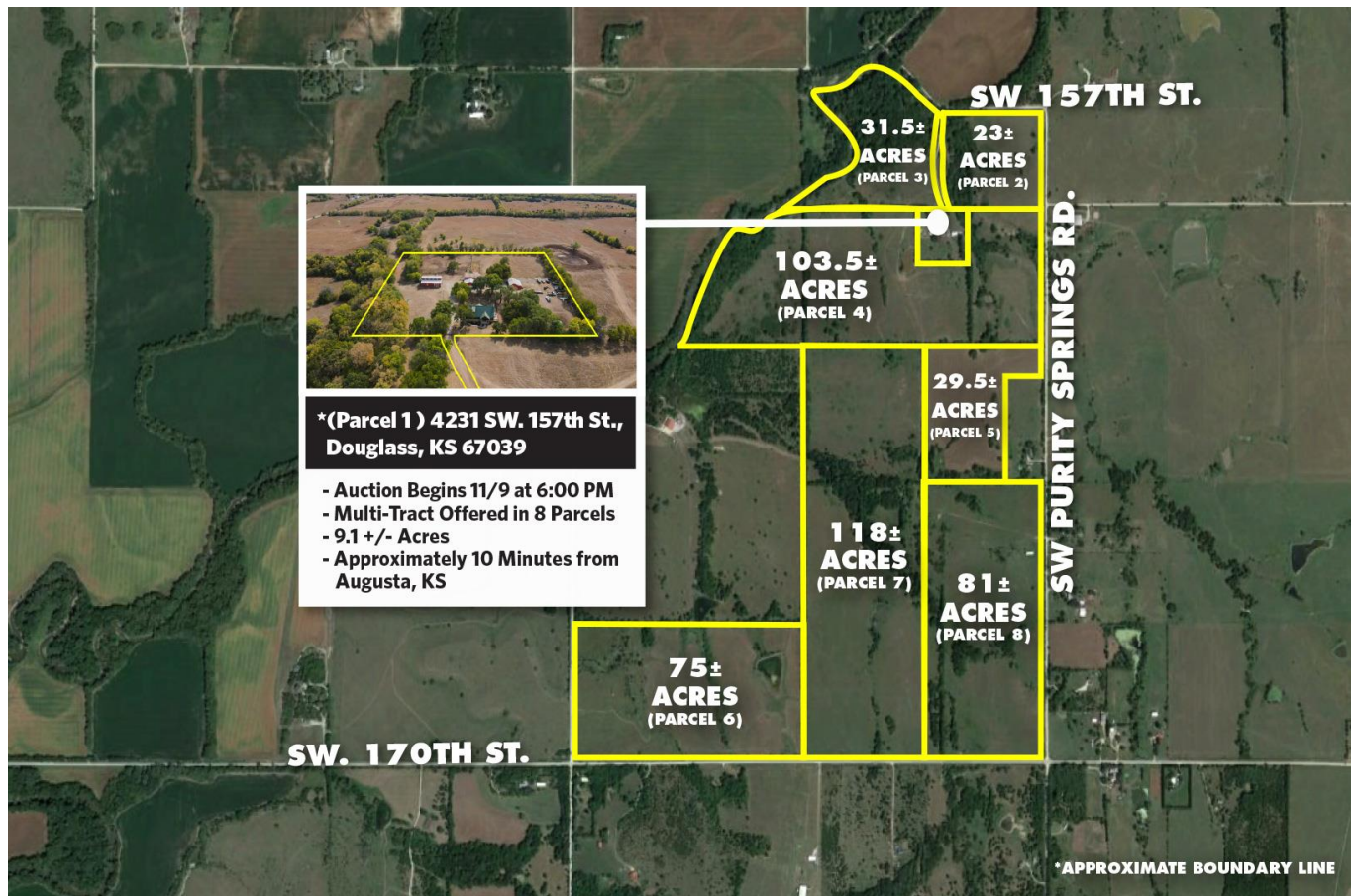


PROPERTY INFORMATION PACKET | THE DETAILS



**470 ± Acres Offered in 8 Parcels |
Butler County, KS 67039**

LIVE MULTI-TRACT AUCTION
Wednesday, November 9, 2022 @ 6 pm
The Point Events Center, Augusta, KS

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



McCurdy
REAL ESTATE & AUCTION



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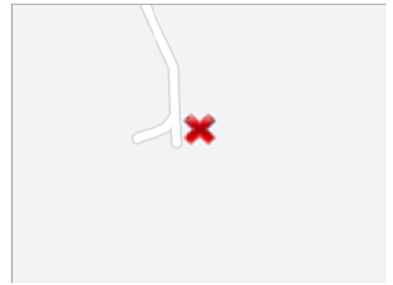
PROPERTY DETAIL PAGE
SELLER'S PROPERTY DISCLOSURE
AVERAGE UTILITIES
WATER WELL ORDINANCE
SECURITY 1 ST TITLE WIRE FRAUD ALERT
ZONING MAP
FLOOD ZONE MAP
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Real Estate & Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.

MLS



MLS # 617845
Status Active
Contingency Reason
Area B31- SW Suburban BTL
Address 4231 S 157TH TER
Address 2 Tract 1
City Douglass
Zip 67039
Asking Price \$0
Original Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms 2
Total Bedrooms 4.00
AG Full Baths 2
AG Half Baths 1
Total Full Baths 3
Total Half Baths 1
Total Baths 4
Garage Size 2
Basement Yes - Finished
Levels 1 - 1/2 Story
Approximate Age 11 - 20 Years
Acreage 5.01 - 10 Acres

Approx. AGLA 2068
AGLA Source Court House
Approx. BFA 1532.00
BFA Source Court House
Approx. TFLA 3,600
Lot Size/SqFt 396396
Number of Acres 9.10

GENERAL

List Agent - Agent Name and Phone [RICK W BROCK - HOME: 316-683-0612](tel:316-683-0612)
Co-List Agent - Agent Name and Phone [Isaac Klingman](#)
Showing Phone 800-301-2055
Parcel ID 20015-008-339-30-0-00-00-001.04-0
Elementary School Bluestem
High School Bluestem
Legal S30, T28, R05E, ACRES 7.4, BEG 927.42W NE/C NE1/4 S588 W550 N588 E550 TO POB
Sub-Agent Comm 0
Transact Broker Comm 3
Virtual Tour Y/N
Input Date 10/12/2022 5:09 PM
Status Date 10/12/2022
Display Address Yes

List Office - Office Name and Phone [McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600](tel:316-867-3600)
Co-List Office - Office Name and Phone [McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600](tel:316-867-3600)
Year Built 2011
School District Bluestem School District (USD 205)
Middle School Bluestem
Subdivision NONE LISTED ON TAX RECORD
List Date 9/16/2022

Buyer-Broker Comm 3
Variable Comm Non-Variable
Days On Market 39
Update Date 10/24/2022
Price Date 10/12/2022

ROOMS

Master Bedroom Level Main
Master Bedroom Flooring Carpet
Living Room Dimensions 17x21.6
Kitchen Level Main
Kitchen Flooring Wood
Room 2 Type
Room 4 Level Main
Room 4 Dimensions 12.2x14.11
Room 5 Level Main
Room 5 Dimensions 11.1x8.7
Room 6 Level Basement
Room 6 Dimensions 8.8x10.1
Room 7 Level Basement
Room 7 Dimensions 12.1x11.5
Room 8 Level Upper
Room 8 Dimensions 12.11x15.10
Room 9 Level Basement
Room 9 Dimensions 18.11x21.4
Room 10 Level Basement
Room 10 Dimensions 11.10x18

Master Bedroom Dimensions 19x12.8
Living Room Level Main
Living Room Flooring Wood
Kitchen Dimensions 17x21.6
Room 1 Type
Room 3 Type
Room 4 Type Bonus Room
Room 4 Flooring Carpet
Room 5 Type Laundry
Room 5 Flooring Tile
Room 6 Type Bedroom
Room 6 Flooring Carpet
Room 7 Type Bedroom
Room 7 Flooring Carpet
Room 8 Type Bedroom
Room 8 Flooring Carpet
Room 9 Type Family Room
Room 9 Flooring Carpet
Room 10 Type Exercise Room
Room 10 Flooring Other

ROOMS			
Room 11 Level	Basement	Room 11 Type	Storage
Room 11 Dimensions	10.3x7.9	Room 11 Flooring	Concrete
Room 12 Level		Room 12 Type	
Room 12 Dimensions		Room 12 Flooring	
DIRECTIONS			
Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, 3.5 miles East on SW 170th St., North on Purity Springs, West on SW 157th St.			
FEATURES			
ARCHITECTURE	GARAGE	FIREPLACE	INTERIOR AMENITIES
Log	Attached	Two	Ceiling Fan(s)
EXTERIOR CONSTRUCTION	FLOOD INSURANCE	Living Room	Closet-Walk-In
Log	Unknown	Family Room	Fireplace Doors/Screens
Masonry-Stone	UTILITIES	Electric	Hardwood Floors
ROOF	Lagoon	Free Standing	Vaulted Ceiling
Metal	Propane Gas	Wood Stove	POSSESSION
LOT DESCRIPTION	Rural Water	KITCHEN FEATURES	At Closing
Standard	BASEMENT / FOUNDATION	Eating Bar	PROPOSED FINANCING
FRONTAGE	Full	Island	Other/See Remarks
Unpaved Frontage	Day Light	Pantry	WARRANTY
EXTERIOR AMENITIES	BASEMENT FINISH	Electric Hookup	No Warranty Provided
Ag Outbuilding(s)	2 Bedroom	APPLIANCES	OWNERSHIP
Deck	1 Bath	Dishwasher	Individual
Fence-Wrought Iron/Alum	Bsmt Rec/Family Room	Disposal	PROPERTY CONDITION REPORT
Guttering	Bsmt Wet Bar	Microwave	Yes
Horses Allowed	Bsmt Storage	Refrigerator	DOCUMENTS ON FILE
Security Light	Bsmt Exercise Room	Range/Oven	Additional Photos
Storage Building(s)	COOLING	MASTER BEDROOM	Documents Online
Storm Door(s)	Central	Master Bdrm on Main Level	Ground Water
Storm Shelter	Electric	Shower/Master Bedroom	SHOWING INSTRUCTIONS
Storm Windows/Ins Glass	HEATING	AG OTHER ROOMS	Appt Req-Call Showing #
Outbuildings	Forced Air	Loft	LOCKBOX
	Propane-Leased	LAUNDRY	Combination
	DINING AREA	Main Floor	TYPE OF LISTING
	Living/Dining Combo	Separate Room	Excl Right w/o Reserve
		220-Electric	AGENT TYPE
			Sellers Agent
FINANCIAL			
Assumable Y/N	No	HOA Y/N	No
Currently Rented Y/N	No	Yearly HOA Dues	
Rental Amount		HOA Initiation Fee	
General Property Taxes	\$5,182.44	Home Warranty Purchased	Unknown
General Tax Year	2021	Earnest \$ Deposited With	Security 1st Title
Yearly Specials	\$0.00		
Total Specials	\$0.00		
PUBLIC REMARKS			
Public Remarks	LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! This incredible custom-built 3,600 sq ft stone and log home leaves little to be desired! This home offers an oversized, attached two-car garage, three fantastic outbuildings, a wonderful deck to watch the Kansas sunsets, and a fenced-in backyard. Set on 9.1 tree-lined acres, this property is truly a private country oasis. EXTERIOR: Picturesque aesthetic Covered front porch Composite deck and fenced yard Metal roof Natural stone and half-log siding 1.5-story barn built in 2005 with a roughed-in finished upstairs and balcony, ideal for guest quarters, entertainment space, or a craft room! Additional outbuildings with space for large equipment, workshops, tack rooms, and much more! INTERIOR: Colorado-style with custom wood interior Two-story, vaulted ceilings with full floor-to-ceiling stone fireplace and windows Acacia hardwood floors throughout the main living area Open family space with kitchen, dining, and living combination Two sliding doors out to the West facing deck Custom kitchen Granite countertops Soft-close cabinets Walk-in pantry Large island Primary bedroom on the main floor Ensuite bathroom Walk-in closet An adjacent room that can be used for a sitting space or nursery Upstairs Loft with large bedroom, huge walk-in closet, and bathroom Fully finished basement Family/rec room with wood-burning stove Two additional bedrooms Full bathroom Workout room in basement could serve as a second kitchen or storage Beautiful finishes and details throughout Icynene Spray Foam Insulation through walls and roof assists with energy efficiency This is a MUST-SEE if you are looking for residential land! This parcel is selling as one of eight tracts in a live-only multi-tract auction on Wednesday, November 9, 2022, at 6 pm. The auction will be held at The Point Event Center 2101 Dearborn St, Augusta, KS 67010. *Buyer should verify school assignments as they are subject to change. Earnest money for this property is \$35,000.00 for 45 day close.		
AUCTION			
Type of Auction Sale	Absolute		
Method of Auction	Live Only		
Auction Location	The Point, Augusta KS		
	1 - Open for Preview		
	1 - Open/Preview Date		
	1 - Open Start Time		

Auction Offering Real Estate Only
Auction Date 11/9/2022
Auction Start Time 6 pm
Broker Registration Req Yes
Buyer Premium Y/N Yes
Premium Amount 0.10
Earnest Money Y/N Yes
Earnest Amount %/\$ 35,000.00
Auction End Date
Auction End Time

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

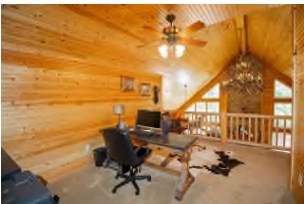
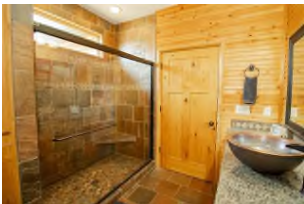
TERMS OF SALE

Terms of Sale See Associated Documents

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





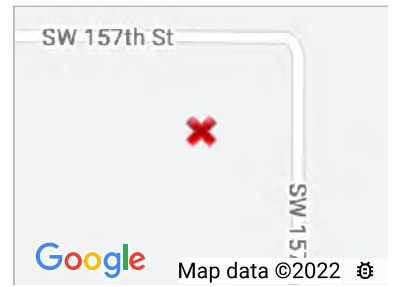
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ALL FIELDS CUSTOMIZABLE



MLS # 617834
Class Land
Property Type Undeveloped Acreage
County Butler
Area B31- SW Suburban BTL
Address 23 +/- Acres On SW 157th St
Address 2 Tract 2
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Date	9/16/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC	Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	00833-4-19-0-00-00-008.03-0	Sub-Agent Comm	0
Number of Acres	23.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	23 acres	Variable Comm	Non-Variable
School District	Bluestem School District (USD 205)	Virtual Tour Y/N	
Elementary School	Bluestem	Days On Market	27
Middle School	Bluestem	Cumulative DOM	27
High School	Bluestem	Cumulative DOMLS	
Subdivision	NONE	Input Date	10/12/2022 4:01 PM
Legal	long legal, see taxes	Update Date	10/12/2022
		Status Date	10/12/2022
		HotSheet Date	10/12/2022
		Price Date	10/12/2022

DIRECTIONS

Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, 3.5 miles East on SW 170th St., North on Purity Springs

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$69.62
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 MULTI-TRACT AUCTION!!! LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! Great opportunity to purchase a unique 23+/- acre tract of Butler County land at the corner of SW 157th Terrace and SW Purity Springs Rd. The land features amazing recreational opportunity with a balance of heavily wooded and native pasture acreage. Also featured is an impressive dry canyon with rolling elevation change and a small pond on the east side. Corner lot Pond Wooded, rolling ground Barbwire fencing Abundant wildlife Perfect recreational property or country home site! Do not miss the opportunity to purchase this tract along with 8 others, selling in a multi-tract auction, as part of a 470-acre ranch that is incredibly unique and hard to find in Kansas only 30 minutes from Wichita. 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.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	The Point Events Center	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/9/2022	2 - Open for Preview
Auction Start Time	6 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/08/2022 @ 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 %/\$	15,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents

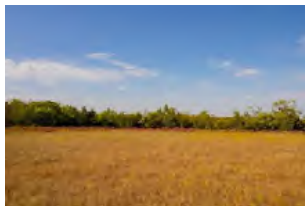
PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





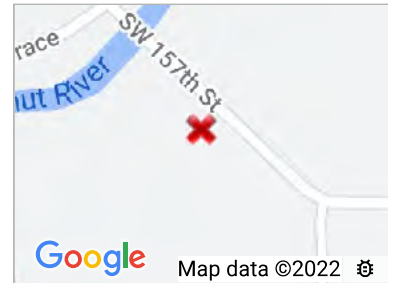
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ALL FIELDS CUSTOMIZABLE



MLS # 617837
Class Land
Property Type Undeveloped Acreage
County Butler
Area B31- SW Suburban BTL
Address 31.5 +/- Acres On SW 157th St
Address 2 Tract 3
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Date	9/16/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	00833-4-19-0-00-00-008.01-0	Sub-Agent Comm	0
Number of Acres	31.50	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	31.5 acres	Variable Comm	Non-Variable
School District	Bluestem School District (USD 205)	Virtual Tour Y/N	
Elementary School	Bluestem	Days On Market	27
Middle School	Bluestem	Cumulative DOM	27
High School	Bluestem	Cumulative DOMLS	
Subdivision	NONE	Input Date	10/12/2022 4:13 PM
Legal	long legal, see taxes	Update Date	10/12/2022
		Status Date	10/12/2022
		HotSheet Date	10/12/2022
		Price Date	10/12/2022

DIRECTIONS

Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, 3.5 miles East on SW 170th St., North on Purity Springs, West on SW 157th St.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$164.46
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 MULTI-TRACT AUCTION!!! LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! Great opportunity to purchase a unique 31.5+/- acre tract of Butler County land on the Little Walnut River! This amazing recreational opportunity has the perfect balance of heavily wooded and native pasture acreage running along the river. The land also features creek beds, rolling elevation changes, canyons, rock walls and abundant wildlife, Little Walnut River running through Wooded, rolling ground Barbwire fencing Abundant wildlife Perfect recreational property! Do not miss the opportunity to purchase this tract along with 7 others, selling in a multi-tract auction, as part of a 470-acre ranch that is incredibly unique and hard to find in Kansas only 30 minutes from Wichita. 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.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	The Point Events Center	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/9/2022	2 - Open for Preview
Auction Start Time	6 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/08/2022 @ 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 %/\$	15,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents

PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





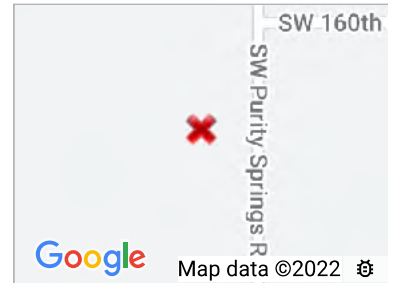
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ALL FIELDS CUSTOMIZABLE



MLS # 617838
Class Land
Property Type Undeveloped Acreage
County Butler
Area B31- SW Suburban BTL
Address 103.5 +/- Acres On SW 160th St
Address 2 Tract 4
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Date	9/16/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	00833-9-30-0-00-00-001.03-0	Sub-Agent Comm	0
Number of Acres	103.50	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	103.5 acre	Variable Comm	Non-Variable
School District	Bluestem School District (USD 205)	Virtual Tour Y/N	
Elementary School	Bluestem	Days On Market	27
Middle School	Bluestem	Cumulative DOM	27
High School	Bluestem	Cumulative DOMLS	
Subdivision	NONE	Input Date	10/12/2022 4:44 PM
Legal	long legal, see taxes	Update Date	10/12/2022
		Status Date	10/12/2022
		HotSheet Date	10/12/2022
		Price Date	10/12/2022

DIRECTIONS

Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, 3.5 miles East on SW 170th St., North on Purity Springs

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$367.34
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 MULTI-TRACT AUCTION!!! LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! 103.5 +/- acres of beautiful Butler County acreage minutes from Augusta and Douglass. The land features native pasture and wooded, tree lined land with frontage on the Little Walnut River! Whether you are looking to add to your existing operation, build a home on beautiful country acreage, purchase a recreational property, or buy in combination with the log home this is your opportunity! Little Walnut River running along boundary Tree-lined, rolling ground Native pasture Barbwire fencing Abundant wildlife Do not miss the opportunity to purchase this tract along with 7 others, selling in a multi-tract auction, as part of a 470-acre ranch that is incredibly unique and hard to find in Kansas only 30 minutes from Wichita. 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.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	The Point Events Center	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/9/2022	2 - Open for Preview
Auction Start Time	6 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/08/2022 @ 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 %/\$	30,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents

PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





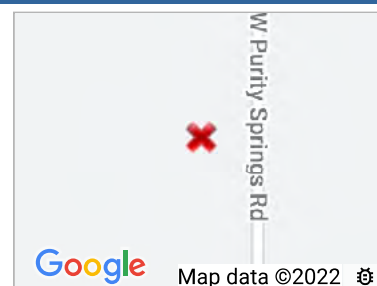
DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 617840
Class Land
Property Type Undeveloped Acreage
County Butler
Area B31- SW Suburban BTL
Address 29.5 +/- Acres On SW Purity Springs Rd
Address 2 Tract 5
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Date	9/16/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	00833-9-30-0-00-00-001.02-0	Sub-Agent Comm	0
Number of Acres	29.50	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	29.5 acres	Variable Comm	Non-Variable
School District	Bluestem School District (USD 205)	Virtual Tour Y/N	
Elementary School	Bluestem	Days On Market	27
Middle School	Bluestem	Cumulative DOM	27
High School	Bluestem	Cumulative DOMLS	
Subdivision	NONE	Input Date	10/12/2022 4:48 PM
Legal	long legal, see taxes	Update Date	10/12/2022
		Status Date	10/12/2022
		HotSheet Date	10/12/2022
		Price Date	10/12/2022

DIRECTIONS

Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, 3.5 miles East on SW 170th St., North on Purity Springs

FEATURES

SHAPE / LOCATION Rectangular	UTILITIES AVAILABLE Public Water	FLOOD INSURANCE Unknown	LOCKBOX None
TOPOGRAPHIC Rolling	IMPROVEMENTS Fencing	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
PRESENT USAGE Hay (Various Types) Recreational	OUTBUILDINGS None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Trust
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
	DOCUMENTS ON FILE None	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N	No
General Taxes	\$71.76
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 MULTI-TRACT AUCTION!!!! LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! Great opportunity to own 29.5 +/- acres of Butler County ground between Augusta and Douglass on SW Purity Springs Rd. If you are looking to add quality hay/pasture ground to your portfolio or build your dream home in the country this land is for you. The land features a great tree-lined boundary, rolling topography and abundant wildlife. Tree-lined, rolling ground Barbwire fencing Rural water available Abundant wildlife Perfect recreational property or country homesite! Do not miss the opportunity to purchase this tract along with 7 others, selling in a multi-tract auction, as part of a 470 -acre ranch that is incredibly unique and hard to find in Kansas only 30 minutes from Wichita. 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.

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Broker Reg Deadline	11/08/2022 @ 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 %/\$	15,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents

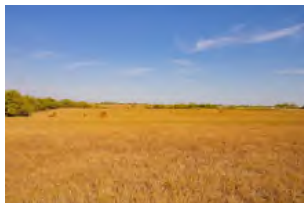
PERSONAL PROPERTY

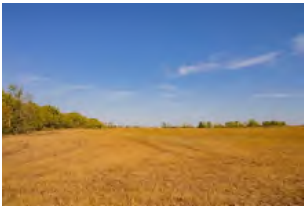
Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





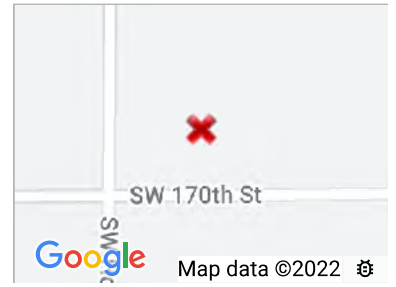
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ALL FIELDS CUSTOMIZABLE



MLS # 617841
Class Land
Property Type Undeveloped Acreage
County Butler
Area B31- SW Suburban BTL
Address 75 +/- Acres On SW 170th St
Address 2 Tract 6
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Date	9/16/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	00833-9-30-0-00-00-004.00-0	Sub-Agent Comm	0
Number of Acres	75.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	75 acres	Variable Comm	Non-Variable
School District	Bluestem School District (USD 205)	Virtual Tour Y/N	
Elementary School	Bluestem	Days On Market	27
Middle School	Bluestem	Cumulative DOM	27
High School	Bluestem	Cumulative DOMLS	
Subdivision	NONE	Input Date	10/12/2022 4:58 PM
Legal	long legal, see taxes	Update Date	10/12/2022
		Status Date	10/12/2022
		HotSheet Date	10/12/2022
		Price Date	10/12/2022

DIRECTIONS

Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, East on SW 170th St., Northeast corner of SW 170th St & SW Hopkins Switch Rd

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$237.50
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 MULTI-TRACT AUCTION!!! LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! 75 +/- unique acres of native pasture located between Augusta and Douglass at the corner of SW 170th St and SW Hopkins Switch Rd. The land features amazing plateau like elevation changes that produces a view that is unlike any other. Perfect for a homesite or recreational property, the land also features a few wooded draws and spectacular pond with a historic hand-built dam. Corner lot with blacktop frontage Tree-lined, rolling ground Pond Barbwire fencing Electricity & rural water are available Abundant wildlife Perfect recreational property or country homesite! Do not miss the opportunity to purchase this tract along with 7 others, selling in a multi-tract auction, as part of a 470-acre ranch that is incredibly unique and hard to find in Kansas only 30 minutes from Wichita. 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.

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Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/08/2022 @ 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 %/\$	30,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents

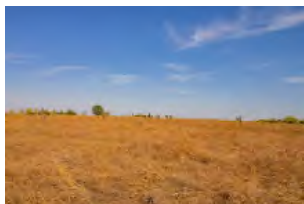
PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





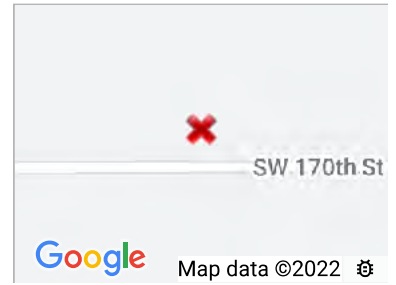
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ALL FIELDS CUSTOMIZABLE



MLS # 617843
Class Land
Property Type Undeveloped Acreage
County Butler
Area B31- SW Suburban BTL
Address 118 +/- Acres On SW 170th St
Address 2 Tract 7
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	List Date	9/16/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	800-301-2055	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	00833-9-30-0-00-001.00-0	Sub-Agent Comm	0
Number of Acres	118.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	118 acres	Variable Comm	Non-Variable
School District	Bluestem School District (USD 205)	Virtual Tour Y/N	
Elementary School	Bluestem	Days On Market	27
Middle School	Bluestem	Cumulative DOM	27
High School	Bluestem	Cumulative DOMLS	
Subdivision	NONE	Input Date	10/12/2022 5:03 PM
Legal	long legal, see taxes	Update Date	10/12/2022
		Status Date	10/12/2022
		HotSheet Date	10/12/2022
		Price Date	10/12/2022

DIRECTIONS

Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, East on SW 170th St., Tract is between SW Hopkins Switch Rd. & SW Purity Springs Rd.

FEATURES

SHAPE / LOCATION Rectangular	ROAD FRONTAGE Paved	FLOOD INSURANCE Unknown	LOCKBOX None
TOPOGRAPHIC Pond/Lake Rolling Rough Treeline Wooded	UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
PRESENT USAGE Pasture Recreational	IMPROVEMENTS Fencing	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Trust
	OUTBUILDINGS Equipment Barn	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
	MISCELLANEOUS FEATURES Mineral Rights Included	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
	DOCUMENTS ON FILE 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 MULTI-TRACT AUCTION!!! LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! Great opportunity to own 118 +/- acres located on SW 170th between Augusta and Douglass. The land features native pasture acreage with a strong tree line on the boundaries and wooded draws, as well as a pond and rolling elevation. Whether you are looking to add to your agricultural operation or wanting an exceptional recreational property this is your chance! Blacktop frontage Tree-lined, wooded, rolling ground Large pond Barbwire fencing Abundant wildlife Perfect pasture or recreational property! Do not miss the opportunity to purchase this tract along with 7 others, selling in a multi-tract auction, as part of a 470-acre ranch that is incredibly unique and hard to find in Kansas only 30 minutes from Wichita. 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.

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Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/08/2022 @ 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 %/\$	30,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents

PERSONAL PROPERTY

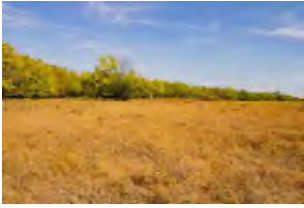
Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





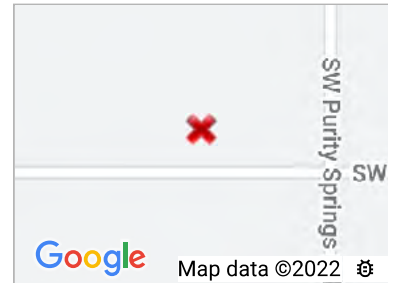
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ALL FIELDS CUSTOMIZABLE



MLS # 617844
Class Land
Property Type Undeveloped Acreage
County Butler
Area B31- SW Suburban BTL
Address 81 +/- Acres On SW 170th St
Address 2 Tract 8
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

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Parcel ID	00833-9-30-0-00-00-001.00-0	Sub-Agent Comm	0
Number of Acres	81.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	81 acres	Variable Comm	Non-Variable
School District	Bluestem School District (USD 205)	Virtual Tour Y/N	
Elementary School	Bluestem	Days On Market	27
Middle School	Bluestem	Cumulative DOM	27
High School	Bluestem	Cumulative DOMLS	
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		Price Date	10/12/2022

DIRECTIONS

Directions (Augusta) Hwy 400 & Hwy 77 - 7 miles South on Hwy 77, 3.5 miles East on SW 170th St., Corner of SW 170th St & SW Purity Springs Rd

FEATURES

SHAPE / LOCATION	PRESENT USAGE	MISCELLANEOUS FEATURES	SHOWING INSTRUCTIONS
Rectangular	Pasture	Mineral Rights Included	Call Showing #
TOPOGRAPHIC	ROAD FRONTAGE	DOCUMENTS ON FILE	LOCKBOX
Rolling	Gravel	None	None
Treeline	Paved	FLOOD INSURANCE	AGENT TYPE
	UTILITIES AVAILABLE	Unknown	Sellers Agent
	Electricity	SALE OPTIONS	OWNERSHIP
	Public Water	Other/See Remarks	Trust
	IMPROVEMENTS	PROPOSED FINANCING	TYPE OF LISTING
	Fencing	Other/See Remarks	Excl Right w/o Reserve
	OUTBUILDINGS	POSSESSION	BUILDER OPTIONS
	Equipment Barn	At Closing	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 MULTI-TRACT AUCTION!!! LIVE ONLY!!! NO MINIMUM, NO RESERVE!!! Great opportunity to purchase a unique 81+/- acre tract of Butler County land at the corner of SW 157th Terrace and SW Purity Springs Rd. The land features amazing opportunity whether you are looking for a recreational property, add to your operation or invest in land. Featured is a strong tree line on the boundaries, small, wooded areas, and an equipment barn with electricity. Corner lot with blacktop frontage Tree-lined, rolling ground Large equipment barn Barbwire fencing Electricity & rural water pasture meter Do not miss the opportunity to purchase this tract along with 7 others, selling in a multi-tract auction, as part of a 470-acre ranch that is incredibly unique and hard to find in Kansas only 30 minutes from Wichita. 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. 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

AUCTION

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TERMS OF SALE

Terms of Sale See associated documents

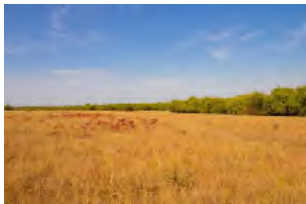
PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
Closing Date	Appraiser Name
Short Sale Y/N	Non-Mbr Appr Name
Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





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Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 4231 SW 157th Ter - Douglass, KS 67039

Seller:

Date of Purchase:

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

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

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

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

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

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

PART I

APPLIANCES				ELECTRICAL													
TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.		TRANSFERS TO BUYER		Indicate the condition of the following items by marking only one appropriate box.											
None	Does Not Transfer			Working	Not Working			Does Not Transfer	Working	Not Working	Don't Know						
☐	☐	☒	☐	☐	☐	☒	☐	Disposal	☐	☐	☐	☐	Smoke/Fire Detectors	☐	☐	☐	☐
☐	☐	☒	☐	☐	☐	☒	☐	Dishwasher	☐	☐	☒	☐	Light Fixtures	☐	☐	☐	☐
☐	☐	☒	☐	☐	☐	☒	☐	Oven	☐	☐	☒	☐	Switches/Outlets	☐	☐	☐	☐
☐	☐	☒	☐	☐	☐	☒	☐	Range (Circle One) Gas Electric	☐	☐	☒	☐	Ceiling Fan(s)	☐	☐	☐	☐
☐	☐	☒	☐	☐	☐	☒	☐	Microwave	☐	☐	☒	☐	Bathroom Vent Fan(s)	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☒	☐	Built in (Circle One) YES NO	☒	☐	☐	☐	Telephone Wiring/Blocks/Jacks	☐	☐	☐	☐
☐	☐	☒	☐	☐	☐	☒	☐	Range Hood	☐	☒	☐	☐	Door Bell	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☒	☐	Vented Outside (Circle One) YES NO	☒	☐	☐	☐	Intercom	☐	☐	☐	☐
☐	☐	☒	☐	☐	☐	☒	☐	Kitchen Refrigerator	☐	☐	☒	☐	Garage Door Opener	☐	☐	☐	☐
☐	☒	☐	☐	☐	☐	☒	☐	Clothes Washer	☐	☐	☐	☐	# of Remotes: 2 Keypad Entry: (Circle One) YES NO	☒	☐	☐	☐
☐	☒	☐	☐	☐	☐	☒	☐	Clothes Dryer	☒	☐	☐	☐	Aluminum Wiring	☐	☐	☐	☐
☒	☐	☐	☐	☐	☐	☒	☐	Trash Compactor	☐	☐	☒	☐	Copper Wiring	☐	☐	☐	☐
☒	☐	☐	☐	☐	☐	☒	☐	Central Vacuum	☐	☐	☒	☐	220 Volt	☐	☐	☐	☐
☒	☐	☐	☐	☐	☐	☒	☐	Exterior Attached Gas Grill	☐	☐	☐	☐	Service Panel Total Amps	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☒	☐	Other: _____	☒	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☒	☐	Other: _____	☐	☐	☐	☐	Company	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☒	☐	Other: _____	☒	☐	☐	☐	Wind - (Circle One) Own Rent/Lease	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☒	☐	Other: _____	☒	☐	☐	☐	Hydroelectric - (Circle One) Own Rent/Lease	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☒	☐	Other: _____	☐	☒	☐	☐	Security System - (Circle One) Own Rent/Lease	☐	☐	☐	☐
Comments:									☒	☐	☐	☐	Company	☐	☐	☐	☐
									☒	☐	☐	☐	ADT	☐	☐	☐	☐
									☒	☐	☐	☐	Audio/Video Surveillance System	☐	☐	☐	☐

27 WATER/SEWAGE SYSTEMS (See Part II Also)					HEATING & COOLING SYSTEMS							
		TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	
None	Does Not Transfer	Working	Not Working	Don't Know		None	Does Not Transfer	Working	Not Working	Don't Know		
30	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐	Cooling System
31	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐	Type
32	☒	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	Age
33	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐	Heating System
34					☐					☐		Type
35	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐	Age
36					☐					☐		Window/Wall Air Conditioning Units
37	☐	☐	☒	☐	☐	☐	☒	☐	☐	☐	☐	Electronic Air Filter
38	☒	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	Humidifier
39					☐		☒	☐	☐	☐	☐	Fireplace
40					☐		☒	☐	☐	☐	☐	Fireplace Insert
41	☒	☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	Wood burning Stove
42	☒	☐	☐	☐	☐					☐	☐	Chimney/Flue - Date Last Cleaned
43					☐		☐	☐	☐	☐	☐	Gas Log Lighter
44					☐		☐	☐	☐	☐	☐	Whole House Attic Fan
45	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Solar Equipment - (Circle One) Own Rent/Lease
46	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	Company
47	Comments:					☒	☐	☐	☐	☐	☐	Geothermal
48						☐	☐	☒	☐	☐	☐	Propane Tank - (Circle One) Own Rent/Lease
49						Propane Central Company						
50						Comments:						
51	MEDIA											
52			TRANSFERS TO BUYER			Indicate the condition of the following items by marking only one appropriate box.	Any Additional Comments For Part I:					
53	None	Does Not Transfer	Working	Not Working	Don't Know							
54												
55												
56												
57												
58	☐	☐	☐	☐	☐	☐						Satellite Dish
59	☐	☐	☐	☐	☐							# of Rcvrs/Remotes
60	☐	☐	☐	☐	☐	☐						Attached Antennas
61	☐	☐	☐	☐	☐	☐						Cable TV Wiring/Jacks
62	☐	☐	☐	☐	☐	☐						Attached Television Mount(s)
63	☐	☐	☐	☐	☐	☐						Projector(s)
64	☐	☐	☐	☐	☐	☐						Projector Screen(s)
65	☐	☐	☐	☐	☐	☐						Surround Sound Speakers
66	☐	☐	☐	☐	☐	☐						Wired for Surround Sound
67	Comments:											
68												

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

SECTION 1

STRUCTURAL FOUNDATION/WALLS

YES	NO	DON'T KNOW	
☐	☒	☐	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions? _____
			Indicate all that apply: ☐ Basement ☐ Crawl Space ☐ Slab
☐	☒	☐	Are there any structural engineer's report(s) available? If YES, Date of Report: _____ Copy Attached? (Mark One): ☐ YES ☐ NO
To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)			
☐	☒	☐	Movement, shifting, deterioration or other problems with walls or foundation?
☐	☒	☐	Cracks or flaws in the walls, floors or foundation?
☐	☒	☐	Problems with driveways, walkways, patios, retaining walls, party walls?
☐	☒	☐	Problems with operation of windows or doors, or broken seals?
☐	☒	☐	Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
☐	☐	☒	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☒	☐	☐	Is there insulation in the walls?
☒	☐	☐	Is there insulation in the floors?

Additional Comments:

12" Isoline insulation through walls & roof

SECTION 2

ROOF/INSULATION

YES	NO	DON'T KNOW	
☐	☒	☐	Age: 2011 Type: Metal
☐	☒	☐	To your knowledge, are there any ☐ PAST ☐ PRESENT roof leaks? (Mark One) If any, identify details below.
☐	☒	☐	During your ownership, has the roof ever been ☐ REPLACED? ☐ REPAIRED? (Mark One) If YES, Date: _____ (Identify details below.)
☐	☐	☒	Are there any transferable warranties? Date: _____ (If YES, explain below and attach copy.)
☐	☒	☐	Do you know of any problems with chimneys or chases? (If YES, explain below.)
☐	☒	☐	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
☐	☐	☒	Is there insulation in the ceiling/attic?

Additional Comments:

See above

SECTION 3

MOLD/MILDEW

According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.

To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)

☐	☒	☐	Presence of any mold/mildew in the property?
☐	☒	☐	Any problems created by mold or mildew for occupants of the structure during your ownership?
☐	☒	☐	Have you had any inspections for mold or mildew? If YES, Date: _____ (If YES, explain below.)
☐	☒	☐	Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
☐	☒	☐	Has the property had any professional mold remediation during your ownership? If YES, Date: _____

Additional Comments:

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

SECTION 4

WATER/SEWAGE SYSTEMS

YES	NO	DON'T KNOW	
☐	☒	☐	Is the property connected to City Water?
☒	☐	☐	Is the property connected to Rural Water? If YES, Transfer Fee: _____ District: <u>RWD#10</u>
☐	☐	☐	Is the property connected to any private water systems? (Mark all that apply.)
			☐ Drinking Well ☐ Irrigation Well ☐ Geo-Thermal Well
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____
☐	☐	☐	Working? Type: _____ Location: _____ Depth: _____
☐	☐	☐	Has the water in any wells shown test results of contamination? (If YES, explain below.)
☐	☒	☐	Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.
☐	☒	☐	Is the property connected to a septic system? Date Last Pumped: _____
			Tank Size: _____ Location: _____
			# feet laterals: _____ # Feet infiltrators: _____ Location: _____
☒	☐	☐	Is the property connected to a lagoon system? Location: <u>West of home</u>
☐	☒	☐	Is the property connected to some other type of waste disposal system? (If YES, explain below.)
☐	☐	☒	Has the main waste disposal line ever been snaked or scoped?
☐	☒	☐	To your knowledge, is there any problem relating to the waste disposal system?

Additional Comments:

Well is present, not currently used

SECTION 5

WATER INTRUSION/LEAKS

YES	NO	DON'T KNOW	
			<i>To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)</i>
☐	☐	☐	Any water leakage in or around the fireplace or chimney?
☐	☐	☐	Any water leakage around (If YES, mark all that apply.) ☐ WINDOWS ☐ SKYLIGHTS ☐ DOORS?
☐	☐	☐	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
☐	☐	☐	Any leaks caused by appliances?
☐	☐	☐	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?
☐	☐	☐	Any water leakage into (If YES, mark all that apply.) ☐ BASEMENT ☐ CRAWL SPACE
☐	☐	☐	Any accumulation of water within the basement/crawl space?
☒	☐	☐	Sump Pump(s) Location(s): <u>Basement</u>
☐	☐	☐	Drain Tiles (If YES, mark all that apply.) ☐ INTERIOR ☒ EXTERIOR

Additional Comments:

SECTION 6

PEST, WOOD INFESTATION & DRY ROT

YES	NO	DON'T KNOW	
☐	☒	☐	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)
			☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)
			☐ WOOD DESTROYING INSECTS ☐ DRY ROT ☐ OTHER WOOD INFESTATION
☐	☒	☐	Have there been any repairs of such damage? (If YES, explain below.)
☐	☒	☐	Is the property currently under a termite warranty or other coverage by a licensed pest control company?
			Company: _____ Warranty Expiration Date: _____
☐	☒	☐	Any wood destroying insects control reports in the last 5 years? (If YES, explain below.)
☐	☒	☐	Any professional wood destroying insects control treatments in the last 5 years? (If YES, explain below.)
☒	☐	☐	Any pest control reports in the last 5 years? (If YES, explain below.)
☒	☐	☐	Any professional pest control treatments in the last 5 years? (If YES, explain below.)

Additional Comments:

home is sprayed and inspected quarterly by Parker Pest control for maintenance

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

SECTION 7

ENVIRONMENTAL CONDITIONS

YES NO DON'T KNOW

- ☐ ☒ ☐ Is the property located in a subdivision with a master drainage plan?
If YES, is the property in compliance?
- ☐ ☒ ☐ Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
- ☐ ☒ ☐ Are there any producing or non-producing gas/oil wells on the property or adjacent property?
- ☒ ☐ ☐ Do mineral rights convey to buyer? If NO, please define: _____
- Groundwater contamination has been detected in several areas in the State of Kansas.**
- ☐ ☒ ☐ Are you aware of groundwater contamination or other environmental concerns?
- ☐ ☒ ☐ Any reports or records pertaining to groundwater contamination or other environmental concerns?
- ☐ ☐ ☒ Are there any diseased or dead trees and shrubs?
- To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)**
- ☐ ☒ ☐ Asbestos
- ☐ ☒ ☐ Contaminated soil or water (including drinking water)
- ☒ ☐ ☐ Landfill or buried materials *"pit" for non-hazardous Hems*
- ☐ ☒ ☐ Lead-based paint (If YES, attach disclosure.)
- ☐ ☒ ☐ Radon gas in house or well Has a mitigation system been installed? (Mark One) ☐ YES ☐ NO
- ☐ ☒ ☐ Methane Gas
- ☐ ☒ ☐ Oil sheers in wet areas
- ☐ ☒ ☐ Radioactive material
- ☐ ☒ ☐ Toxic material disposal (solvents, chemicals, etc.)
- ☐ ☒ ☐ Underground fuel or chemical storage tanks
- ☐ ☒ ☐ EMFs (Electro Magnetic Fields)
- ☐ ☒ ☐ Urea formaldehyde foam insulation (UFFI)
- ☐ ☒ ☐ Other: _____
- ☐ ☒ ☐ Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
- ☐ ☒ ☐ To your knowledge, are any of the above conditions present near your property?

Comments:

SECTION 8

BOUNDARIES/LAND

YES NO DON'T KNOW

- ☒ ☐ ☐ Have you had a survey of the property? (If YES, attach copy if available.)
- ☒ ☐ ☐ Are the boundaries of your property marked in any way? *fences, trees*
- ☒ ☐ ☐ Is there any fencing on the boundaries of the property?
- ☒ ☐ ☐ Does fencing belong to the property? If YES, which sides? _____
- ☐ ☒ ☐ Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
- ☐ ☐ ☐ Is the property owner responsible for maintenance of any such shared feature(s)?
- ☐ ☒ ☐ To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- ☐ ☒ ☐ To your knowledge, is any portion of the property located in a federally designated flood plain?
- ☐ ☒ ☐ Do you currently, or have you ever, paid flood insurance for the property?
- ☐ ☐ ☒ To your knowledge, is any portion of the property located in a designated wetlands area?
- ☐ ☐ ☒ Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)
- ☐ EXPANSIVE SOIL ☐ EARTH MOVEMENT
- ☐ FILL DIRT ☐ UPHEAVAL
- ☐ SLIDING ☐ EARTH STABILITY PROBLEMS
- ☐ SETTLING

Comments:

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9
SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION			
The law requires that the Seller disclose the existence of special assessments against a property.			
☐	☒	☐	Any current/pending bonds, assessments, or special taxes that apply to property?
☐	☒	☐	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One).
☐ Owner ☐ County ☐ Public Record ☐ Other: _____			
☐	☒	☐	Is the property subject to rules or regulations of an active Homeowner's Association?
Annual Dues? _____ Initiation Fee? _____			
Homeowner's Association contact information: _____			
☐	☐	☒	Is the property subject to a right of first refusal?
☐	☒	☐	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
☐	☒	☐	Any violations of such covenants and restrictions?
Comments: _____			
SECTION 10			
MISCELLANEOUS			
☐	☒	☐	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property without obtaining required permits ?
☐	☒	☐	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
☐	☒	☐	Is the present use of the property a non-conforming use?
☐	☒	☐	Have there been any insurance claims during the seller's ownership?
☐	☐	☐	Were repairs made? If so, explain: _____
☐	☒	☐	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
☐	☒	☐	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
☒	☐	☐	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
☐	☒	☐	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
☐	☒	☐	Do all window and door treatments remain? If NO, please list: _____
☐	☒	☐	Does any other personal property remain? If YES, please list: <u>willing to consider</u> <u>removing buyers may be</u> <u>interested in. just ask.</u>
☐	☒	☐	Does the property contain any of the following? (Mark all that apply.)
☐ Swimming Pool ☐ Spa ☐ Hot Tub ☐ Sauna ☐ Water Feature			
☐	☐	☐	If YES, are either of the following heated? ☐ Swimming Pool ☐ Spa If yes, type of heat? _____
☐	☐	☐	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature?
Explain: _____			
☐	☒	☐	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
☐	☒	☐	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
☐	☐	☒	Are there any transferable warranties on the property or any of its components?
Comments: _____			
Any Additional Comments For Part II:			

SELLER'S ACKNOWLEDGEMENT

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

292 Seller is occupant: ☒ YES ☐ NO

293 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.

294 SELLER: Kathryn Smith 09-19-22 SELLER: _____
 295 Date Date

296

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

297 1. I have personally inspected the property. I have been advised to have the property examined by professional inspectors. Subject
 298 to any inspections, I agree to purchase the property in its present condition without representations or guarantees of any kind by
 299 the Seller or any REALTORS® concerning the condition or value of the property, except as given above or as stated in my contract
 300 with the Seller.

301 2. I acknowledge that neither Seller nor any REALTORS® involved in this transaction is an expert at detecting or repairing physical
 302 defects in the property.

303 3. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
 304 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
 305 regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI) at
 306 <http://www.kansas.gov/kbi/> or by contacting the local sheriff's office.

307 4. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base that
 308 is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise may be
 309 affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information regarding potential
 310 for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I may find information by
 311 contacting the Metropolitan Area Planning Department.

312 BUYER: _____ BUYER: _____
 313 Date 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 2021

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 4231 SW 157th Ter - Douglass, KS 67039
Seller: Ryan & Kaitlyn Smith Date of Purchase: _____
Property currently zoned as: Agricultural Use

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

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

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

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

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

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

PART I

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

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

☐ None ☐ Does Not Transfer ☐ Working ☐ Not Working ☒ Don't Know
Well/Pump _____
Drinking _____ Irrigation ☒
Location _____
Depth _____
Type _____
If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No
Is the property connected to ☐ city ☒ rural water systems?
Rural Water Transfer? ☒ Yes ☐ No Transfer Fee \$ _____
☐ None ☐ Does Not Transfer ☐ Working ☒ Not Working ☐ Don't Know
Cistern _____
Other _____
Comments: _____

DRAINAGE/SEWAGE SYSTEMS

☒ None ☐ Does Not Transfer ☐ Working ☐ Not Working ☐ Don't Know
Sewer Lines _____
Septic/Laterals _____
Lagoon _____
Tank Size _____ Location _____
Feet of Laterals _____
Other _____
Other _____
Comments: _____

Seller's Initials RS

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: Propane Central
 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 2022
 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, roads, driveways?
 79
 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 problems that have occurred on the property or in the immediate neighborhood?
 82
 83 Comments: _____
 84

Seller's Initials WJ

Buyer's Initials _____

Yes No Don't Know

HOMEOWNER'S ASSOCIATION

Is the property subject to rules or regulations of any homeowner's association?

Annual dues \$ _____ Initiation Fee \$ _____

To your knowledge, are there any problems relating to any common area?

Have you been notified of any condition which may result in an increase in assessments?

Comments: _____

ENVIRONMENTAL CONDITIONS

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

Asbestos

Contaminated soil or water (including drinking water)

Landfill or buried materials *just personal, non-haz items*

Methane gas

Oil sheers in wet areas

Radioactive material

Toxic material disposal (e.g., solvents, chemicals, etc.)

Underground fuel or chemical storage tanks

EMFs (Electro Magnetic Fields)

Gas or oil wells in area

Other

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

Comments: _____

MISCELLANEOUS

To your knowledge:

Are there any gas/oil wells on the property or adjacent property?

Is the present use of the property a non-conforming use?

Are there any violations of local, state or federal government laws or regulations relating to this property?

Is there any existing or threatened legal or regulatory action affecting this property?

Are there any current special assessments or do you have knowledge of any future assessments?

Are there any proposed or pending zoning changes on this or adjacent property?

Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?

Are there any diseased or dead trees or shrubs?

Is the property located in an area where public authorities have or are contemplating condemnation proceedings?

Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

Comments: _____

Seller Owns:

Mineral Rights:

100 % pass with the land to the Buyer _____ % remain with the Seller

_____ % are owned by third party _____ unknown

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

Crops planted at the time of sale:

X pass with the land to the Buyer _____ remain with the Seller

_____ none _____ negotiable

_____ Other (please describe): _____

Seller's Initials *VS*

Buyer's Initials *JS*

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

NO LEASES

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.

Kathryn Sman

9-19-2022

[Signature]

9-26-2022

Seller

Date

Seller

Date

OR

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

1. 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.
2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been advised to have the property examined by professional inspectors.
3. 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: _____
4. 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.
5. 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

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 2022.

Seller's Initials

[Signature]

Buyer's Initials



AVERAGE MONTHLY UTILITIES MISCELLANEOUS INFORMATION

Property Address: 4231 SW 157th Ter - Douglass, KS 67039 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

	Utility Provider Company	12 Month Avg
Electric:	<u>Butler REC</u>	<u>\$300</u>
Water & Sewer:	<u>Butler RWD#10</u>	<u>\$70</u>
Gas Propane:	<u>Propane Central</u>	<u>\$800/year</u>

If propane, is tank owned or leased? Owned Leased

If leased, please provide company name and monthly lease amount:

Propane Central

Appliances that Transfer:

Refrigerator?	<u>Yes</u>	No
Dishwasher?	<u>Yes</u>	No
Stove/Oven?	<u>Yes</u>	No
Microwave?	<u>Yes</u>	No

Washer?	Yes	<u>No</u>
Dryer?	Yes	<u>No</u>
Other?	_____	

Homeowners Association: Yes No

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? _____

Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.



McCurdy
REAL ESTATE & AUCTION

WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 4231 SW 157th Ter - Douglass, KS 67039

DOES THE PROPERTY HAVE A WELL? YES ^{PS} ~~VS~~ X NO

If yes, what type? Irrigation VS ~~X~~ Drinking Other

Location of Well: EAST OF HOME (not currently operating)

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

If yes, what type? Septic Lagoon VS ~~X~~ PS

Location of Lagoon/Septic Access: DIRECTLY WEST OF HOME

Kaitlyn Smith
Owner

[Signature]
Owner

9-16-2022
Date

9-16-2022
Date



CALL BEFORE YOU WIRE FUNDS

PROTECT YOUR MONEY WITH THESE TWO STEPS

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

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

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

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

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

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

Buyer/Seller Name

Buyer/Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

Property Address

File Number

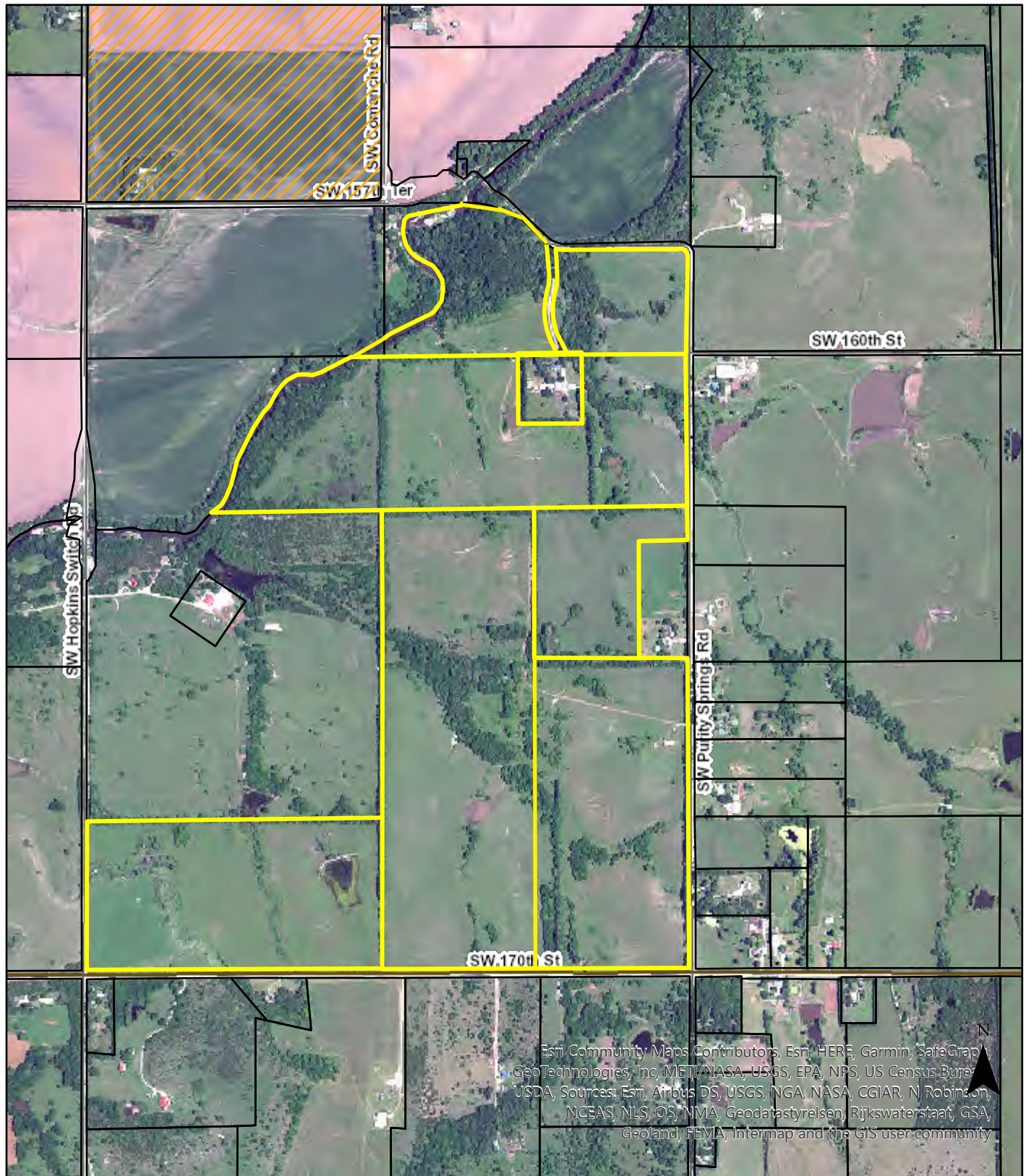
FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

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

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

4231 SW 157th Ter & Additional Lots - Douglass, KS 67039

Zoning: AG-80 Agricultural

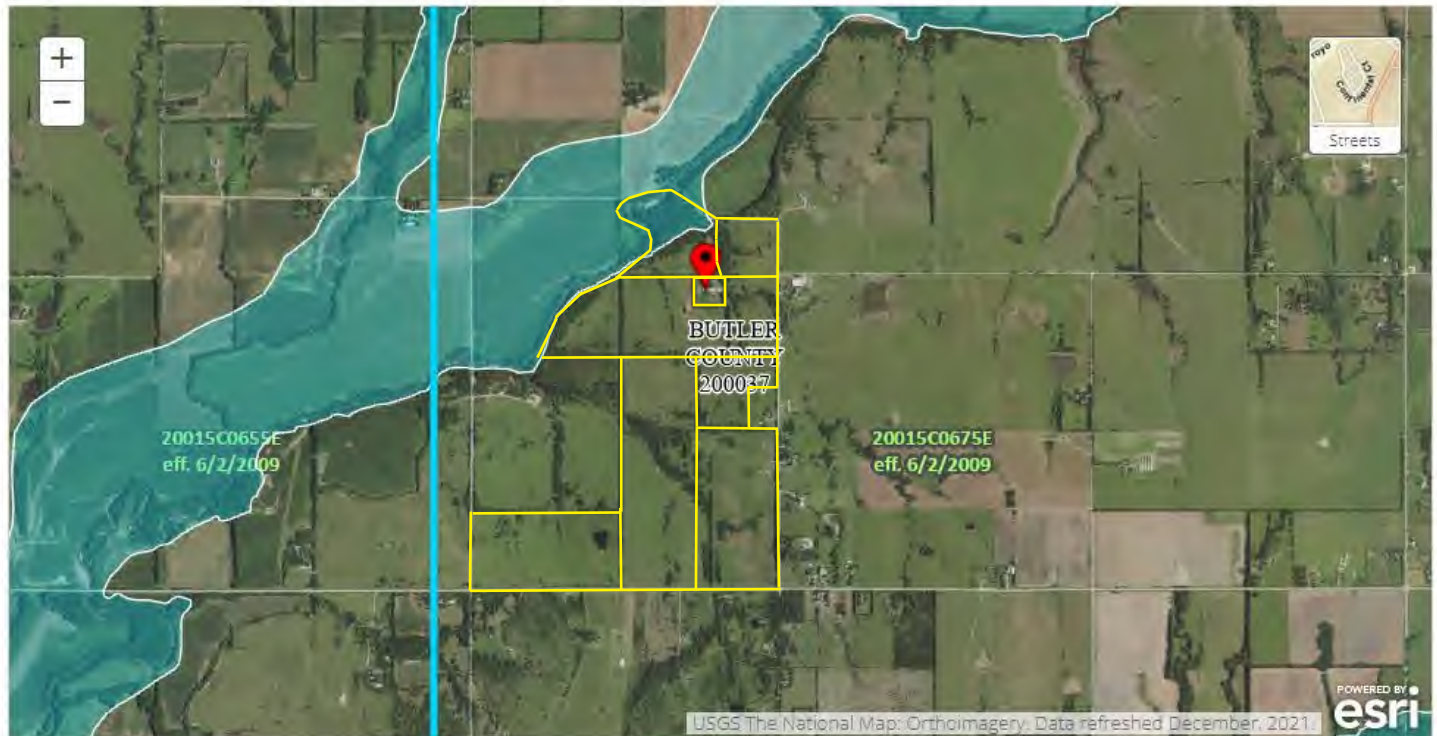


- | | | |
|------------------|-------------------|-----------------|
| County Boundary | RoadCenterline | |
| Parcel_Data | — CITY | CITY |
| BLDG_LL | — COUNTY ASPHALT | COUNTY ASPHALT |
| Condo_Boundaries | — COUNTY GRAVEL | COUNTY GRAVEL |
| | — KANSAS TURNPIKE | KANSAS TURNPIKE |

This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

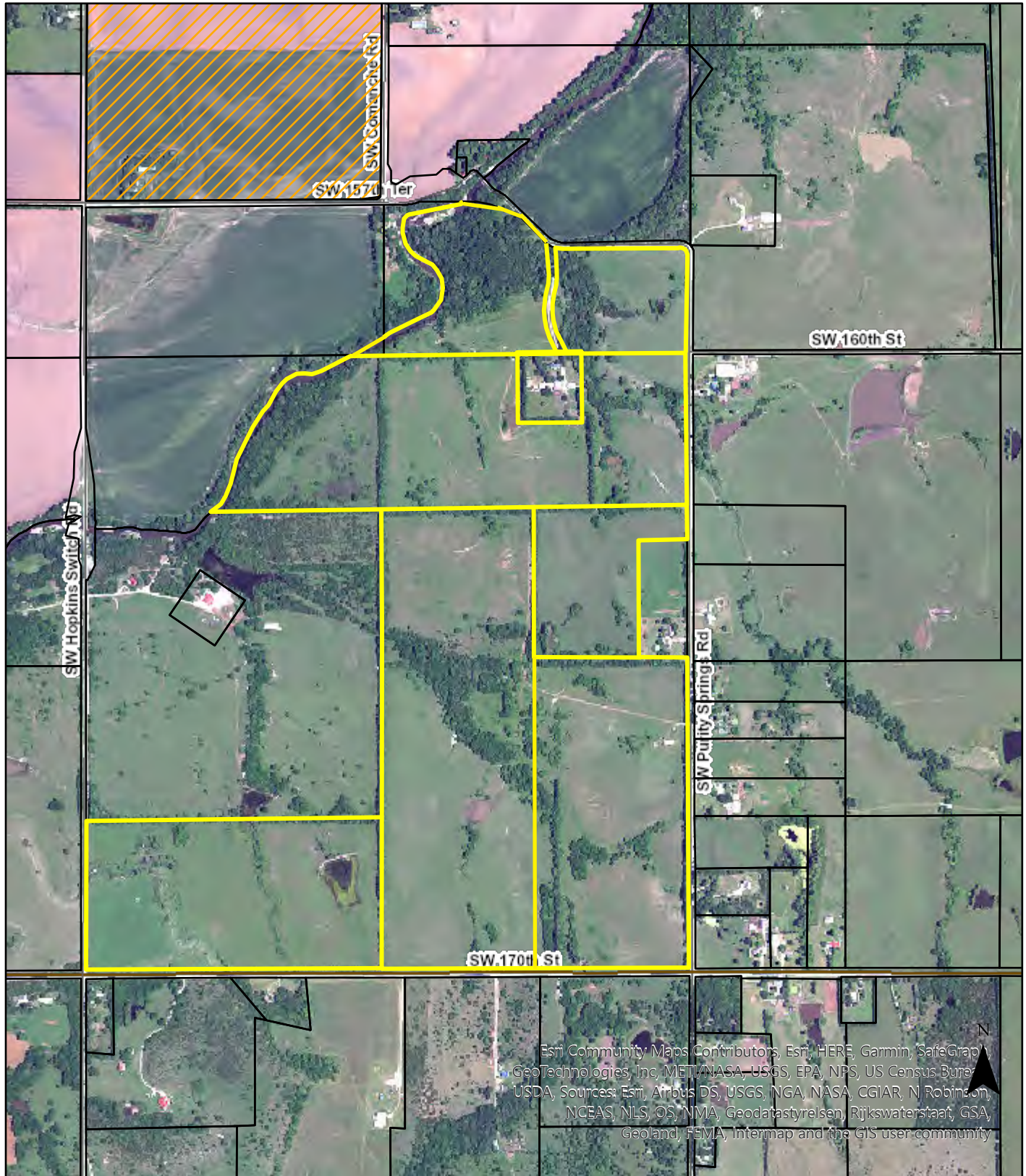
4231 SW 157th Ter & Additional Lots - Douglass, KS

Flood Map



4231 SW 157th Ter & Additional Lots - Douglass, KS 67039

Aerial Map



- | | | |
|------------------|-----------------|-----------------|
| County Boundary | RoadCenterline | |
| Parcel_Data | CITY | CITY |
| BLDG_LL | COUNTY ASPHALT | COUNTY ASPHALT |
| Condo_Boundaries | COUNTY GRAVEL | COUNTY GRAVEL |
| | KANSAS TURNPIKE | KANSAS TURNPIKE |

This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

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)*

