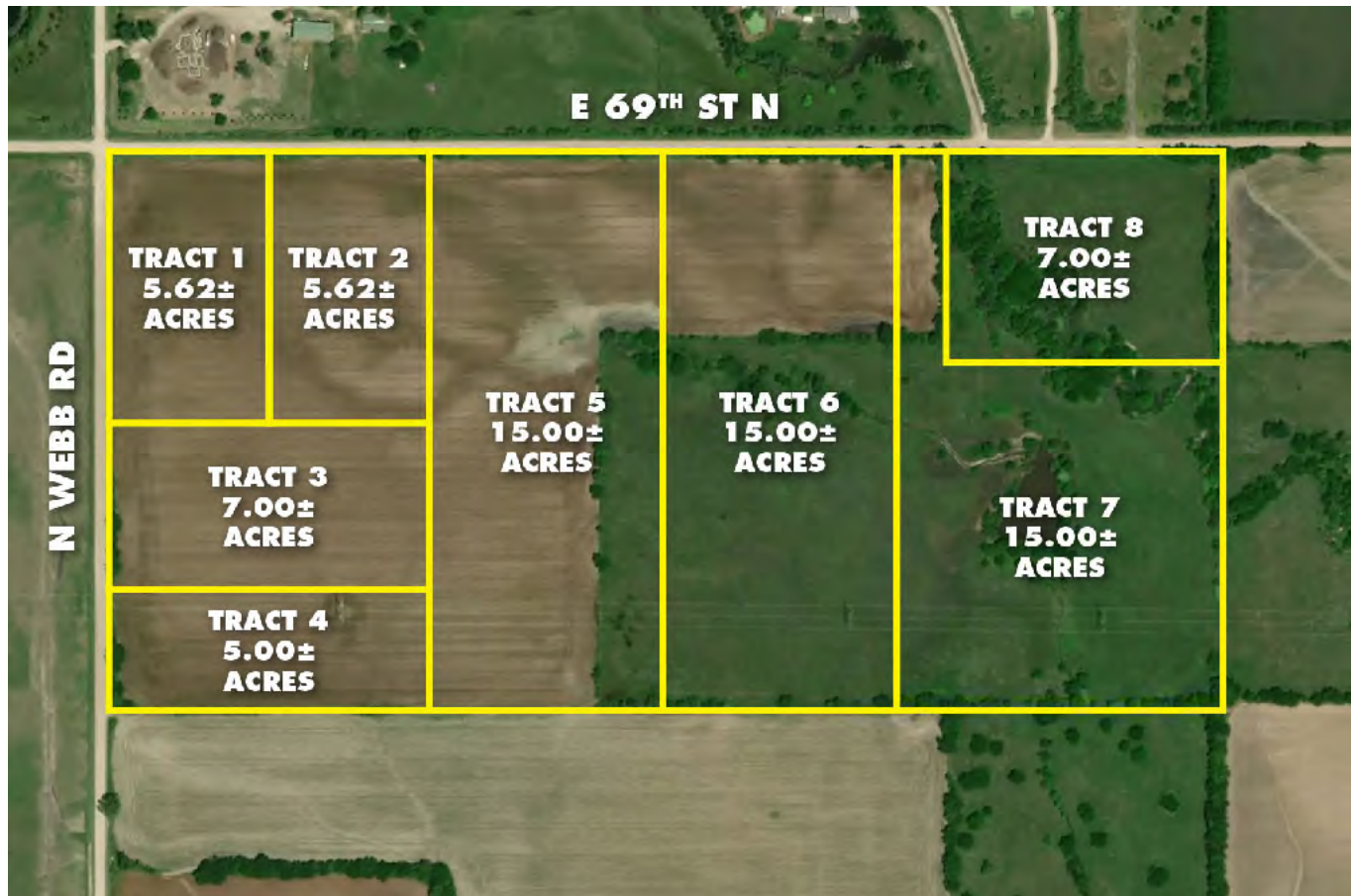


PROPERTY INFORMATION PACKET | THE DETAILS



**77.43 +/- Acres at 69th St. N. & Webb Rd. | Wichita, KS
67147**

AUCTION: Tuesday, May 24th, 2022 at 6:00 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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AERIAL MAP
SOIL MAP
WATER FEATURE MAP
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GUIDE TO AUCTION COSTS

The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy 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 # 610569
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 1
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/15/2022
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		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	1-800-746-9464	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-2-09-0-21-00-001.00	Sub-Agent Comm	0
Number of Acres	5.62	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	244807.2	Variable Comm	Non-Variable
School District	Wichita School District (USD 259)	Virtual Tour Y/N	
Elementary School	Circle Greenwich	Days On Market	19
Middle School	Circle	Cumulative DOM	19
High School	Circle	Cumulative DOMLS	
Subdivision	NONE	Input Date	4/26/2022 11:53 AM
Legal		Update Date	5/4/2022
		Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

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

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Auction Offering	Real Estate Only	1 - Open End Time
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Auction Start Time	6:00 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	05/23/2022 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 %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

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PERSONAL PROPERTY

Personal Property

SOLD

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

Sold at Auction Y/N

ADDITIONAL PICTURES



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ALL FIELDS CUSTOMIZABLE



MLS # 610572
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 2
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



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List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/15/2022
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Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	1-800-746-9464	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-2-09-0-21-00-001.00	Sub-Agent Comm	0
Number of Acres	5.62	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	244807.2	Variable Comm	Non-Variable
School District	Wichita School District (USD 259)	Virtual Tour Y/N	
Elementary School	Circle Greenwich	Days On Market	19
Middle School	Circle	Cumulative DOM	19
High School	Circle	Cumulative DOMLS	
Subdivision	NONE	Input Date	4/26/2022 12:03 PM
Legal		Update Date	5/4/2022
		Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

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

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Auction Location	3642 N. Oliver, Wichita	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
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Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	05/23/2022 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 %/\$	10,000.00	3 - Open End Time

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PERSONAL PROPERTY

Personal Property

SOLD

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

Sold at Auction Y/N

ADDITIONAL PICTURES



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ALL FIELDS CUSTOMIZABLE



MLS # 610573
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 3
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/15/2022
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		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	1-800-746-9464	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-2-09-0-21-00-001.00	Sub-Agent Comm	0
Number of Acres	7.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	304920	Variable Comm	Non-Variable
School District	Wichita School District (USD 259)	Virtual Tour Y/N	
Elementary School	Circle Greenwich	Days On Market	19
Middle School	Circle	Cumulative DOM	19
High School	Circle	Cumulative DOMLS	
Subdivision	NONE	Input Date	4/26/2022 12:07 PM
Legal		Update Date	5/4/2022
		Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

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

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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 # 610568
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Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 4
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



GENERAL

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		Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
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Lot Size/SqFt	217800	Virtual Tour Y/N	
School District	Circle School District (USD 375)	Days On Market	19
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Middle School	Circle	Cumulative DOMLS	
High School	Circle	Input Date	4/26/2022 11:51 AM
Subdivision	NONE	Update Date	5/4/2022
Legal	N1/2 NW1/4 SEC 9-26-2E	Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	Other/See Remarks	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Other/See Remarks	Corporate
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
Tillable	No Crops Included	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Dirt	Ground Water Addendum	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Other/See Remarks	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	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 OFFSITE REAL ESTATE AUCTION ON TUESDAY, MAY 24TH 2022 AT 6:00 PM AT ALOFT HOTEL AT 3642 N. OLIVER ST., WICHITA, KS. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. LIVE AUCTION WITH MULTI-TRACT BIDDING!!! 5 +/- acres in Sedgwick County near the corner of Webb Rd & 69th Street in Northeast Wichita. This parcel is being offered in a multi-Tract auction with the surrounding seven tracts, giving you a total of 77 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes from everything in Northeast Wichita. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. Tract 4: NO SPECIALS and NO HOA! 5 +/- Acres Webb Rd frontage Zoned Rural Residential Potential future homesite 1 mile north of Highway 254 10 Minutes to 21st and Greenwich A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. 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 seller. Possession on both tillable land and grass will be granted after wheat harvest. Boundaries depicted on aerial images are approximate and estimated. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Rural water line available on 69th and on Webb, please contact Sedgwick County Rural Water District #1 for details on connection and usage. In June of 1994 there was pipeline failure that resulted in a release of refined gasoline at the corner of 69th St N and Webb Rd; the site encompassed 13 surrounding acres. The Kansas Department of Health and Environment did conduct investigations and started corrective actions. For the next 10 years the site was cleaned and monitored. In April of 2014 KDHE gave the area a No Further Action Determination Summary and concluded that the cleanup had met all safety requirements and posed no risk. More information on this case is available below in a downloadable PDF. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, this expense will all be paid by the seller. Closing will take place after the platting process is complete which will approximately be 40-60 days after the auction. Possession on both tillable land and grass will be granted after wheat harvest See terms of sale.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	3642 N Oliver, Wichita	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	5/24/2022	2 - Open for Preview
Auction Start Time	6:00 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	05/23/2022 @ 5 PM	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10,000 each.

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 # 610571
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 5
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/15/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
		Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	800-746-9464	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Rural	Sub-Agent Comm	0
Parcel ID	08710-2-09-0-21-00-001.00	Buyer-Broker Comm	3
Number of Acres	15.00	Transact Broker Comm	3
Price Per Acre	0.00	Variable Comm	Non-Variable
Lot Size/SqFt	653400	Virtual Tour Y/N	
School District	Circle School District (USD 375)	Days On Market	19
Elementary School	Circle Greenwich	Cumulative DOM	19
Middle School	Circle	Cumulative DOMLS	
High School	Circle	Input Date	4/26/2022 11:57 AM
Subdivision	NONE	Update Date	5/4/2022
Legal	N1/2 NW1/4 SEC 9-26-2E	Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	Other/See Remarks	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Other/See Remarks	Corporate
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
Tillable	No Crops Included	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Dirt	Ground Water Addendum	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Other/See Remarks	Unknown	None	

FINANCIAL

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

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Auction Offering	Real Estate Only	1 - Open End Time
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Auction Start Time	6:00 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	05/23/2022 @ 5 PM	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

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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 # 610570
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 6
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/15/2022
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		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	800-746-9464	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-2-09-0-21-00-001.00	Sub-Agent Comm	0
Number of Acres	15.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	653400	Variable Comm	Non-Variable
School District	Circle School District (USD 375)	Virtual Tour Y/N	
Elementary School	Circle Greenwich	Days On Market	19
Middle School	Circle	Cumulative DOM	19
High School	Circle	Cumulative DOMLS	
Subdivision	NONE	Input Date	4/26/2022 11:54 AM
Legal	N1/2 NW1/4 SEC 9-26-2E	Update Date	5/4/2022
		Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	Other/See Remarks	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Other/See Remarks	Corporate
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
Tillable	No Crops Included	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Dirt	None	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Other/See Remarks	Unknown	None	

FINANCIAL

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

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Auction Location	3642 N Oliver Wichita	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
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Broker Reg Deadline	05/23/2022 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 %/\$	10,000.00	3 - Open End Time

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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 # 610576
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 7
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/15/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
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Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	800-746-9464	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Rural	Sub-Agent Comm	0
Parcel ID	08710-2-09-0-21-00-001.00	Buyer-Broker Comm	3
Number of Acres	15.00	Transact Broker Comm	3
Price Per Acre	0.00	Variable Comm	Non-Variable
Lot Size/SqFt	653400	Virtual Tour Y/N	
School District	Circle School District (USD 375)	Days On Market	19
Elementary School	Circle Greenwich	Cumulative DOM	19
Middle School	Circle	Cumulative DOMLS	
High School	Circle	Input Date	4/26/2022 1:37 PM
Subdivision	NONE	Update Date	5/4/2022
Legal	N1/2 NW1/4 SEC 9-26-2E	Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

SHAPE / LOCATION	UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX
Irregular	Other/See Remarks	Unknown	None
TOPOGRAPHIC	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Pond/Lake	None	Other/See Remarks	Sellers Agent
Treeline	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
PRESENT USAGE	None	Other/See Remarks	Corporate
Tillable	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
Other/See Remarks	No Crops Included	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Dirt	None	Call Showing #	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

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Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

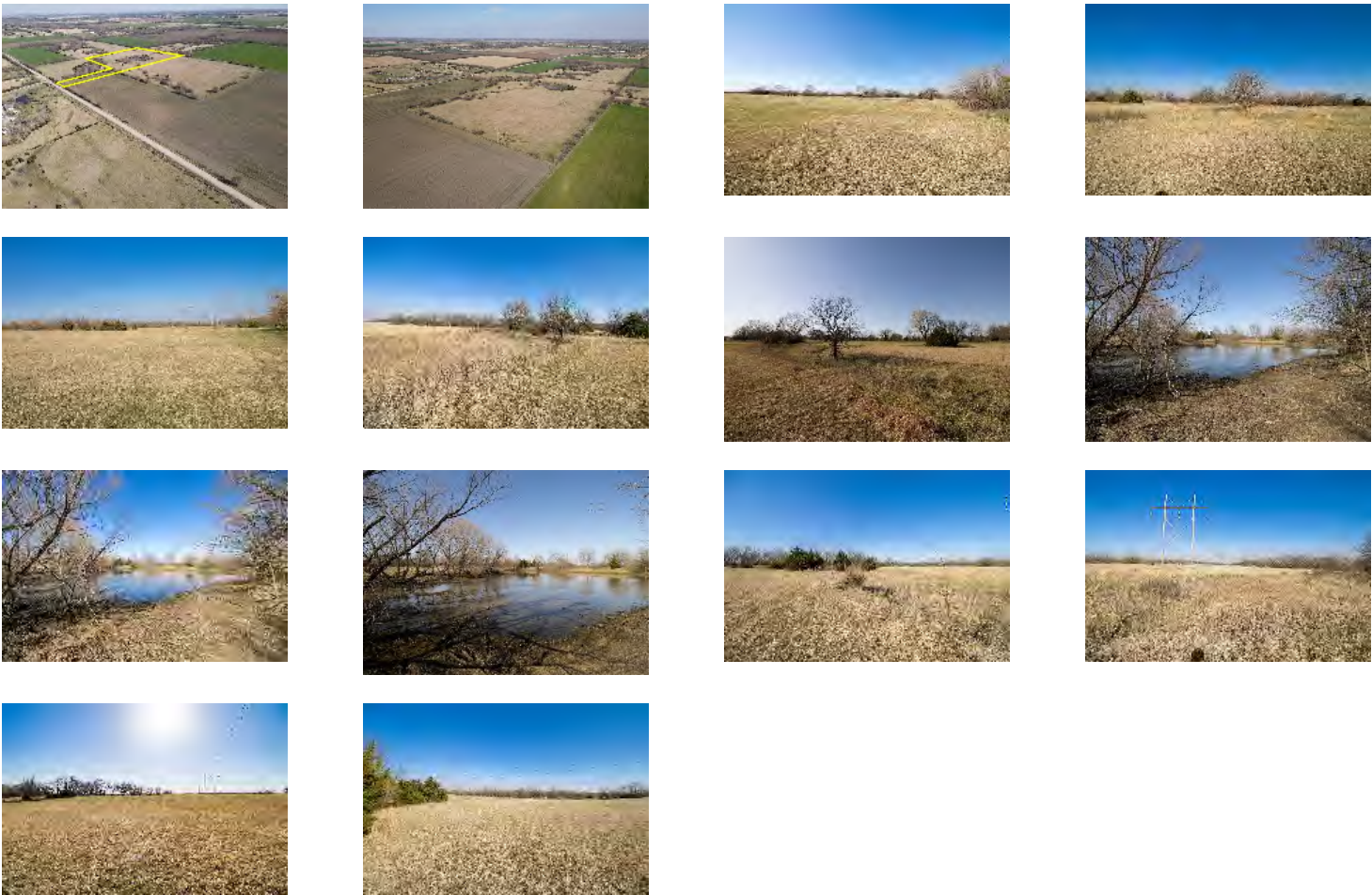
Terms of Sale See associated documents. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10,000 each.

PERSONAL PROPERTY

Personal Property

SOLD

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



DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2022 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

ALL FIELDS CUSTOMIZABLE



MLS # 610579
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 801 - NE Suburban SG
Address 000 69th St N & Webb Rd
Address 2 Tract 8
City Wichita
State KS
Zip 67147
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 8



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	4/15/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
		Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	800-746-9464	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Rural	Sub-Agent Comm	0
Parcel ID	08710-2-09-0-21-00-001.00	Buyer-Broker Comm	3
Number of Acres	7.00	Transact Broker Comm	3
Price Per Acre	0.00	Variable Comm	Non-Variable
Lot Size/SqFt	304920	Virtual Tour Y/N	
School District	Circle School District (USD 375)	Days On Market	19
Elementary School	Circle Greenwich	Cumulative DOM	19
Middle School	Circle	Cumulative DOMLS	
High School	Circle	Input Date	4/26/2022 1:55 PM
Subdivision	NONE	Update Date	5/4/2022
Legal	N1/2 NW1/4 SEC 9-26-2E	Status Date	4/26/2022
		HotSheet Date	4/26/2022
		Price Date	4/26/2022

DIRECTIONS

Directions Southeast corner of E. 69th St. N. & N. Webb Rd., Wichita, KS 67147

FEATURES

SHAPE / LOCATION	UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX
Rectangular	Other/See Remarks	Unknown	None
TOPOGRAPHIC	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Stream/River	None	Other/See Remarks	Sellers Agent
Wooded	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
PRESENT USAGE	None	Other/See Remarks	Corporate
Other/See Remarks	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
ROAD FRONTAGE	No Crops Included	At Closing	Excl Right w/o Reserve
Dirt	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
	None	Call Showing #	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 OFFSITE REAL ESTATE AUCTION ON TUESDAY, MAY 24TH 2022 AT 6:00 PM AT ALOFT HOTEL AT 3642 N. OLIVER ST., WICHITA, KS. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. LIVE AUCTION WITH MULTI-TRACT BIDDING!!! 15 +/- acres in Sedgwick County near the corner of Webb Rd & 69th Street in Northeast Wichita. This parcel is being offered in a multi-Tract auction with the surrounding seven tracts, giving you a total of 77 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes from everything in Northeast Wichita. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. Tract 8: NO SPECIALS and NO HOA! 7 +/- Acres 69th St Road frontage Zoned Rural Residential Potential future homesite 1 mile north of Highway 254 10 Minutes to 21st and Greenwich Wet weather creek Large amount of tree cover offering seclusion A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. 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 seller. Possession on both tillable land and grass will be granted after wheat harvest. Boundaries depicted on aerial images are approximate and estimated. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Rural water line available on 69th and on Webb, please contact Sedgwick County Rural Water District #1 for details on connection and usage. In June of 1994 there was pipeline failure that resulted in a release of refined gasoline at the corner of 69th St N and Webb Rd; the site encompassed 13 surrounding acres. The Kansas Department of Health and Environment did conduct investigations and started corrective actions. For the next 10 years the site was cleaned and monitored. In April of 2014 KDHE gave the area a No Further Action Determination Summary and concluded that the cleanup had met all safety requirements and posed no risk. More information on this case is available below in a downloadable PDF. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, this expense will all be paid by the seller. Closing will take place after the platting process is complete which will approximately be 40-60 days after the auction. Possession on both tillable land and grass will be granted after wheat harvest. See terms of sale.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	3642 N Oliver Wichita	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	5/24/2022	2 - Open for Preview
Auction Start Time	6pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	05/23/2022 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 %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10,000 each.

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SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 77.43 +/- Acres At E. 69th St. N. & N. Webb Rd. - Wichita, KS 67147 (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"):

None

KH

None

KH

KH

KH

SELLER:

Authentisign
Kaleb Howell, Member 04/14/2022

Signature

Date

Kaleb Howell

Print

Member

KWH Investments LLC

Title

Company

Signature

Date

Print

Title

Company

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



McCurdy
REAL ESTATE & AUCTION

**WATER WELL AND WASTEWATER
SYSTEM INFORMATION**

Property Address: 77.43 +/- Acres At E. 69th St. N. & N. Webb Rd. - Wichita, KS

67147

DOES THE PROPERTY HAVE A WELL? YES _____ NO KH

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Kaleb Howell, Member

Owner _____

04/14/2022

Date

Owner _____

Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.

5 The parties are proposing the sale and purchase of certain property, commonly known as:
6 77.43 +/- Acres At E. 69th St. N. & N. Webb Rd. - Wichita, KS 67147

7 The parties are advised to obtain expert advice in regard to any environmental concerns.

8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 (a) Presence of groundwater contamination or other environmental concerns (initial one):

10 KH Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or
12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 (b) Records and reports in possession of Seller (initial one):

16 KH Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or
18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 (c) _____ Buyer has received copies of all information, if any, listed above. (initial)

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28 Authentisign <u>Kaleb Howell, Member</u> 04/14/2022 29 Seller _____ Date	_____ Buyer _____ Date
30 _____ 31 Seller _____ Date	_____ Buyer _____ Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form, or that its use is appropriate for all situations. Copyright 2016.



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>



Geographic Information Services
Sedgwick County...
working for you

77.43 +/- Acres at 69th St. & Webb Rd, Wichita, KS 67147 - Zoning Rural Residential

Date: 4/18/2022

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

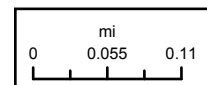
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

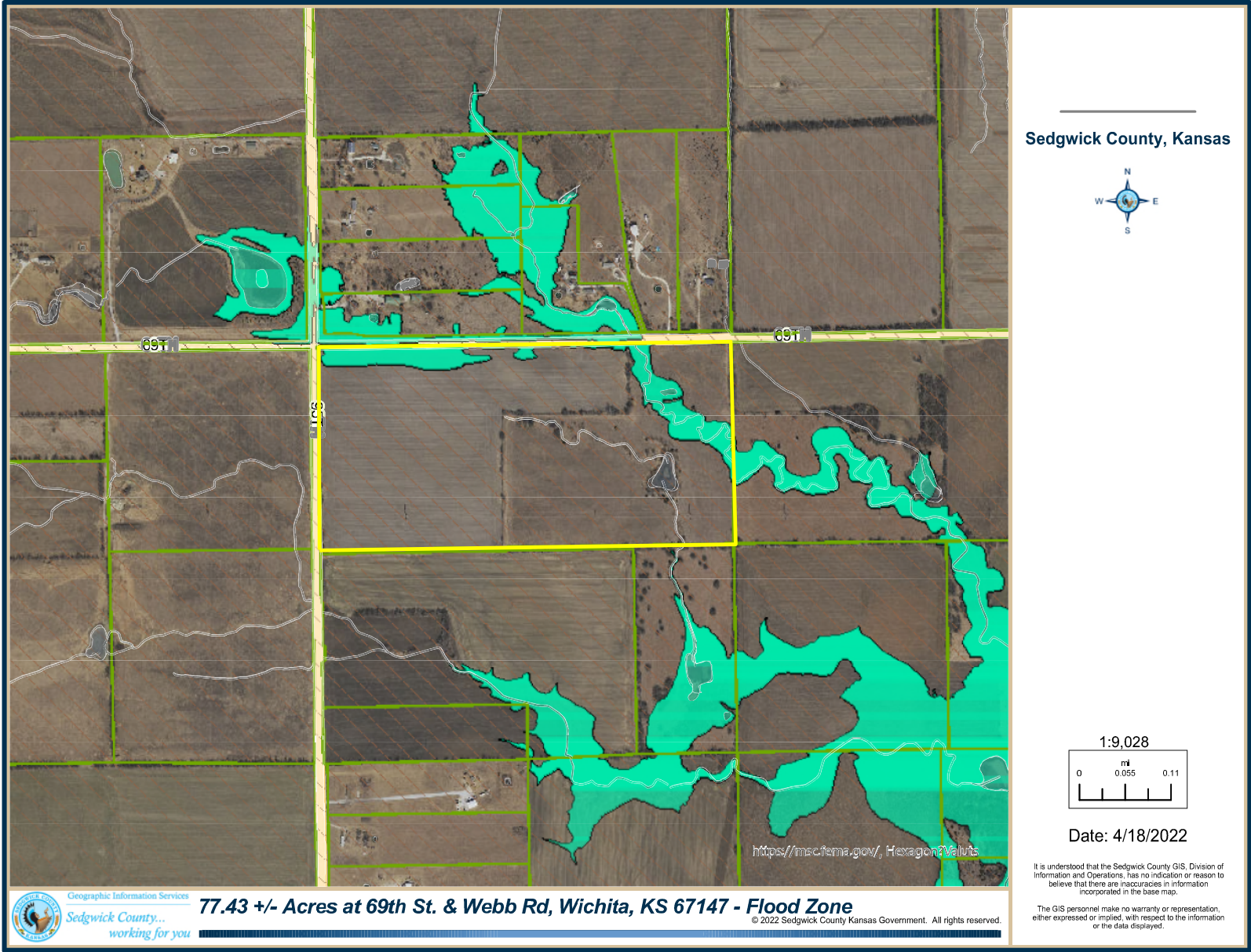
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Sedgwick County, Kansas



1:9,028





Legend

Flood Plain

Base Flood Approximate

--

Base Flood Elevations

—

0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A

A

AE

AE,

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

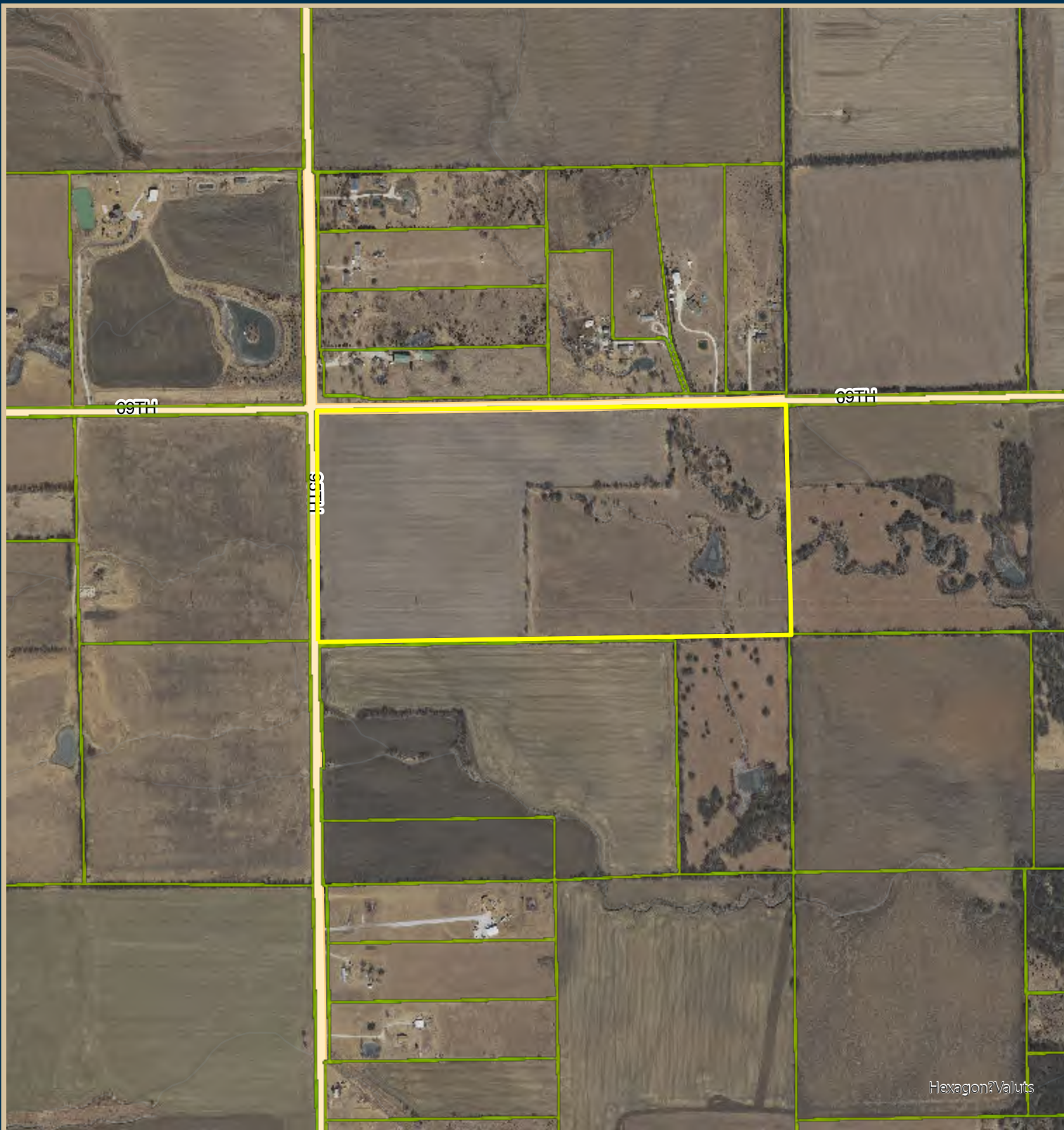
X - Area of Special Consideration

X AREA OF SPECIAL CONSIDERATION

X

X,

Area Not Included



Geographic Information Services

Sedgwick County...
working for you

77.43 +/- Acres at 69th St. & Webb Rd, Wichita, KS 67147 - Aerial

Date: 4/18/2022

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

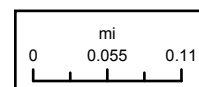
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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Sedgwick County, Kansas

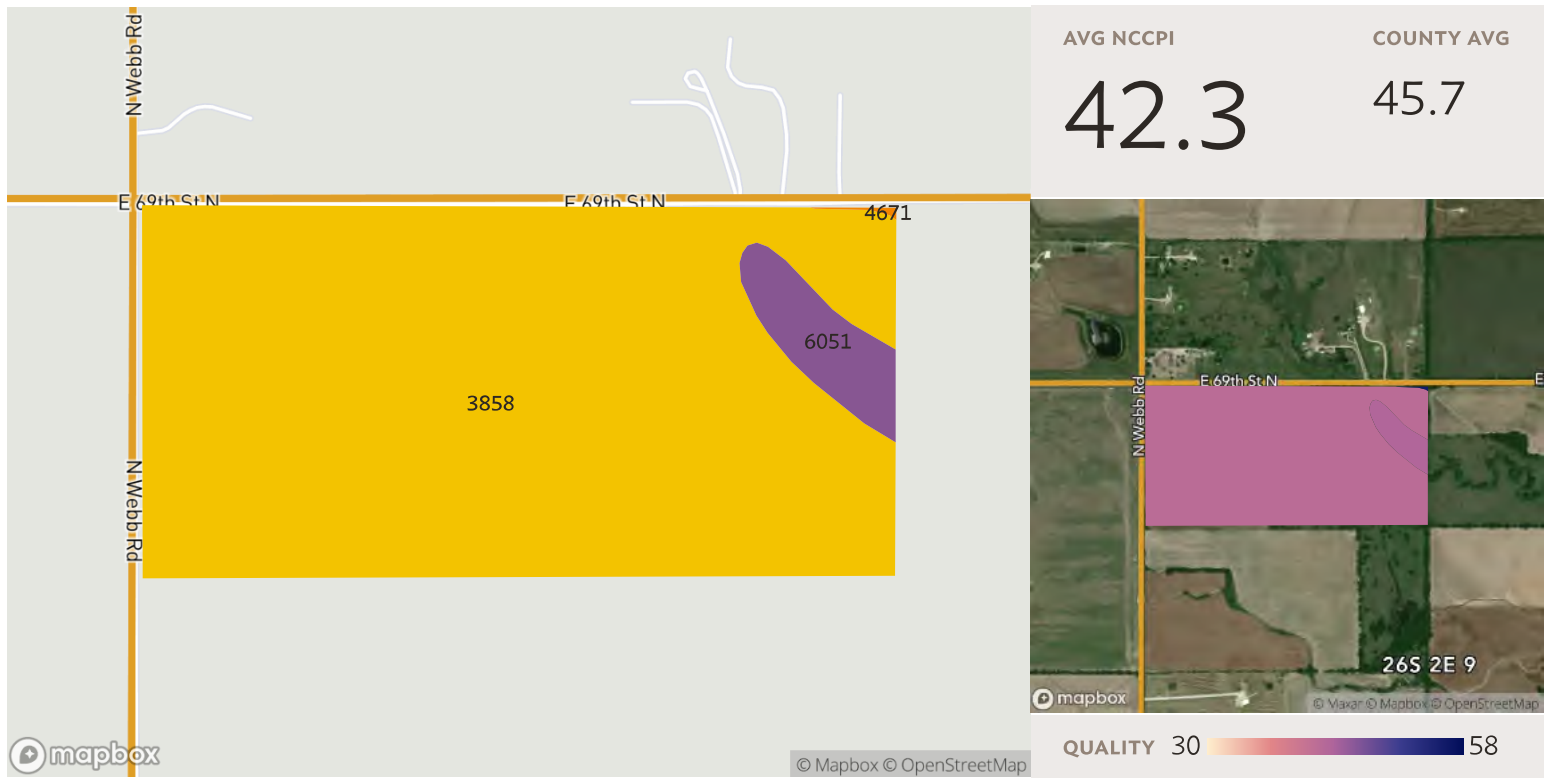


1:9,028



1 field, 77 acres in Sedgwick County, KS

TOWNSHIP/SECTION 26S 2E – 9



All fields

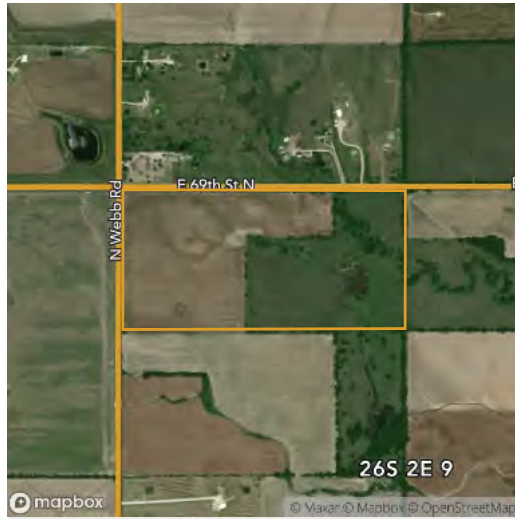
Source: NRCS Soil Survey

77 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 3858	Goessel silty clay, 1 to 3 percent slopes	73.62	95.1%	3	42.2
■ 6051	Elandco silt loam, frequently flooded	3.73	4.8%	5	43.4
■ 4671	Irwin silty clay loam, 1 to 3 percent slopes	0.07	0.1%	3	55.9
77.42					42.3

1 field, 77 acres in Sedgwick County, KS

TOWNSHIP/SECTION 26S 2E – 9

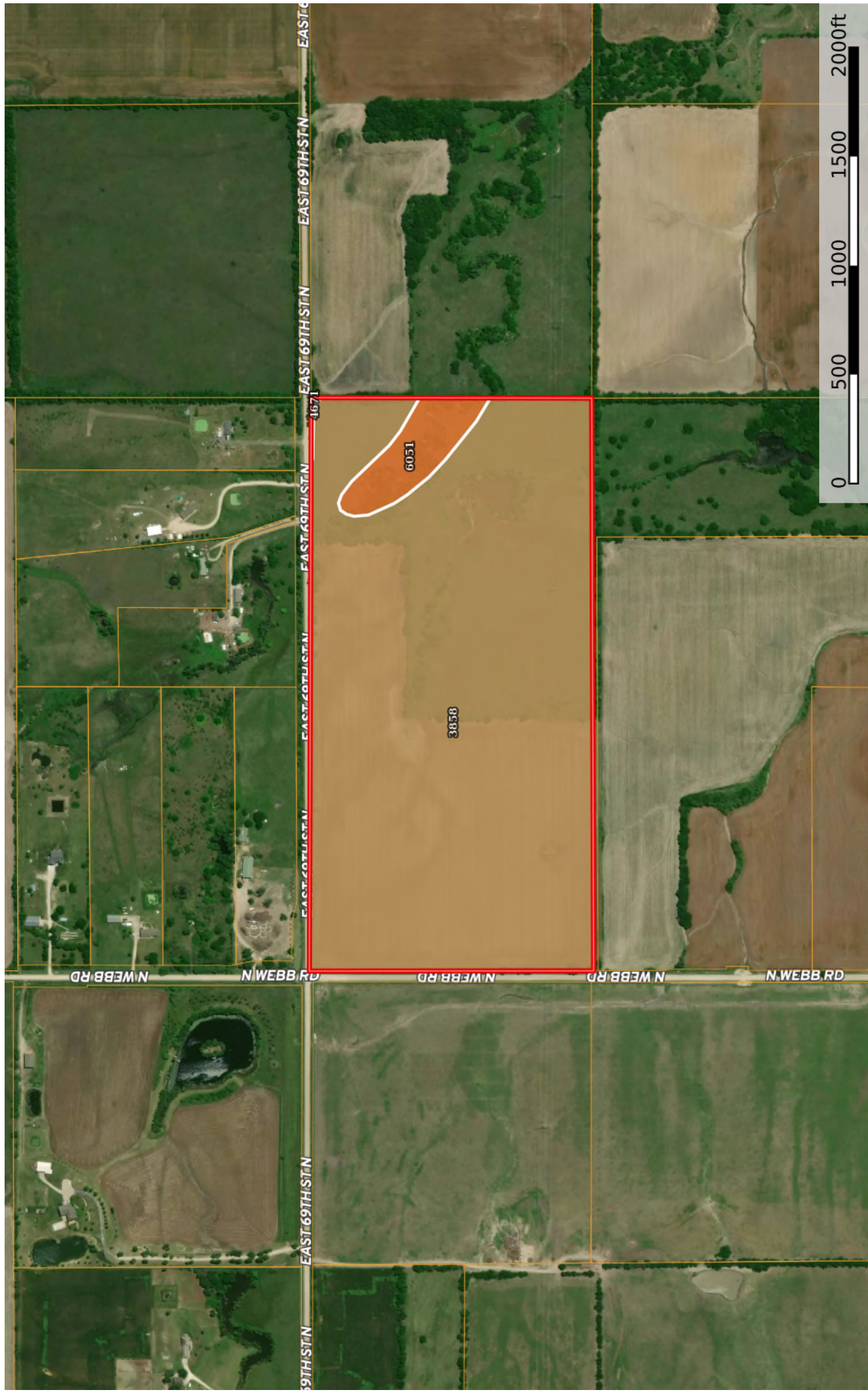


All fields

77 ac.

					
	2020	2019	2018	2017	2016
 Grass/Pasture	49.1%	43.3%	43.4%	43.1%	43.1%
 Winter Wheat	47.2%	0.1%	–	0.1%	0.1%
 Soybeans	–	49.8%	50.3%	50.1%	48.6%
 Non-Cropland	–	4.5%	5.3%	5.1%	5.5%
 Other	3.7%	2.3%	1.1%	1.6%	2.7%

Source: NASS Cropland Data Layer



Boundary 77.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3858	Goessel silty clay, 1 to 3 percent slopes	73.6	95.09	0	49	3e
6051	Elandco silt loam, frequently flooded	3.71	4.79	0	50	5w
4671	Irwin silty clay loam, 1 to 3 percent slopes	0.09	0.12	0	58	3s
TOTALS		77.4(*)	100%	-	49.06	3.1

(*) 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

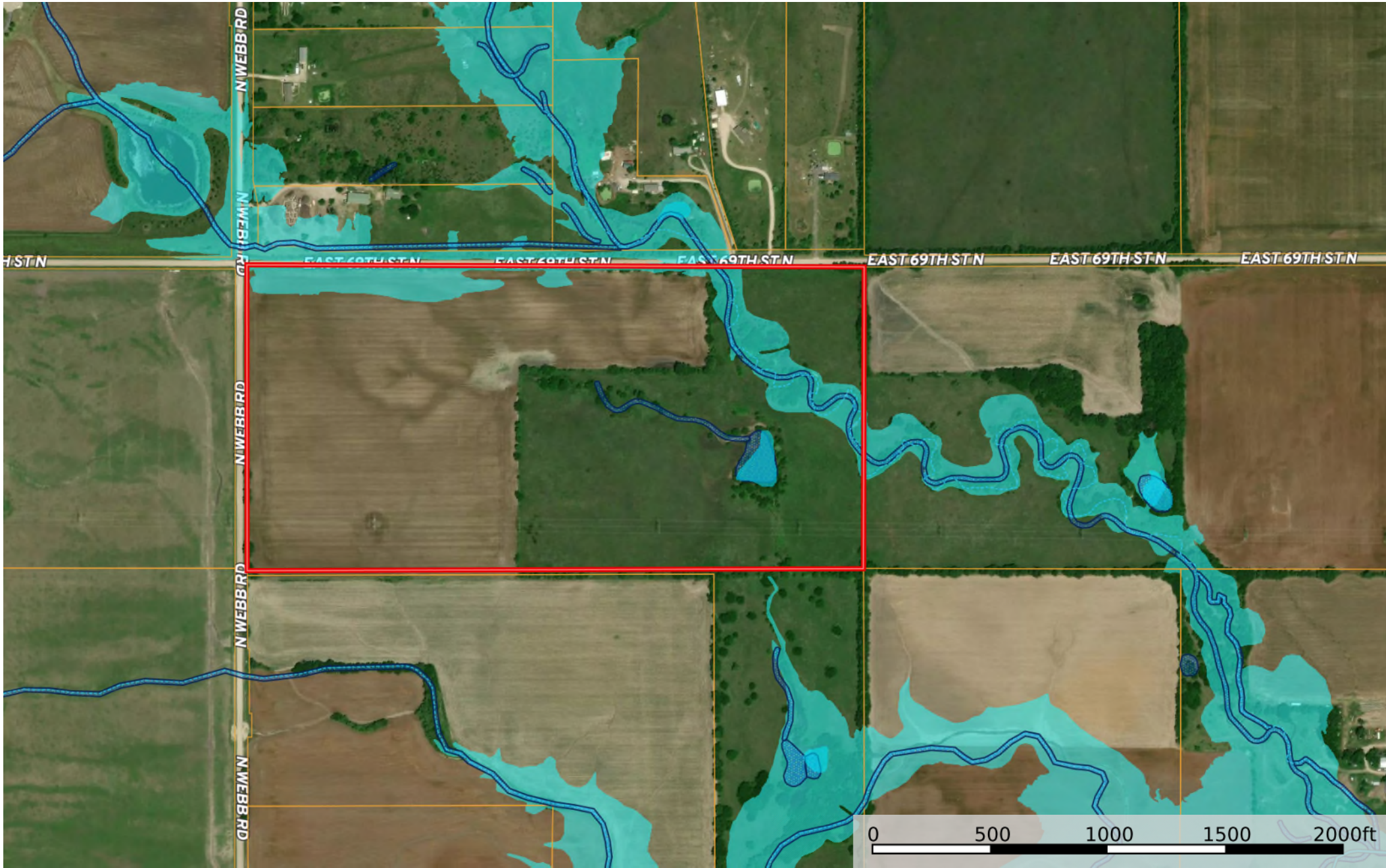
Land, Capability

								
	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

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. 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.
5. 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.
6. The Real Estate is not offered contingent upon financing.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
8. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.

9. 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.
10. 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.
11. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
12. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
13. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guests or minors accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
14. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
15. 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.
16. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
17. McCurdy reserves the right to establish all bidding increments.
18. 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.
19. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
20. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
21. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.

22. 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.
23. 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.

Version (01/22)

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)*

