 - A-2
 - A-3
 - ANTHONY
 - ATTICA
 - B-1
 - B-2
 - BLUFF CITY
 - FREEPORT
 - I-1
 - I-2
 - MH-1
 - R-1
 - R-2
 - V-1

1 in. = 962ft.



1,923.7 0 961.83 1,923.7 Feet

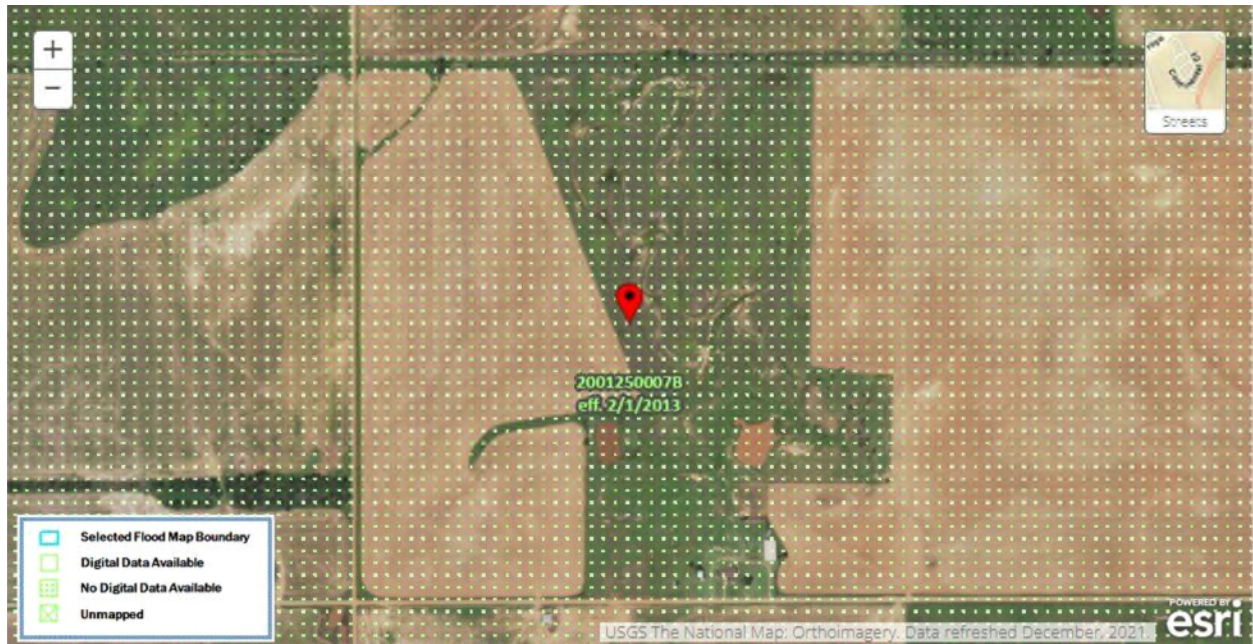
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

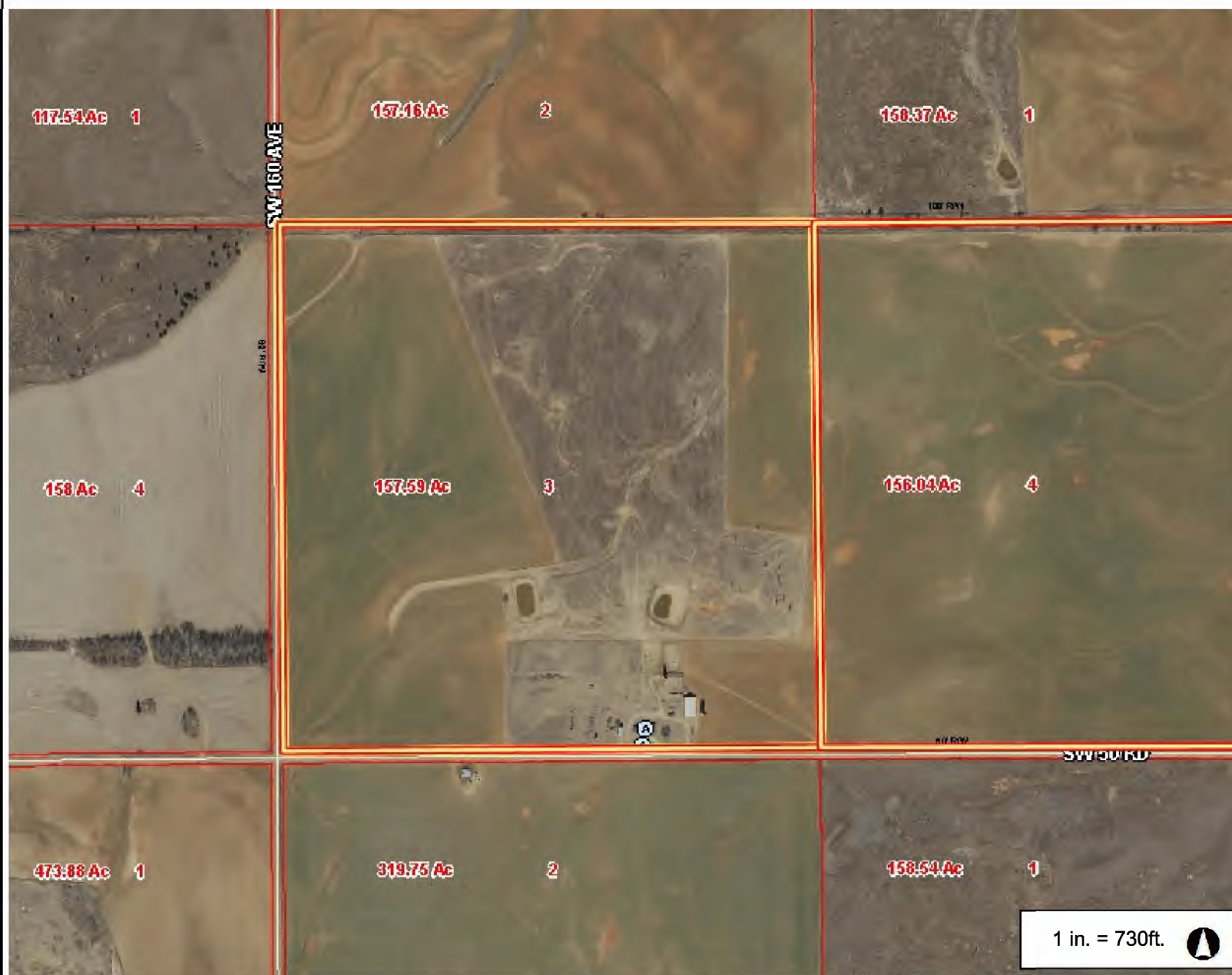
Notes

1576 SW 50 Rd, Hazelton, KS 67061

Flood Map: No Digital Data Available



1576 SW 50 Rd, Hazelton, KS 67061 - Aerial



Legend

- Highways
- Street
 - PAVED
 - GRAVEL
- Railroad
- Address Point
- Parcel
- Parcel Short Number
- Parcel Acres
- Subdivision
- City Boundary Line

1 in. = 730ft.



1,459.4 0 729.69 1,459.4 Feet



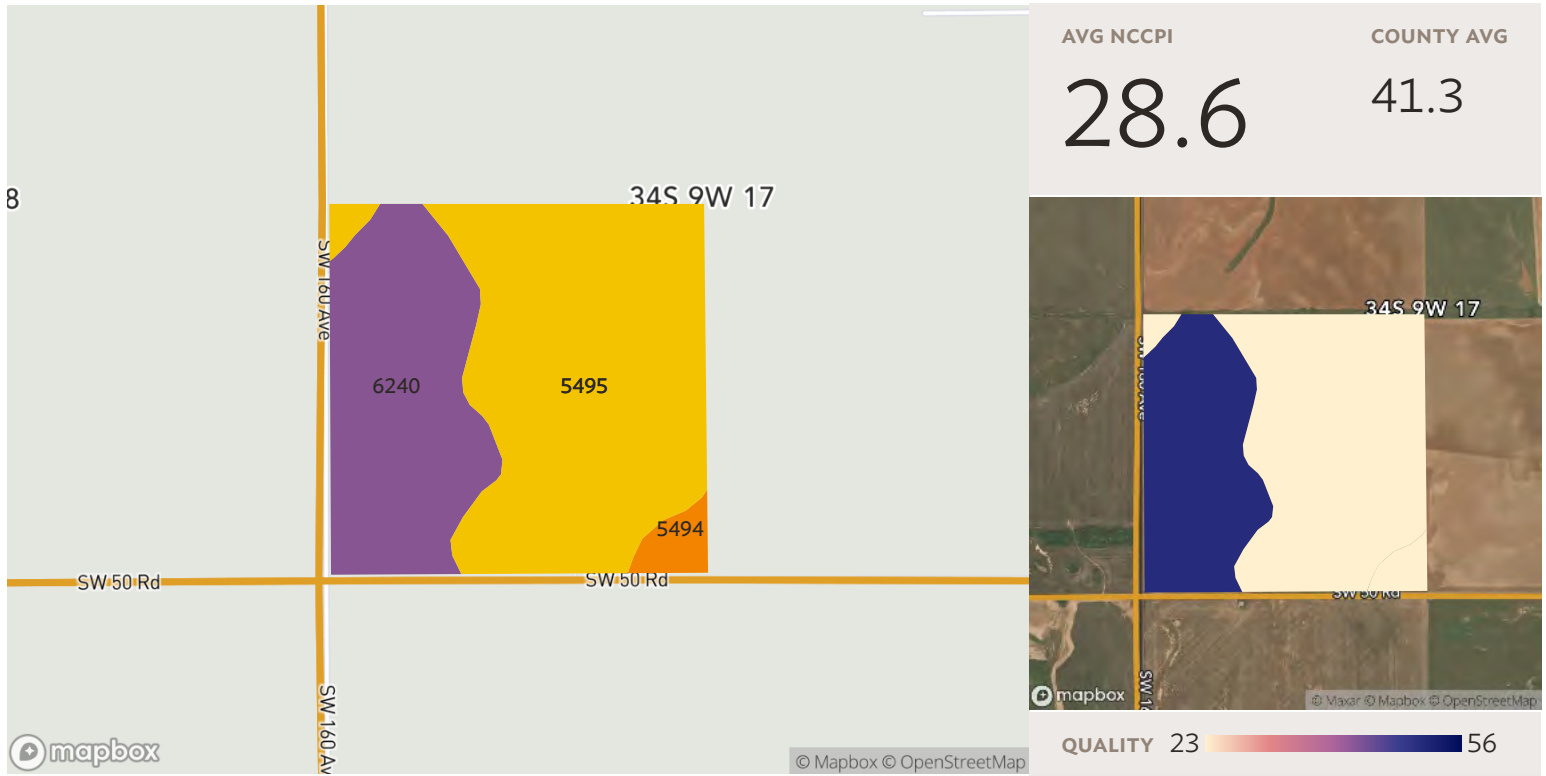
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

1 field, 157 acres in Harper County, KS

TOWNSHIP/SECTION 34S 9W – 17



All fields

Source: NRCS Soil Survey

157 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	96.13	61.0%	3	16.1
6240	Dale silt loam, rarely flooded	56.76	36.0%	1	50.7
5494	Woodward-Quinlan loams, 0 to 1 percent slopes	4.58	2.9%	3	16.1
		157.47			28.6

1 field, 157 acres in Harper County, KS

TOWNSHIP/SECTION 34S 9W – 17



All fields

157 ac.



	2020	2019	2018	2017	2016
Winter Wheat	56.6%	56.8%	58.2%	58.2%	58.1%
Grass/Pasture	37.6%	39.2%	37.9%	38.1%	39.0%
Other	5.7%	4.0%	3.9%	3.8%	2.9%

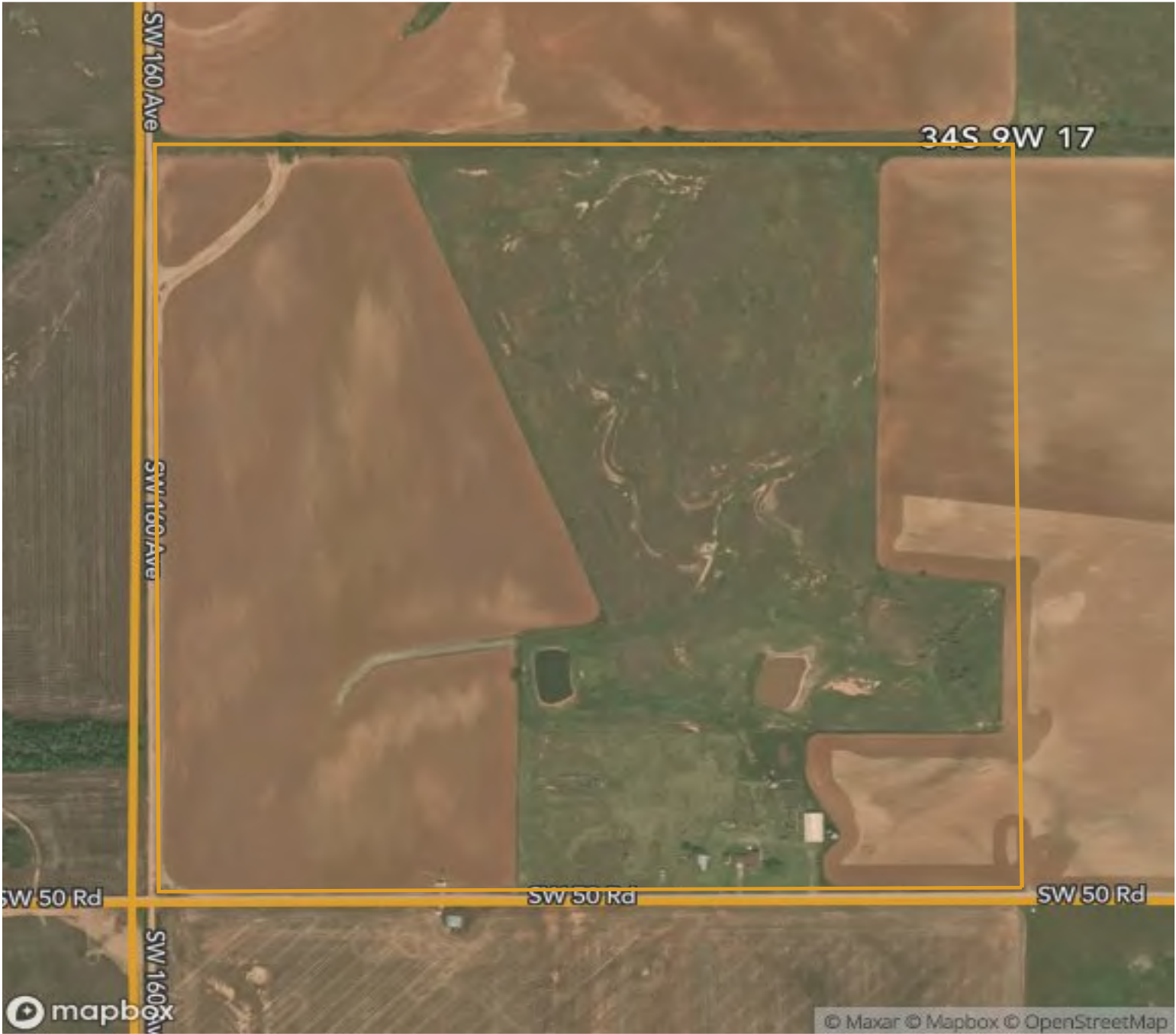
Source: NASS Cropland Data Layer

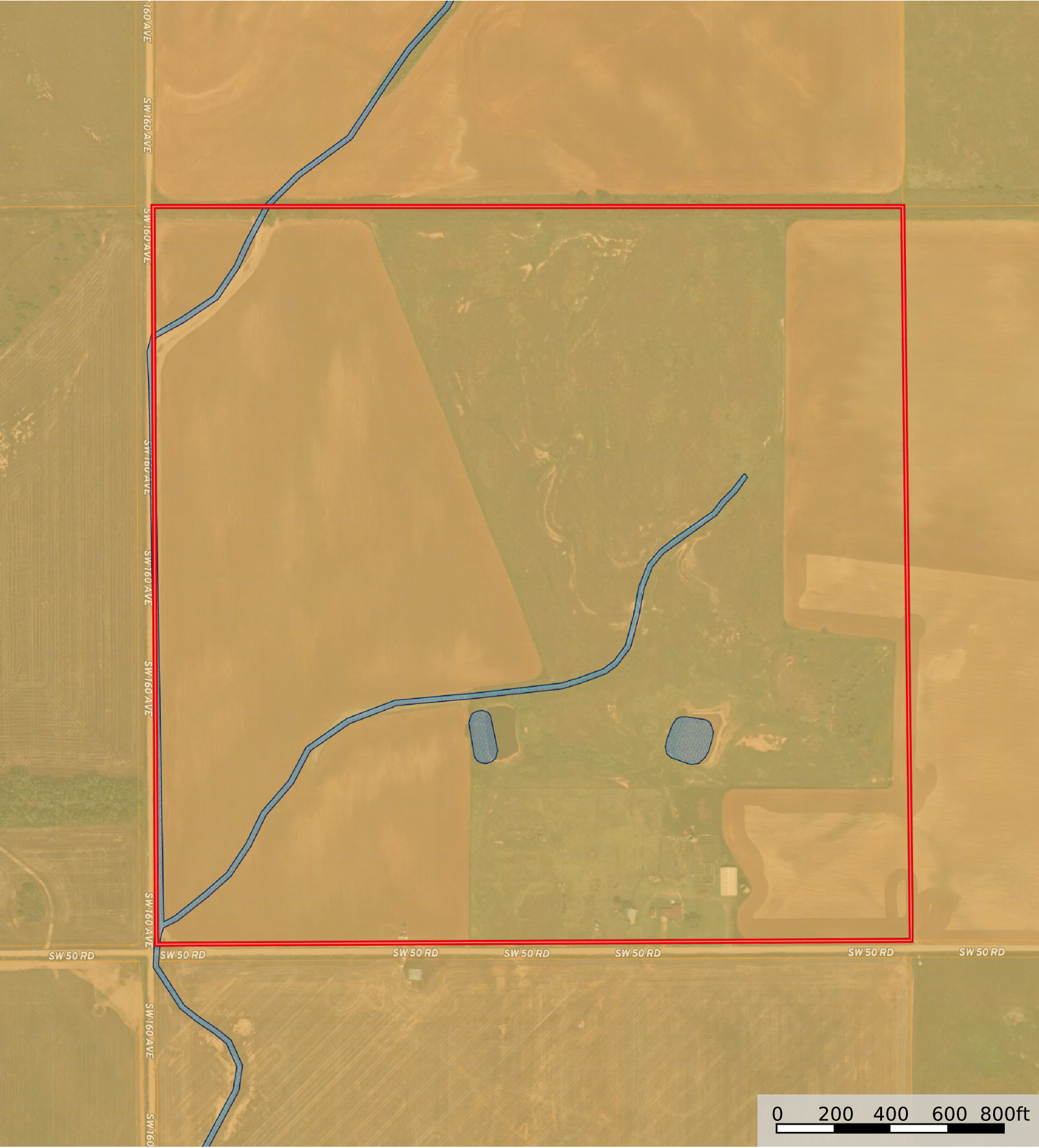
1 field, 157 acres in Harper County, KS

TOWNSHIP/SECTION 34S 9W – 17

Harper County, KS

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	157.47	34S 9W – 17 APN: 1641700000003000		





 Boundary

 100 Year Floodplain

 500 Year Floodplain

 Floodway

 Special

 Unmapped/ Not Included

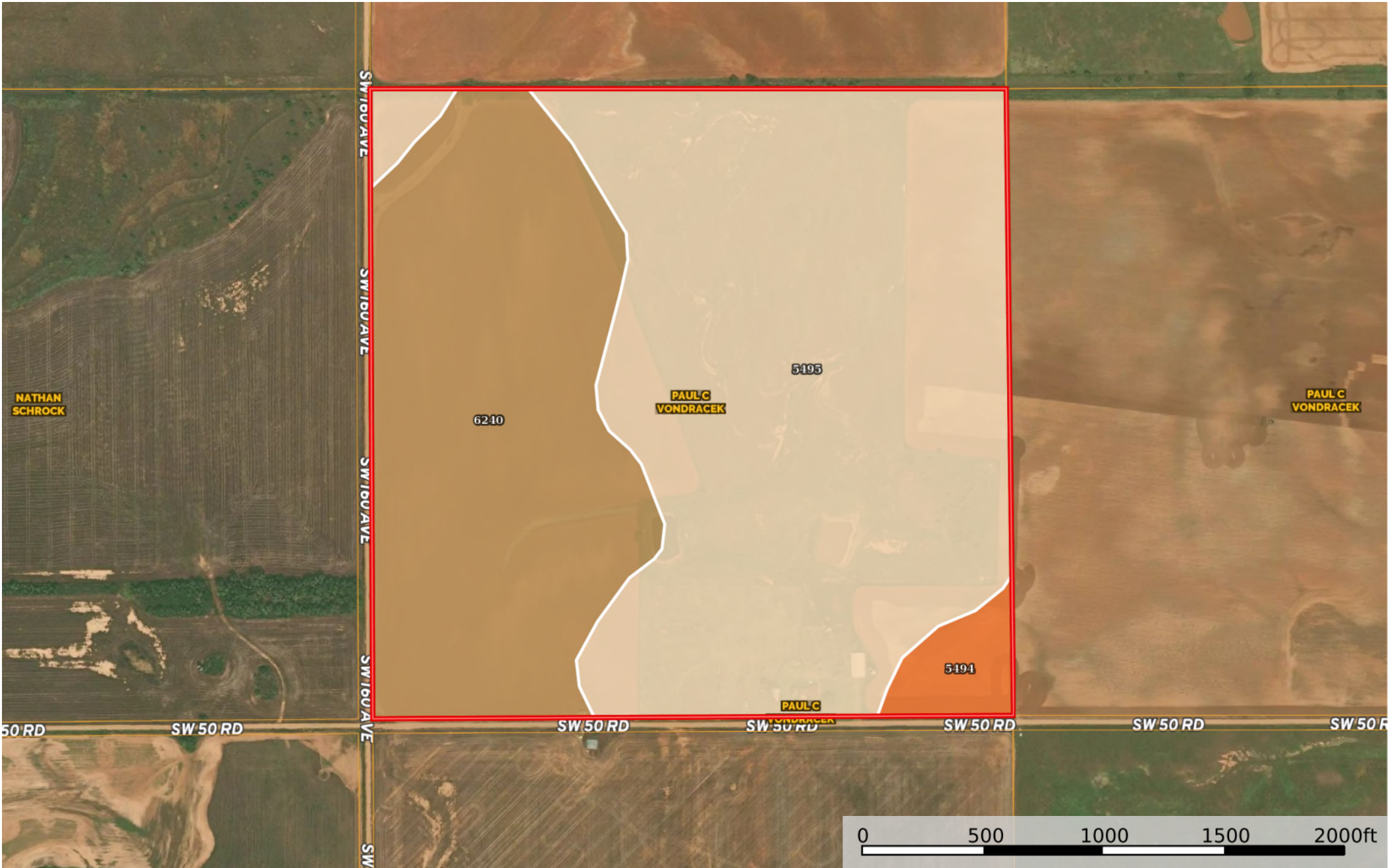
 Wetlands

 Riparian

 Water Body

 Stream, Intermittent

 River/Creek



 Boundary

| Boundary 157.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5495	Woodward-Quinlan loams, 1 to 3 percent slopes	96.13	61.03	0	22	2e
6240	Dale silt loam, rarely flooded	56.86	36.1	0	70	1
5494	Woodward-Quinlan loams, 0 to 1 percent slopes	4.52	2.87	0	22	2e
TOTALS		157.51(*)	100%	-	39.33	1.64

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

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

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

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 suspend, pause, or 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)*

