



78.42 +/- Acres on W. 82nd Ave | Nickerson, KS 67561

AUCTION: BIDDING OPENS: Tues, August 2nd @ 2:00 PM

BIDDING CLOSING: Thurs, August 18th @ 2:40 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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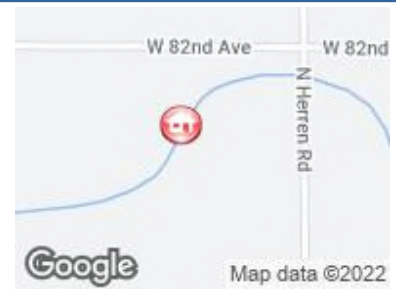
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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Real Estate & Auction, LLC. It is incumbent 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 # 614555
Class Land
Property Type Farm
County Reno
Area R15 - Nickerson
Address 78.42 +/- Acres W 82nd Ave
Address 2
City Nickerson
State KS
Zip 67561
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	LONN MCCURDY - HOME: 316-683-0612	List Date	7/12/2022
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	1-800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	04614-00000001000	Sub-Agent Comm	0
Number of Acres	78.42	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	3415975.2	Variable Comm	Non-Variable
School District	Nickerson School District (USD 309)	Virtual Tour Y/N	
Elementary School	Nickerson		
Middle School	Reno Valley		
High School	Nickerson		
Subdivision	NONE		
Legal			

DIRECTIONS

Directions (Nickerson) South west corner of W. 82nd Ave & N. Herren Rd.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	EXISTING FINANCING	OWNERSHIP
Level	None	Other/See Remarks	Individual
PRESENT USAGE	MISCELLANEOUS FEATURES	PROPOSED FINANCING	TYPE OF LISTING
Pasture	Mineral Rights Included	Other/See Remarks	Excl Right w/o Reserve
Tillable	No Crops Included	POSSESSION	BUILDER OPTIONS
ROAD FRONTAGE	DOCUMENTS ON FILE	At Closing	Open Builder
Dirt	Leases	SHOWING INSTRUCTIONS	
Highway	Photographs	Call Showing #	
UTILITIES AVAILABLE	Sellers Prop. Disclosure	LOCKBOX	
Electricity	FLOOD INSURANCE	None	
	Required		

FINANCIAL

Assumable Y/N	No
General Taxes	\$364.78
General Tax Year	2022
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, August 2nd, 2022 at 2:00 PM (cst) | BIDDING CLOSING: Thursday, August 18th0, 2022 at 2:40 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! 78.42 +/- acres in Reno County! Easy access to K-96 Bull Creek runs through the property Lots of trees Potential homesite wheat/Milo Pasture Recreational There is a cash lease with the tenant farmer that expires on 12/31/2022. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Tuesday, August 2nd, 2022 at 2:00 PM (cst) | BIDDING CLOSING: Thursday, August 18th0, 2022 at 2:40 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per acre price. By way of example, if a 160 acre parcel was offered "by the acre" the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total sales price of \$800,000. For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres Seller is a licensed real estate salesperson or broker in the state of Kansas. Crops will remain with the seller. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10,000.

AUCTION

Auction Date	8/2/2022	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	8/17/2022 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

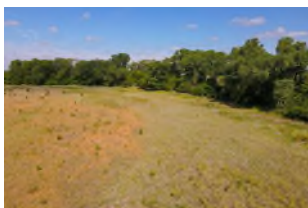
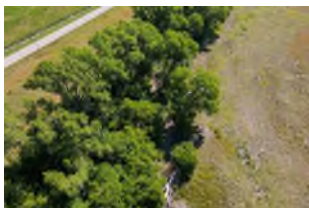
TERMS OF SALE

Terms of Sale See Associated Documents.

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 **Property Address:** 78.42 +/- Acres On W. 82nd Ave - Nickerson, KS 67561
 2 **Seller:** _____ **Date of Purchase:** _____
 3 **Property currently zoned as:** _____

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

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

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

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

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

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

PART I

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

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

21 ☒ ☐ ☐ ☐ ☐ Well/Pump _____
 22 ☒ ☐ ☐ ☐ ☐ Drinking _____ Irrigation _____
 23 _____ Location _____
 24 _____ Depth _____
 25 _____ Type _____
 26 If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No
 27 Is the property connected to ☐ city ☐ rural water systems?
 28 Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ _____
 29 ☒ ☐ ☐ ☐ ☐ Cistern _____
 30 ☐ ☐ ☐ ☐ ☐ Other _____
 31 _____ Comments: _____
 32 _____

DRAINAGE/SEWAGE SYSTEMS

34 ☒ ☐ ☐ ☐ ☐ Sewer Lines _____
 35 ☒ ☐ ☐ ☐ ☐ Septic/Laterals _____
 36 ☒ ☐ ☐ ☐ ☐ Lagoon _____
 37 ☒ ☐ ☐ ☐ ☐ Tank Size _____ Location _____
 38 ☒ ☐ ☐ ☐ ☐ # Feet of Laterals _____
 39 ☐ ☐ ☐ ☐ ☐ Other _____
 40 ☐ ☐ ☐ ☐ ☐ Other _____
 41 _____ Comments: _____
 42 _____

DSA NRV DFN DFA

Seller's Initials

Buyer's Initials

PART II

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

None
Does Not Transfer
Working
Not Working
Don't Know

GAS/ELECTRIC

- 43 ☒ ☐ ☐ ☐ ☐ Is there a propane tank on the property?
44 If yes, is it ☐ owned ☐ leased?
45 Company: _____
46 ☒ ☐ ☐ ☐ ☐ Are there solar panels on the property?
47 If yes, are they ☐ owned ☐ rented/leased?
48 Company: _____
49 ☒ ☐ ☐ ☐ ☐ Are there wind turbines on the property?
50 If yes, are they ☐ owned ☐ rented/leased?
51 Company: _____
52 ☒ ☐ ☐ ☐ ☐ Is there hydroelectric on the property?

Yes
No
Don't Know

- 53 ☒ ☒ ☐ Is gas connected to property? If not, distance to nearest source? _____
54 ☐ ☒ ☐ Is electricity connected to property? If not, distance to nearest source? _____
55 ☐ ☐ ☒ To your knowledge, is there any additional costs to hook up utilities?
56 If yes, please explain: _____
57 _____
58 Comments: _____
59 _____

DRAINAGE/SEWAGE SYSTEMS

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

BOUNDARIES/LAND

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

Seller's Initials

Buyer's Initials

Yes No Don't Know

HOMEOWNER'S ASSOCIATION

- 85
86 ☐ ☒ ☐ Is the property subject to rules or regulations of any homeowner's association?
87 Annual dues \$ _____ Initiation Fee \$ _____
88 ☐ ☐ To your knowledge, are there any problems relating to any common area?
89 ☐ ☒ Have you been notified of any condition which may result in an increase in assessments?
90 Comments: _____
91

ENVIRONMENTAL CONDITIONS

- 92
93 To your knowledge, are any of the following substances, materials, or products present on the real property?
94 ☐ ☒ Asbestos
95 ☐ ☒ Contaminated soil or water (including drinking water)
96 ☐ ☒ Landfill or buried materials
97 ☐ ☒ Methane gas
98 ☐ ☒ Oil sheers in wet areas
99 ☐ ☒ Radioactive material
100 ☐ ☒ Toxic material disposal (e.g., solvents, chemicals, etc.)
101 ☐ ☒ Underground fuel or chemical storage tanks
102 ☐ ☒ EMFs (Electro Magnetic Fields)
103 ☐ ☒ Gas or oil wells in area
104 ☐ ☐ Other
105 ☐ ☒ To your knowledge, are any of the above conditions present near your property?
106 Comments: _____
107

MISCELLANEOUS

- 108
109 To your knowledge:
110 ☐ ☒ Are there any gas/oil wells on the property or adjacent property?
111 ☐ ☒ Is the present use of the property a non-conforming use?
112 ☐ ☒ Are there any violations of local, state or federal government laws or regulations relating to this property?
113 ☐ ☒ Is there any existing or threatened legal or regulatory action affecting this property?
114 ☐ ☒ Are there any current special assessments or do you have knowledge of any future assessments?
115 ☐ ☒ Are there any proposed or pending zoning changes on this or adjacent property?
116 ☐ ☒ Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
117 ☒ ☐ Are there any diseased or dead trees or shrubs?
118 ☐ ☒ Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
119
120 ☐ ☒ Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
121
122 Comments: Dead trees along creek
123
124 Seller Owns:
125 ☒ ☐ Mineral Rights:
126 _____ % pass with the land to the Buyer _____ % remain with the Seller
127 _____ % are owned by third party _____ unknown
128 ☐ ☒ Are there any oil, gas, or wind leases of record or Other? Please explain: _____
129
130 ☒ ☐ Crops planted at the time of sale:
131 _____ pass with the land to the Buyer _____ remain with the Seller
132 _____ none _____ negotiable
133 ☒ Other (please describe): Remain w/ tenant
134

Seller's Initials

Buyer's Initials

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

Water Rights:

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

Comments: _____

SELLER'S ACKNOWLEDGMENT

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

David F. Nevhaus 07/13/2022

Mary Queen 7/12/22

Neva R Venhaus 07/13/2022

Dorothy S Augustin

OR 07/13/2022

Dan F Augustin 07/14/2022

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

Seller _____ Date _____ Seller _____ Date _____

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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

Buyer _____ Date _____ Buyer _____ Date _____

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Seller's Initials *DFN* Buyer's Initials _____



McCurdy
REAL ESTATE & AUCTION

WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 78.42 +/- Acres On W. 82nd Ave - Nickerson, KS 67561

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Shang Breen
Owner

7/7/22
Date

Tom Hob
Owner

7/7/22
Date

Authentisign
Neva R Venhaus 07/13/2022

Authentisign
David F. Nevhaus 07/13/2022

Authentisign
Dorothy S Augustin 07/13/2022

Authentisign
Dan F Augustin 07/14/2022



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
RENO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 16392

Prepared : 7/18/22 8:36 AM

Crop Year : 2022

Abbreviated 156 Farm Record

Operator Name : HENKE FARMS PTNR

Farms Associated with Operator : 20-155-1203, 20-155-1218, 20-155-1371, 20-155-7764, 20-155-7816, 20-155-9480, 20-155-9960, 20-155-10144, 20-155-12633, 20-155-12903, 20-155-13757, 20-155-13758, 20-155-14347, 20-155-14671, 20-155-14780, 20-155-16392, 20-155-16506, 20-155-17186, 20-155-17702, 20-155-17703

CRP Contract Number(s) : None

Recon ID : 20-155-2017-354

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
20.41	20.41	20.41	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	20.41	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 34086

Description : S 20 E2NE4 14-22-7

FSA Physical Location : KANSAS/RENO

ANSI Physical Location : KANSAS/RENO

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : DOROTHY AUGUSTIN, MARCY D PRILLIMAN-HOLT

Other Producers : None

Recon ID : 20-155-2017-353

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
20.41	20.41	20.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	20.41	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

KANSAS
RENO
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 16392
Prepared : 7/18/22 8:36 AM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 34086 Continued ...

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

KANSAS
RENO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 16393

Prepared : 7/18/22 8:37 AM

Crop Year : 2022

Operator Name : BENJAMIN D COLLE
Farms Associated with Operator : 20-155-1201, 20-159-4622, 20-155-16393, 20-155-17285, 20-155-17544, 20-155-17625, 20-155-17639
CRP Contract Number(s) : None
Recon ID : 20-155-2017-354
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
58.37	46.75	46.75	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	46.75	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
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NOTES

Tract Number : 34087

Description : N 60 AC E2NE4 14-22-7
FSA Physical Location : KANSAS/RENO
ANSI Physical Location : KANSAS/RENO
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DOROTHY AUGUSTIN, MARCY D PRILLIMAN-HOLT
Other Producers : None
Recon ID : 20-155-2017-353

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
58.37	46.75	46.75	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	46.75	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
-----------	------------	-----------------------------	-----------

NOTES

KANSAS
RENO
Form: FSA-156EZ



FARM : 16393
Prepared : 7/18/22 8:37 AM
Crop Year : 2022

Abbreviated 156 Farm Record

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FARM LEASE ACKNOWLEDGMENT

Legal Description of the Property: 78.42 +/- Acres On W. 82nd Ave - Nickerson, KS 67561 (Real Estate")

LANDLORD: Marcy Prilliman ET AL

TENANT: _____

ACREAGE: approx 30 A.

TERM OF LEASE: _____

TYPE OF CROP(S): Wheat Milo

TYPE OF LEASE:

CROP SHARE: YES _____ NO X

If yes, what share? _____

CASH RENT: YES X NO _____

If yes, payment terms? _____

HAS NOTICE TO TERMINATE BEEN GIVEN? YES X NO _____

ADDITIONAL TERMS: Subject to cash Lease Expiration 12/31/22

Landlord and Tenant (the "Parties") acknowledge that, to the best of their knowledge, the information contained in this document contains all material terms of the Parties' farm lease agreement.

Landlord Marcy Prilliman

Tenant _____

Print Name Marcy Prilliman

Print Name _____

Date _____

Date 7-8-22

RELEASE, TERMINATION, AND WAIVER OF FARM LEASE RIGHTS

By signing below, Tenant releases, terminates, and waives any leasehold or tenant rights as to the following described real property, located in Reno County, Kansas, to wit:

78.42 +/- Acres On W. 82nd Ave - Nickerson, KS 67561

Notwithstanding anything herein to the contrary, Tenant retains interest in crops currently planted and retains the right to enter the above-described property to harvest such crops. Tenant agrees to surrender possession of the above-described property once the crops currently planted are removed. Alternatively, Tenant may enter into a new farming lease with the new owner of the property, subject to the mutual agreement of the new owner and the Tenant.

Additional Terms:

CASH LEASE Expires 10/31/22

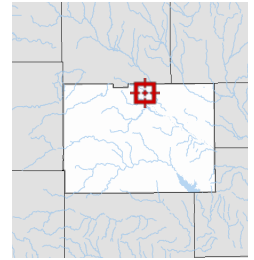
Subject to Above mentioned Lease

Landlord Phang Bui
Print Name MARCY PRILLIMAN
Date 7/2/22

Tenant [Signature]
Print Name _____
Date 7-8-22

**Beacon**TM

Reno County, KS

**Overview****Legend****Parcel Numbers**

- Parcels
- Townships
- Reno County**
 - CWECs
 - AG
 - R-1
 - R-2
 - R-3
 - V-1
 - City
 - ETJ
- Road Centerline
- Reno County Boundary

Parcel ID 046140000001000**Sec/Twp/Rng** 14-22-07W**Property Address** W 82ND AVE
Nickerson**District** 050**Brief Tax Description** GRANT TOWNSHIP, S14, T22, R07W, ACRES 78.4, E 1/2 NE 1/4 LESS RD ROW

(Note: Not to be used on legal documents)

Alternate ID R7667**Class** A - Agricultural Use**Acreage** 78.4**Owner Address** PRILLIMAN, TED L
C/O PRILLIMAN, MARCY
21700 W 52ND ST N
ANDALE, KS 67001

Date created: 7/6/2022

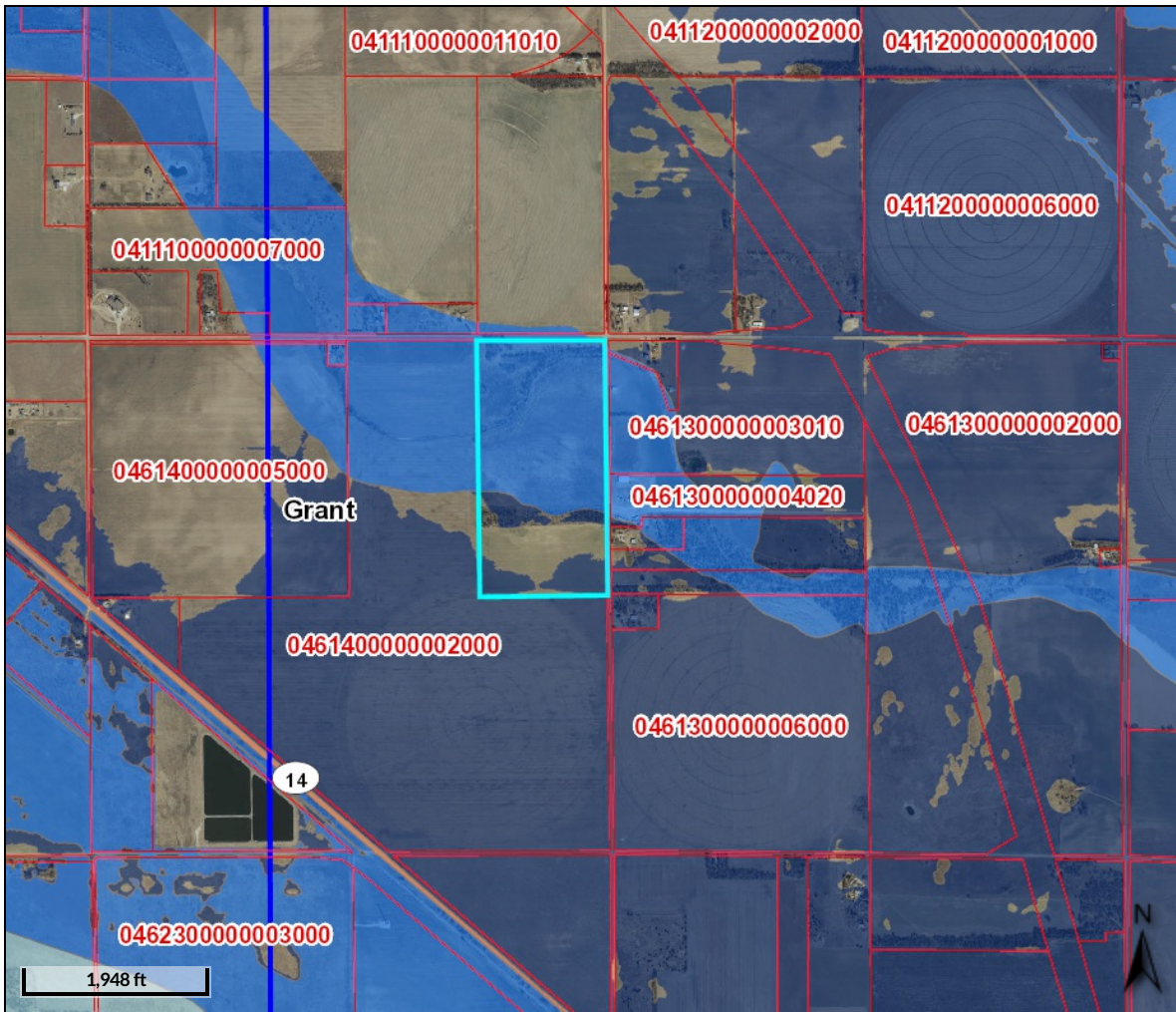
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Developed by **Schneider**
GEOSPATIAL

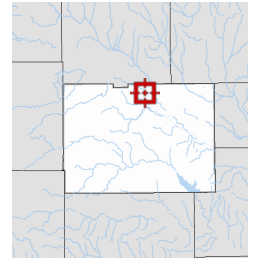


Beacon™

Reno County, KS



Overview



Legend

Parcel Numbers

- Parcels
- Townships
- Panel Identification

Flood Hazard Areas

- Floodway
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood

Road Centerline

- Reno County Boundary

Parcel ID 046140000001000

Sec/Twp/Rng 14-22-07W

Property Address W 82ND AVE
Nickerson

District 050

Brief Tax Description GRANT TOWNSHIP, S14, T22, R07W, ACRES 78.4, E 1/2 NE 1/4 LESS RD ROW

(Note: Not to be used on legal documents)

Alternate ID R7667

Class A - Agricultural Use

Acreage 78.4

Owner Address PRILLIMAN, TED L

C/O PRILLIMAN, MARCY

21700 W 52ND ST N

ANDALE, KS 67001

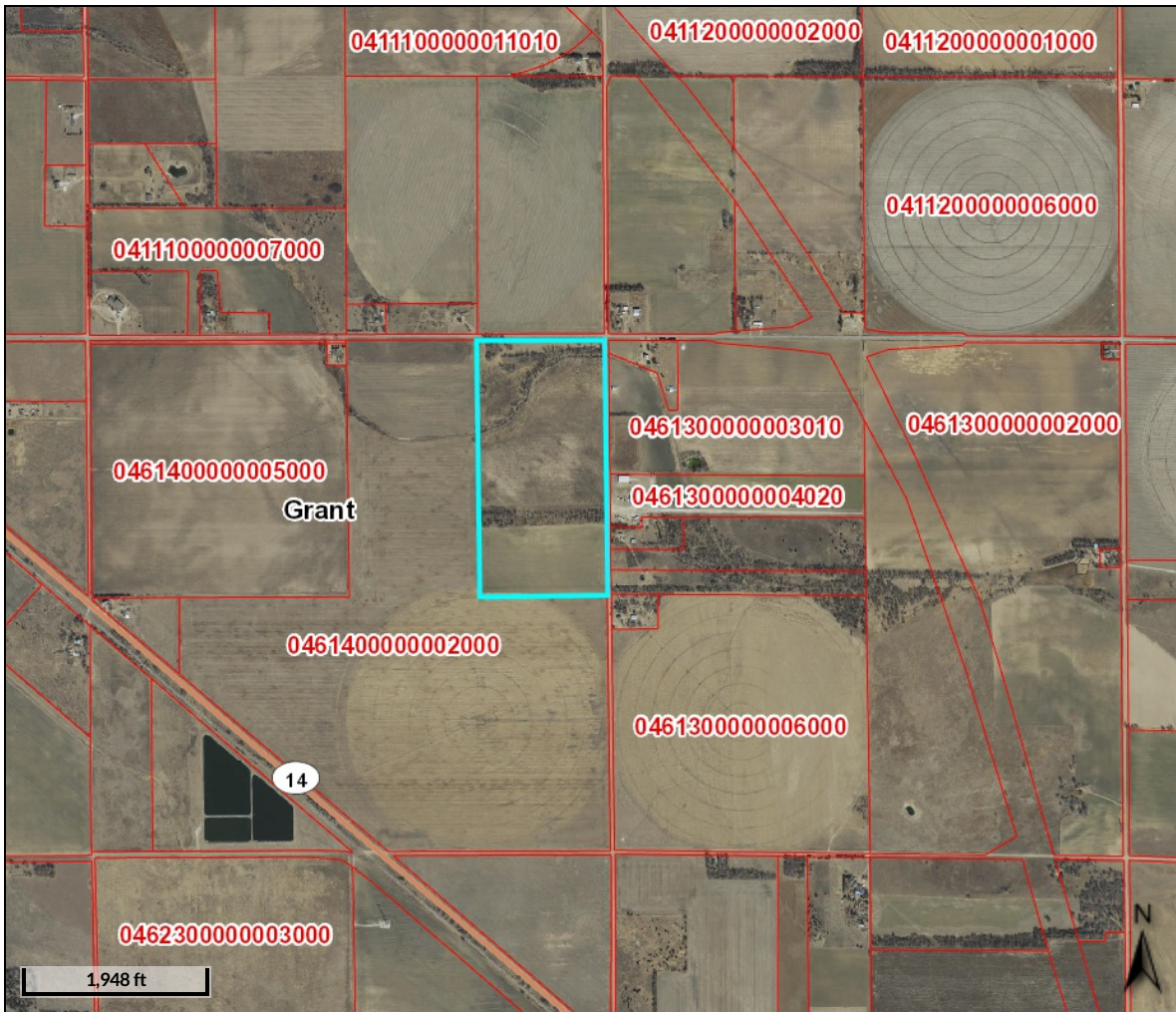
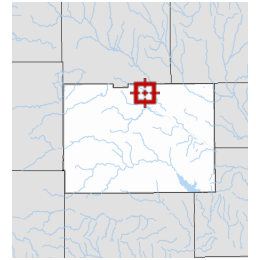
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Last Data Uploaded: 7/5/2022 11:34:09 PM

Developed by Schneider
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**Beacon**TM

Reno County, KS

**Overview****Legend**

Parcel Numbers

- Parcels
- Townships
- Road Centerline
- Reno County Boundary

Parcel ID 046140000001000
Sec/Twp/Rng 14-22-07W
Property Address W 82ND AVE
Nickerson

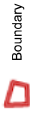
Alternate ID R7667
Class A - Agricultural Use
Acreage 78.4

Owner Address PRILLIMAN, TED L
C/O PRILLIMAN, MARCY
21700 W 52ND ST N
ANDALE, KS 67001

District 050
Brief Tax Description GRANT TOWNSHIP, S14, T22, R07W, ACRES 78.4, E 1/2 NE 1/4 LESS RD ROW
(Note: Not to be used on legal documents)

Date created: 7/6/2022
Last Data Uploaded: 7/5/2022 11:34:09 PM

Developed by  **Schneider**
GEOSPATIAL



| Boundary 78.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5821	Nickerson loamy fine sand, 0 to 2 percent slopes	28.8	36.74	0	48	3e
5833	Saxman loamy sand, 0 to 1 percent slopes	27.02	34.47	0	25	3e
5562	Kaskan silty clay loam, frequently flooded, channeled	18.81	24.0	0	40	5w
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	2.95	3.76	0	57	2c
5800	Mahone loamy fine sand, rarely flooded	0.8	1.02	0	40	2w
TOTALS		78.38(*)	100%	-	38.41	3.43

(*) 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

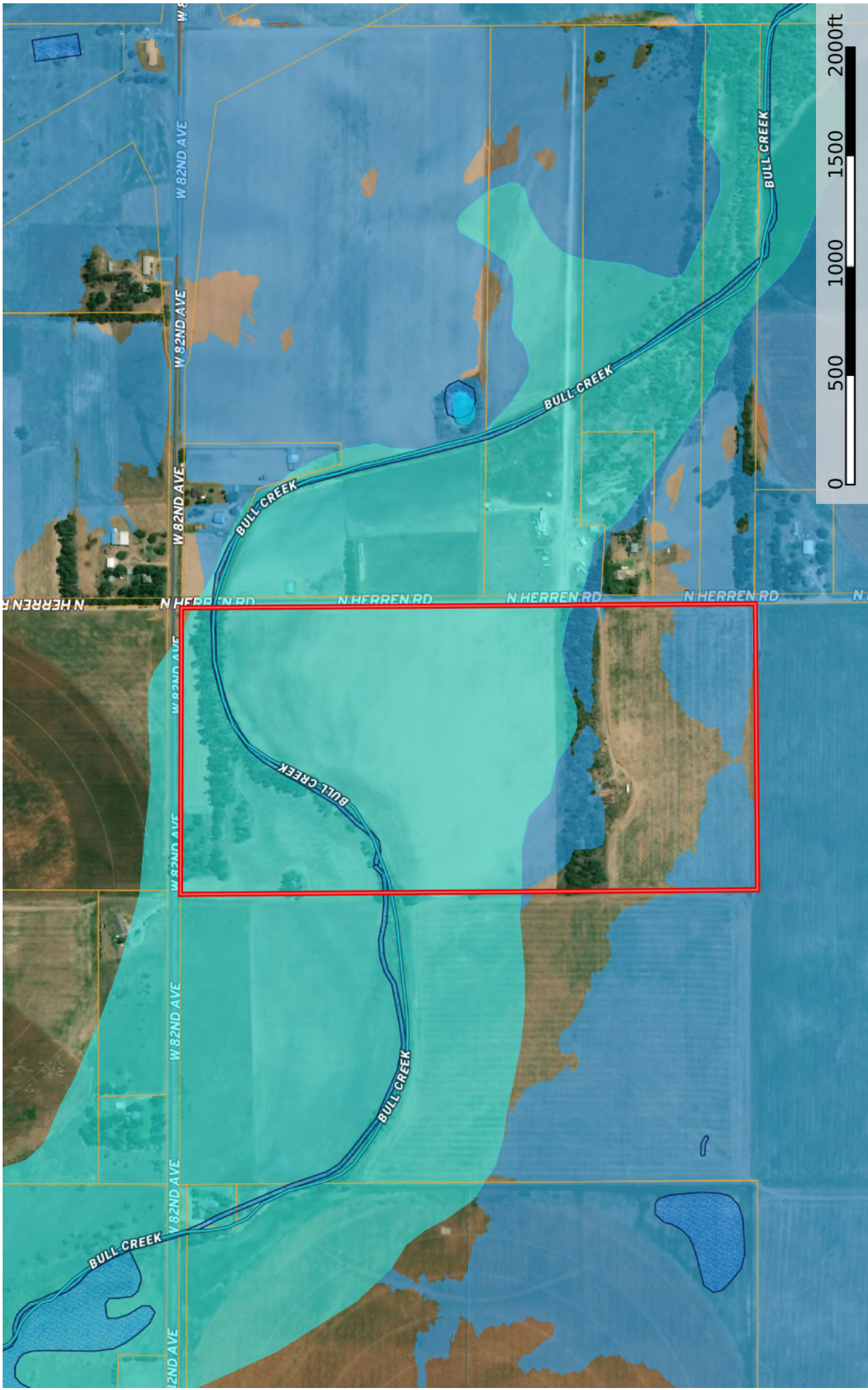
Land, Capability

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

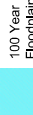
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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



Boundary



100 Year Floodplain



500 Year Floodplain



Floodway



Special



Unmapped/
Not Included



Wetlands



Riparian



Stream,
Intermittent



River/Creek

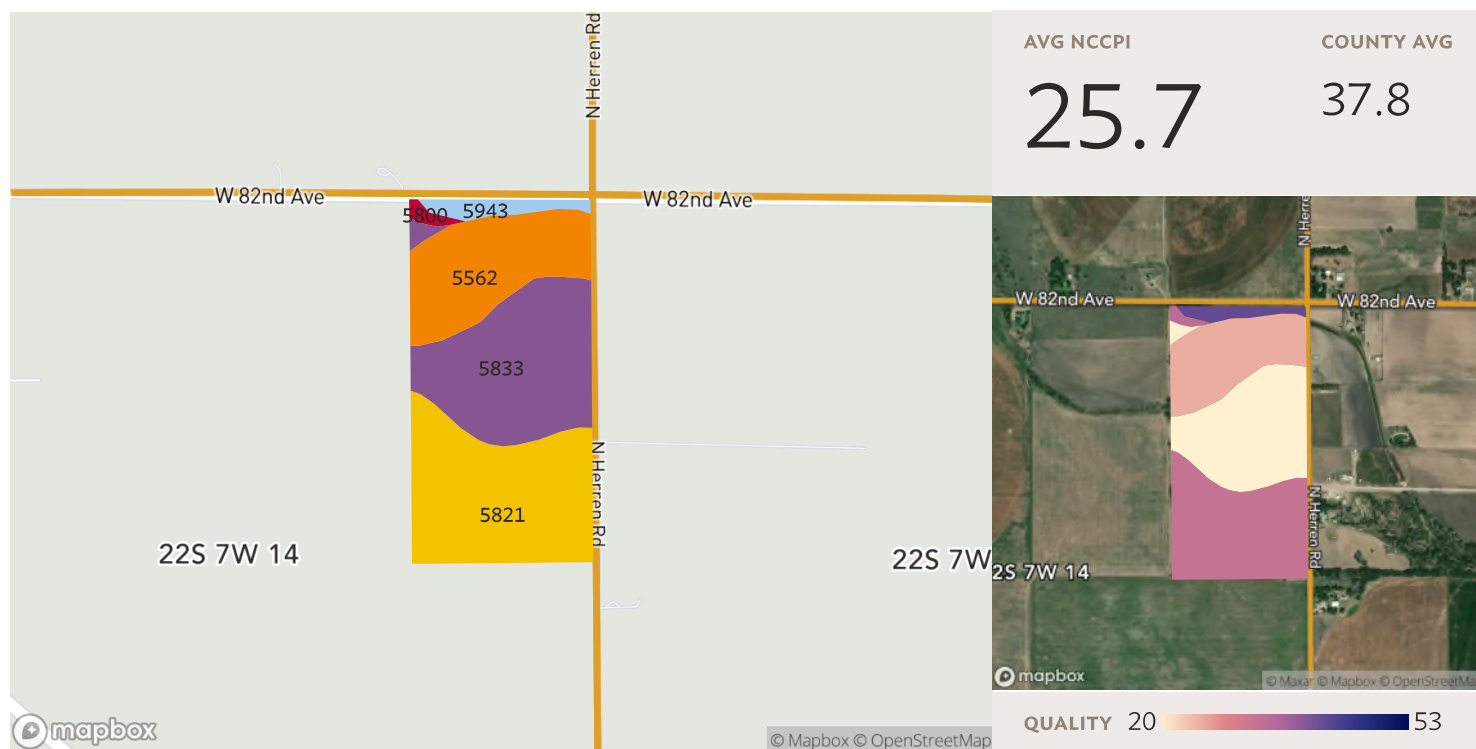


Water Body



1 field, 78 acres in Reno County, KS

TOWNSHIP/SECTION 22S 7W – 14



Source: NRCS Soil Survey

All fields

78 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5821	Nickerson loamy fine sand, 0 to 2 percent slopes	28.85	36.8%	3	32.8
5833	Saxman loamy sand, 0 to 1 percent slopes	27.05	34.5%	3	16.6
5562	Kaskan silty clay loam, frequently flooded, channeled	18.80	24.0%	5	25.2
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	2.89	3.7%	2	41.8
5800	Mahone loamy fine sand, rarely flooded	0.79	1.0%	2	34.3
78.38					25.7

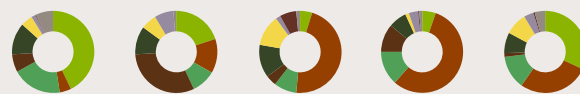
1 field, 78 acres in Reno County, KS

TOWNSHIP/SECTION 22S 7W – 14



All fields

78 ac.



2021 2020 2019 2018 2017

	Soybeans	42.8%	19.9%	4.8%	5.4%	31.9%
	Winter Wheat	4.5%	13.6%	46.7%	56.2%	27.9%
	Grass/Pasture	19.6%	9.4%	9.0%	13.5%	13.2%
	Sorghum	7.0%	31.1%	4.2%	11.1%	1.6%
	Forest	12.5%	11.0%	13.0%	7.2%	8.0%
	Corn	4.7%	6.2%	12.3%	1.3%	8.9%
	Non-Cropland	1.7%	7.5%	1.9%	3.8%	3.8%
	Fallow	0.3%	–	6.6%	0.3%	0.6%
	Other	6.8%	1.2%	1.5%	1.2%	4.1%

Source: NASS Cropland Data Layer

1 field, 78 acres in Reno County, KS

TOWNSHIP/SECTION 22S 7W – 14

Reno County, KS

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	78.38	22S 7W – 14 APN: 0461400000001000	PRILLIMAN, TED L (09/30/2021)	21700 W 52ND ST N, ANDALE, KS 67001



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)*

