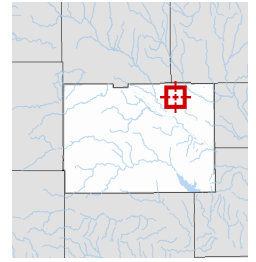


**Beacon**TM

Reno County, KS

**Overview****Legend**

Parcel Numbers

Parcels

Townships

Road Centerline

Reno County Boundary

Parcel ID	0242003001002000	Alternate ID	R1555	Owner Address	LIBY, MAX L TRUST & YVONNE M TRUST
Sec/Twp/Rng	20-22-05W	Class	F - Farm Homesite		6104 N LORRAINE ST
Property Address	6104 N LORRAINE ST Hutchinson	Acreage	39.3		HUTCHINSON, KS 67502-8605
District	040				
Brief Tax Description	MEDORA TOWNSHIP, S20, T22, R05W, ACRES 39.3, NW1/4 OF SW1/4 EXC RD R/W (Note: Not to be used on legal documents)				

Date created: 3/3/2023

Last Data Uploaded: 3/3/2023 12:28:13 AM

Developed by Schneider
GEOSPATIAL

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE,
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile

**Future Conditions 1% Annual
Chance Flood Hazard Zone X
Area with Reduced Flood Ris
Levee. See Notes. Zone X**

NO SCREEN Area of Minimal Flood Hazard

Effective LOMRs

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance

17.5 Water Surface Elevations

Water Surface Elevation (m)

8 — — — Coastal Transect

Base Flood Elevation Line (BFE) 513 ~~~~~

Limit of Study

Jurisdiction Boundary

Cocatal Truncation Recalling

--- Coastal Transect

Profile Baseline

- Profile Baseline

Digital Data Available

No Digital Data Available

Unmanned

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below.

The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **4/3/2023 at 2:45 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basement imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CUSTOM DETAIL



MLS #	48079	Full Bedrooms	4
Status	Active	Full Bathrooms	2
Class	RESIDENTIAL	Half Bathrooms	0
Type	Suburban with 5 Acres+	Garage	4
Elementary School Area	Plum Creek	Fireplace/Stove	Yes
Asking Price	\$1	Basement	No
Address	6104 N Lorraine	Style	Berm/Earth Contact
City	Hutchinson	Apprx Lot Size	20.01 Acres or Over
State	KS	Approximate Age	31 - 50 Years
Zip	67502	Approx. Total Finished SF	2001 - 2500 SF
County	Reno	Total Acres	25.00
Sale/Rent	For Sale		



GENERAL

Virtual Tour	Virtual Tour	Virtual Tour 2	Virtual Tour 2
Geo Zone	Hutchinson NE	Agent - Agt Nm Ph	RUSTY RIGGIN - CELL: 316-633-3535
List Ofc 1 - Ofc Nm Ph	Riggin & Company - office: 316-773-3535	Co-List Agent - Agent Name and Phone	MORRIS YODER - CELL: 620-899-6227
Agent - E-mail	rusty@rigginhomes.com	BuyAgtCmp	1
Transaction Broker Comp.	1	Variable Comp. (Y/N)	Yes
Owner Type	Trust/Estate	Owners Marital Status	Other (See Remarks)
Seller Name 1	Max L Liby Trust	Seller Name 2	Yvonne M Liby Trust
Listing Date	3/9/2023	Expiration Date	6/9/2023
Parcel ID #	0242003001002000	Year Built	1978
Year Built Source	CH	Lot Type	Irregular
Lot Size/Dimensions	1320x825 +/-	Above Grade Fin. Sq Ft	2,019
Above Grade Source	CH	Below Grade Fin. Sq Ft	0
Below Grade Source	CH	TOTAL Finished Sq Ft	2,019
Price per SqFt	\$0.00	Elementary School	Plum Creek
Middle School	Prairie Hills	High School	Buhler
Bedrooms-1st/Main Floor	3	Bedrooms-2nd Floor	1
Bedrooms-Basement	0	Baths-1st/Main Floor	1.00
Baths-2nd Floor	1.00	Occupant	Owner
Sellers Disclosure	Yes	Lead-Bsd Paint Disc. Req.	Yes
Home Warranty Offered	No	Flood Insurance Required	No
Central Heat	Yes	Central Air	Yes
Ag. Relationship w/Owner	Seller's Agent	Preferred Title Company	Kansas Secured Title
Requested Earnest \$ Dep.	\$15,000.00	Take Photo	Complete
IDX Include	Y	Price Date	3/31/2023
Agent Hit Count	24	Client Hit Count	7
Assoc Doc	0	Original Price	\$1
Days On MLS	3	Days On Market	25
Driving Directions	HWY 61 N to 56th Ave, West to Lorraine, North to property.	Showing Instructions	Contact Morris Yoder 620-899-6227

FEATURES

ADDITIONAL DOCS ON FILE	COOLING	HEATING	ROOFING
Aerial	2+ Systems	2+ Systems	Composition
Lead-Based Paint Disc.	Other (See Remarks)	Central Electric	SEWER
Sellers Disc. Statement	DINING	Other (See Remarks)	Septic Tank-1
Water Test	Living/Dining Combo	Central Gas	Other (See Remarks)
Water Well/Septic Insp.	EXTERIOR AMENITIES	INSULATION	STREET SURFACE
Wd-Destroying Insect Insp	Patio	Walls	Gravel
In Its Present Condition	Underground Sprinkler-PAR	INTERIOR DECOR	TERMS
APPLIANCES & EQUIPMENT	Other Bldgs (See Remarks)	Good	Auction
Ceiling Fan(s)	Guttering - ALL	INTERIOR WALLS	Cash to Seller
Dishwasher	EXTERIOR CONSTRUCTION	Sheetrock	Conventional
Disposal	Wood Siding	LAUNDRY	TITLE EVIDENCE
Garage Door Opener(s)	FIREPLACE/STOVE	Main Floor	Title Policy
Handicap Accessible-SOME	1	220 equipment	WATER
Security System	FLOORING	LISTING TYPE	Water Well - 2+
Water Heater-ELECTRIC	Carpet	Excl. Agency WITHOUT Res.	WINDOW TYPE
Window Coverings-ALL	Ceramic Tile	POSSESSION	Storm Doors
DrinkWaterSys-Owned&Stays	GARAGE/CARPORT TYPE	On Closing	Skylight
Smoke Detector(s)	Attached Garage-2 CARS		Double Pane
BASEMENT/FOUNDATION	Detached Garage-2 CARS		

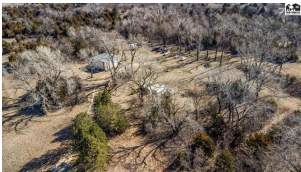
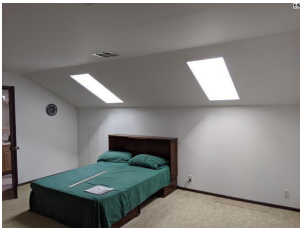
Concrete Slab	Workshop
---------------	----------

Assumable (Y/N)	No	Pre-Qualified Buyer (Y/N)	Yes
HOA	No	General Taxes	3382.42
Special Taxes \$	\$96.00	Total Property Taxes \$	\$3,478.42
Tax Year	2022	Auction (Y/N)	Yes
Legal Description	Medora Township,S20,T22,R05W,Acres 39.3 (less 15 of tract 2),NW1/4 of SW1/4EXC RD R /W	Type of Auction Sale	Minimum Sale
Real Estate Only	Yes	Real Estate & Pers. Prop.	No
Auction Date	5/6/2023	Auction Start Time	NOON
Auction AM/PM	PM	1-Open for Preview (Y/N)	Yes
1-Open Start Time	10:00	1-Start AM/PM	AM
1-Open Time End	NOON	1-End AM/PM	PM

Misc. Financial Taxes are for the entire 40 acres.

RemPub Secluded home with up to 40 acres! REAL ESTATE AUCTION MAY 6, 2023 @ 12:00 NOON - ONSITE & ONLINE. Nestled in the beautiful, rolling, sand hills, this eco-friendly home has great views with open spaces and nice trees. The long driveway provides privacy and a grand approach. Deer, turkey and abundant wildlife. This is an earth contact home with geo-thermal heating/cooling. Efficient and comfortable! A two car garage is attached, with another two car, climate-controlled, near the house. Well, septic and owned propane tank allows for independent living. Lots of windows and skylights provide natural light for the 4 bedroom, 2 bath house. The 40 x 40 shop is just beyond the house and even more private. Lots of mature trees near the homesite and several groves of trees frame the property. The central property area has beautiful, sloping hills of grass. So, close to Hutchinson, yet you will feel distant. Property is being sold "as is, where is". It is the Buyers responsibility to inspect the property in all aspects prior to the Auction. Earnest money due in the amount of \$15,000.00 from Auction winning bidder and is non-refundable. The property will be open 2 hours prior to Auction time for viewing and by appointment prior to auction. The home and shop are being offered with 25 +/- acres and with an additional 15 adjoining acres sold in a separate tract. See MLS#48080. Don't miss this! **All info deemed reliable but not guaranteed (check schools).**

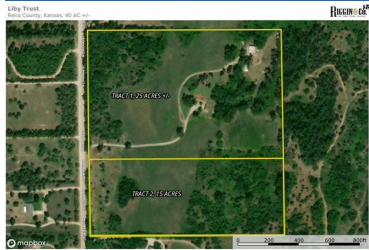
PriRemarks Sellers have provided water test, septic inspection and have a termite contract. All of this information and much more available in the bidder's packet. Showings prior to auction by appointment (Showing Time) but not before Friday, 7th, 2023. Additional 15 acres will be sold the same day at auction. MLS #48080



DISCLAIMER

This information is deemed reliable, but not guaranteed.

CUSTOM DETAIL



MLS # 48080
Status Active
Class LAND
Area Plum Creek
Address 6104B N Lorraine St
City Hutchinson
County Reno
State KS
Zip 67502

Total Acres 15.00
Asking Price \$1
Sale/Rent For Sale



GENERAL

Geo Zone	Hutchinson NE	Virtual Tour	Virtual Tour
Virtual Tour 2	Virtual Tour 2	Agent - Agt Nm Ph	RUSTY RIGGIN - CELL: 316-633-3535
List Ofc 1 - Ofc Nm Ph	Riggin & Company - office: 316-773-3535	List Agt 2 - Agt Nm Ph	MORRIS YODER - CELL: 620-899-6227
Agent - E-mail	rusty@rigginhomes.com	BuyAgtCmp	1
Transaction Broker Comp.	1	Variable Comp. (Y/N)	Yes
Owner Type	Trust/Estate	Owners Marital Status	Other (See Remarks)
Seller Name 1	Max L Liby Trust	Seller Name 2	Yvonne M Liby Trust
Listing Date	3/9/2023	Expiration Date	6/9/2023
Parcel ID #	0242003001002000	Price Per Acre	\$0.07
Lot Type	Irregular	Lot Size/Dimensions	1320x500
Number of Acres Planted	0.00	Acreage Source	Other (See Remarks)
Mineral Rights Included	Unknown	Mineral Rights Leased	Unknown
Water Rights Included	Unknown	Water Rights Leased	Unknown
Oil & Gas Rights Included	Unknown	Oil & Gas Rights Leased	Unknown
Land Type	Pasture	Elementary School	Plum Creek Elementary
Middle School	Prairie Hills	High School	Buhler
Occupant	Owner	Flood Insurance Required	No
Ag. Relationship w/Owner	Seller's Agent	Preferred Title Company	Kansas Secured Title
Requested Earnest \$ Dep.	\$5,000.00	IDX Include	Y
Price Date	3/31/2023	Agent Hit Count	11
Assoc Doc	0	Client Hit Count	4
Take Photo	Complete	Original Price	\$1
Picture Count	6	Days On Market	23
Days On MLS	1	Legal Description	Medora Township, S20,T22,R05W,Acres 15 ,NW1/4 of SW1/4 EXC RD R/W
Showing Instructions	Call Morris Yoder 620-899-6227	Driving Directions	North on K61 from Hutchinson to 56th Ave, West to Lorraine and North to property.

FEATURES

ADDITIONAL DOCS ON FILE	IRRIGATION TYPE	ROAD SURFACE	TITLE EVIDENCE
Aerial	None	Gravel	Title Policy
BUILDINGS/STRUCTURES	LISTING TYPE	SEWER	TOPOGRAPHY
None	Excl. Agency WITHOUT Res.	None	Partially Wooded
DIVIDE	LOT IMPROVEMENTS	SOIL/LAND TYPE	Rolling
Will NOT Divide	None	Other (See Remarks)	UTILITIES
EQUIPMENT INCLUDED	POSSESSION	SURFACE WATER	AVAILABLE-Electric
No	At Closing	None	WATER
FARM/RANCH TYPE	PROPERTY IMPROVEMENTS	TERMS	None
Pasture	None	Auction	
FENCING	ROAD FRONTAGE	Cash to Seller	
None	County	Conventional	

FINANCIAL

Assumable (Y/N)	No	Pre-Qualified Buyer (Y/N)	Yes
General Taxes	300.00	Special Taxes \$	\$96.00
Total Property Taxes \$	\$396.00	Auction (Y/N)	Yes
Type of Auction Sale	Minimum Sale	Real Estate Only	Yes
Real Estate & Pers. Prop.	No	Auction Date	5/6/2023
Auction Start Time	NOON	Auction AM/PM	PM
1-Open for Preview (Y/N)	Yes	1-Preview/Inspection Date	5/6/2023
1-Open Start Time	9:30	1-Start AM/PM	AM
1-Open Time End	NOON	1-End AM/PM	PM

MISC. FINANCIAL

Misc. Financial Taxes are agent estimated at ag rate for 15 acres. Total taxes for 39+ acres are \$3382.42, plus \$96 special for 2022. That includes the house and all improvements.

REMARKS TO GENERAL PUBLIC

RemPub Rolling sand hill lot with groves of trees and 500' Lorraine frontage. REAL ESTATE AUCTION MAY 6TH @ 12:00 NOON- Tract 2. Buy and build your dream home on this picturesque property. Plenty of room for privacy and 1320' lot depth allows and very private homesite location on elevated area on east end. Add this to the adjacent home with 25 acres (MLS #48079-Tract 1) and keep 40 acres together. Electric runs on Lorraine. Adjacent property has well water and propane. Great size, location and beauty! Wildlife abounds. Property is being sold "as is, where is". It is the Buyers responsibility to inspect the property in all aspects prior to the Auction. Earnest money due in the amount of \$5,000.00 from Auction winning bidder and is non-refundable. The property will be open 2 hours prior to Auction time for viewing. Statements made the day of Auction take precedence over printed material. **All info deemed reliable but not guaranteed (check schools).**

PRIVATE REMARKS

PriRemarks If Tract 1 and Tract 2 sell to different owners and only if, the sellers will provide the survey and legal description for the 15 acres.

PERSONAL PROPERTY

Personal Property Personal Property selling with Homesite, same day(Tract 1).

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.



Summary

Tax ID LIBY00024
 Tax Year 2022
 Name LIBY, MAX L TRUST
 Property Address 6104 N LORRAINE
 Sec-Twp-Rng 20--2-05
 Description
 Parcel ID/Cama 0242003001002000
 Parcel Classes RL
 Tax Unit 40

Tax History

Tax Year	Assessed Valuation	Mill Levy	Ad Valorem	Special Assessments	Total Tax	Total Paid	DIQ
2022	\$0	0.000	\$0.00	\$765,840.00	\$96.00	\$48.00	N
2022	\$0	0.000	\$0.00	\$0.00	\$3,382.42	\$1,691.21	N
2021	\$0	0.000	\$0.00	\$0.00	\$3,277.54	\$3,277.54	N
2021	\$0	0.000	\$0.00	\$765,888.00	\$96.00	\$96.00	N
2020	\$0	0.000	\$0.00	\$0.00	\$3,203.60	\$3,203.60	N
2020	\$0	0.000	\$0.00	\$765,984.00	\$96.00	\$96.00	N
2019	\$0	0.000	\$0.00	\$0.00	\$3,253.12	\$3,253.12	N
2019	\$0	0.000	\$0.00	\$766,080.00	\$96.00	\$96.00	N
2018	\$0	0.000	\$0.00	\$0.00	\$3,309.30	\$3,309.30	N
2018	\$0	0.000	\$0.00	\$734,252.00	\$92.00	\$92.00	N
2017	\$0	0.000	\$0.00	\$0.00	\$3,221.22	\$3,221.22	N
2017	\$0	0.000	\$0.00	\$686,452.00	\$86.00	\$86.00	N
2016	\$0	0.000	\$0.00	\$0.00	\$2,999.34	\$2,999.34	N
2016	\$0	0.000	\$0.00	\$720.00	\$80.00	\$80.00	N
2015	\$0	0.000	\$0.00	\$0.00	\$2,709.26	\$2,709.26	N
2015	\$0	0.000	\$0.00	\$707.50	\$70.75	\$70.75	N
2014	\$0	0.000	\$0.00	\$0.00	\$2,720.36	\$2,720.36	N
2014	\$0	0.000	\$0.00	\$770.00	\$70.00	\$70.00	N
2013	\$0	0.000	\$0.00	\$0.00	\$2,356.30	\$2,356.30	N
2013	\$0	0.000	\$0.00	\$804.00	\$67.00	\$67.00	N
2012	\$0	0.000	\$0.00	\$0.00	\$2,250.16	\$2,250.16	N
2012	\$0	0.000	\$0.00	\$871.00	\$67.00	\$67.00	N
2011	\$0	0.000	\$0.00	\$0.00	\$2,291.42	\$2,291.42	N
2011	\$0	0.000	\$0.00	\$910.00	\$65.00	\$65.00	N
2010	\$0	0.000	\$0.00	\$0.00	\$2,353.36	\$2,353.36	N
2010	\$0	0.000	\$0.00	\$937.50	\$62.50	\$62.50	N
2009	\$0	0.000	\$0.00	\$0.00	\$2,402.16	\$2,402.16	N
2009	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2008	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2008	\$0	0.000	\$0.00	\$0.00	\$2,326.38	\$2,326.38	N
2007	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2007	\$0	0.000	\$0.00	\$0.00	\$2,264.50	\$2,264.50	N
2006	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2006	\$0	0.000	\$0.00	\$0.00	\$2,347.70	\$2,347.70	N
2005	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2005	\$0	0.000	\$0.00	\$0.00	\$2,016.26	\$2,016.26	N
2004	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2004	\$0	0.000	\$0.00	\$0.00	\$1,927.82	\$1,927.82	N
2003	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2003	\$0	0.000	\$0.00	\$0.00	\$1,994.24	\$1,994.24	N
2002	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2002	\$0	0.000	\$0.00	\$0.00	\$1,968.00	\$1,968.00	N
2001	\$0	0.000	\$0.00	\$0.00	\$1,724.10	\$1,724.10	N
2001	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
2000	\$0	0.000	\$0.00	\$0.00	\$1,772.70	\$1,772.70	N
2000	\$0	0.000	\$0.00	\$31.25	\$62.50	\$62.50	N
1999	\$0	0.000	\$0.00	\$30.00	\$60.00	\$60.00	N
1999	\$0	0.000	\$0.00	\$0.00	\$1,651.74	\$1,651.74	N
1998	\$0	0.000	\$0.00	\$27.50	\$55.00	\$55.00	N
1998	\$0	0.000	\$0.00	\$0.00	\$1,559.28	\$1,559.28	N
1997	\$0	0.000	\$0.00	\$27.50	\$55.00	\$55.00	N
1997	\$0	0.000	\$0.00	\$0.00	\$1,487.54	\$1,487.54	N

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Version 2.3.250



Summary

Parcel ID	0242003001002000
Quick Ref ID	R1555
Property Address	6104 N LORRAINE ST HUTCHINSON, KS 67502
Brief Tax Description	MEDORA TOWNSHIP, S20, T22, R05W, ACRES 39.3, NW1/4 OF SW1/4 EXC RD R/W (Note: Not to be used on legal documents)
Taxing Unit Group	040
Lot Size (SF)	N/A
Acreage	39.36
Property Class	Farm Homesite
Zoning	N/A
Lot Block	- - - MEDORA TOWNSHIP
Subdivision	
S-T-R	20-22-05W
Deed Book & Page	630 - 322;
Neighborhood	069.1



Owner

Primary Owner
Liby, Max L Trust & Yvonne M Trust
6104 N Lorraine St
Hutchinson, KS 67502-8605

Market Land Info

Method	Type	AC/SF	Class
Acre	Primary Site - 1	0.93	

Ag Acreage

Details:							Summary:	
Ag Type	Ag Acres	Ag Soil	Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value	
NG	38.43	5973	18	18	0	0	690	
								Dry Land Acres
								Irrigated Acres
								Native Grass Acres
								Tame Grass Acres
								Total Ag Acres
								38.43
								Total Ag Value
								690.00

Residential Information

Res Type	Single-Family Residence
Quality	AV+
Physical Condition	AV-
Year Built	1978
Eff Year	0
MS Style	1.5 Story Finished
LBCS Struct	Detached SFR unit
No. of Units	0
Total Living Area	2019
Upper Floor Living Area %	17
Main Floor Living Area	1726
CDU	09 - AV
Remodel	
Arch Style	Earth Contact
Bsmt Type	Slab - 1
Total Rooms	5
Bedrooms	3
Family Rooms	0
Full Baths	2
Half Baths	0
Foundation	None - 1

Other Building Improvements

Occupancy	MSCIs	Rank	Qty	Year Built	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Value
Residential Garage - Detached	D	1.00	1	1978	756	110	8	28 X 27	1	3	3	7,830
Site Improvements	D	2.33	1	1978	10	0	8	0 X 0	1	3	3	1,220

Other Building Improvement Components

Code	Units	Pct	Size	Rank	Year
6602030-Flagstone on Sand Base Grouted	270	0	0		0

Dwelling Components Code	Units	Pct	Quality	Year
Frame, Plywood or Hardboard	0	100		
Composition Shingle	0	100		
Heat Pump	0	100		
Automatic Floor Cover Allowance	0			
Plumbing Fixtures	8			
Plumbing Rough-ins	1			
Slab on Grade	1726			
Raised Subfloor	293			
Single 1-Story Fireplace	1			
Attached Garage	528			
Garage Finish, Attached	528			
Open Slab Porch	200			
Open Slab Porch	126			
Slab Porch with Roof	80			
Carport, Flat Roof	231		1.15	
Carport, Flat Roof	231		1.15	
Carport, Flat Roof	210		1.15	

Other Buildings

Occupancy	MSCIs	Rank	Qty	Year Built	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Class	Value
Farm Utility Building	S	2.00	1	1994	1,600	160	14	40 X 40	1	3	3	A	6,550

Other Building Components

Code	Units	Pct	Size	Rank	Year
649-No HVAC	0	0	0		0
916-Single -Metal on Steel Frame	0	100	0		0

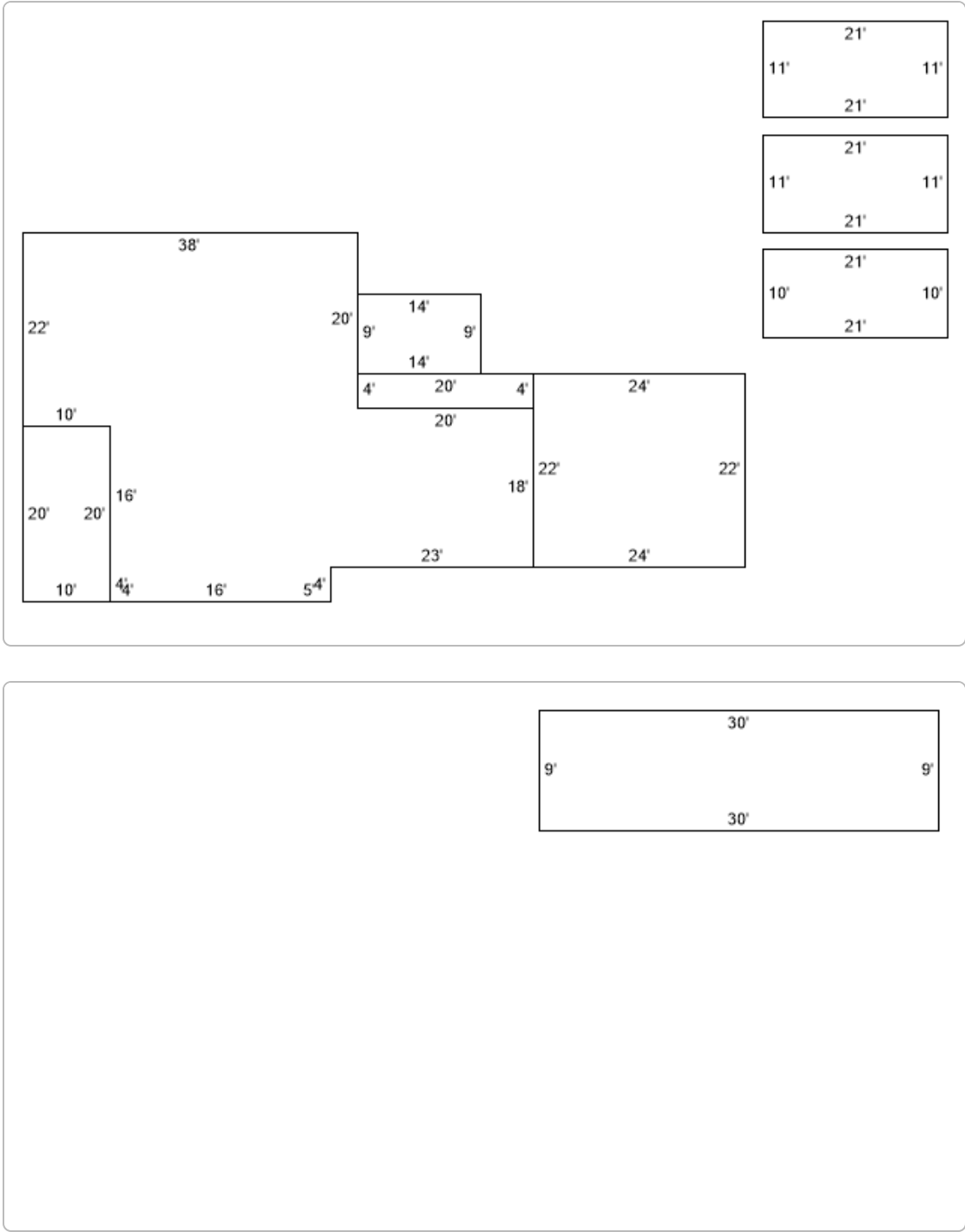
Valuation

2023 Appraised Value				2022 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$690	\$6,550	\$7,240	A	\$610	\$5,330	\$5,940
F	\$5,400	\$183,360	\$188,760	F	\$5,400	\$181,500	\$186,900
Total	\$6,090	\$189,910	\$196,000	Total	\$6,010	\$186,830	\$192,840

Photos



Sketches



No data available for the following modules: Mobile Home Information, Commercial Information, Building Permits.

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Version 2.3.250

SELLER'S RESIDENTIAL PROPERTY DISCLOSURE STATEMENT



SELLER: Max L & Yvonne M Liby Trust

PROPERTY ADDRESS: 6104 N Lorraine St

DATE: _____

CITY, STATE & ZIP: Hutchinson

KS

67502

MLS# _____

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

- A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this SELLER'S RESIDENTIAL PROPERTY DISCLOSURE STATEMENT (the "Statement").
- B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective buyers may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.
- C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:

- A. SELLER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information concerning the Property;
 - (3) Attach all available supporting documentation on the Property;
 - (4) Use explanation lines as requested and when necessary; and
 - (5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.
- B. By signing this Statement, SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

- A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.

AS
SELLER'S INITIALS

SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

- A. This is a disclosure of the condition of the Property as it is actually known by the SELLER on the date the Statement was signed.
- B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties that the BUYER may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

- A. BUYER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information about the condition of the Property contained in this Statement;
 - (3) Ask the SELLER about any incomplete or inadequate responses;
 - (4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
 - (5) Review all other applicable documents concerning the Property;
 - (6) Conduct personal or professional inspections of the Property; and
 - (7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.
- B. By signing this Agreement, BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

- A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

BUYER'S INITIALS

BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate age of the Property: 45 YEARS
2. Approximate date that SELLER acquired the Property: 1987
3. Does SELLER currently occupy the Property? ☒ Yes ☐ No
If No, how long has it been since the SELLER occupied the Property? _____
4. Have there been any professional inspections of the property in the last 2 years? ☐ Yes ☒ No
Explain or attach: _____

Part 4. APPLIANCES, EQUIPMENT AND FIXTURES:

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

	WORKING	NOT WORKING	NOT INCLUDED		WORKING	NOT WORKING	NOT INCLUDED
1. Refrigerator #1 (in Kitchen).....	☐	☐	☒	26. Air conditioning—central system.....	☒	☐	☐
2. If #2, location:	☐	☐	☐	27. Air conditioning—window units #.....	☐	☐	☐
3. Range	☐	☐	☒	28. Heating System.....	☒	☐	☐
☒ Electric ☐ Gas				☐ Gas ☐ Forced air gas ☒ Electric			
4. Separate Cooktop	☐	☐	☐	☐ Boiler (☐ Hot water ☐ Steam)			
☐ Electric ☐ Gas				29. Heat Pump.....	☒	☐	☐
5. Oven.....	☐	☐	☒	30. Air purifier system	☐	☐	☐
☒ Electric ☐ Gas				31. Attic Fan.....	☐	☐	☐
6. Clothes Dryer.....	☐	☐	☒	32. Ceiling fan(s) #.....	☒	☐	☐
☒ Electric ☐ Gas				33. Humidifier.....	☐	☐	☐
7. Clothes Washer	☐	☐	☒	34. Cable television wiring/jacks	☐	☐	☐
8. Water Heater	☒	☐	☐	35. Telephone wiring/jacks.....	☐	☐	☐
☒ Electric ☐ Gas				36. Intercom, sound system wiring	☐	☐	☐
9. Dishwasher.....	☒	☐	☐	37. Built in speaker system	☐	☐	☐
10. Range Ventilation system	☐	☐	☐	38. TV antenna/receiver/satellite dish..	☒	☐	☐
11. Microwave oven	☐	☐	☒	☒ Leased ☐ Owned			
13. Disposal	☐	☐	☐	39. Security System	☒	☐	☐
14. Trash Compactor.....	☐	☐	☐	☐ Leased ☐ Owned			
14. Sump Pump	☐	☐	☐	40. Sprinkler System	☐	☐	☐
15. Doorbell	☒	☐	☐	☐ Full ☐ Partial, explain location			
16. Central vacuum & attachments	☐	☐	☐	☐ Back flow preventer ☐ Auto-timer ☐ Manual			
17. Exhaust fan—main bathroom	☒	☐	☐	41. Smoke alarms/detectors #.....	☒	☐	☐
18. Exhaust fan—master bathroom.....	☒	☐	☐	42. Propane Tank.....	☐	☐	☐
19. Exhaust fan—other bath:	☒	☐	☐	☐ Leased ☐ Owned			
20. Fireplace/fireplace insert	☐	☐	☐	43. Drinking Water System, owned	☒	☐	☐
☐ Blower ☐ Factory-built ☐ Masonry				44. Water purifier/softener, owned.....	☐	☐	☐
21. Fireplace gas logs.....	☐	☐	☐	45. Hot tub and equipment.....	☐	☐	☐
22. Fireplace gas starter	☐	☐	☐	46. Sauna/spa ☐ Steam ☐ Dry	☐	☐	☐
23. Fireplace wood-burning stove.....	☐	☐	☐	47. Gas grill	☐	☐	☐
24. Swimming pool	☐	☐	☐	48. Garage door opener(s).....	☒	☐	☐
☐ In-ground ☐ Salt Water ☐ Above ground				Number of remotes.....			
Pool liner age: _____ Age of Pump: _____				49. Smart home thermostat	☒	☐	☐
Swimming pool heater	☐	☐	☐	50. Other	☐	☐	☐
Last serviced by who & when							
25. Swimming pool equipment.....	☐	☐	☐				

Part 5. STRUCTURAL CONDITIONS:

1. What is the approximate age of the roof (if known)? _____ years Type of roof: _____
2. Has there been any leaking or other problems with the roof, flashing or rain gutters? .. ☒ Yes ☐ No ☐ Unknown
If Yes, when was the date of the last occurrence? 1987 REPAIRED
3. Have there been any repairs to the roof, flashing or rain gutters? .. ☒ Yes ☐ No ☐ Unknown
If Yes, please provide the date of the repairs: 1987
4. Has there been any roof replacement? .. ☐ Yes ☐ No ☒ Unknown
If Yes, was the replacement ☐ complete or ☐ partial.

5. How many layers of roofing materials are currently on the roof (if known)? UNKNOWN
6. Does the roof have sheeted decking (if known)? ☐ Yes ☐ No ☒ Unknown
7. Have you made any homeowners' insurance claims on the Property? ☒ Yes ☐ No
If Yes, were all the claims addressed with repairs? ☒ Yes ☐ No
8. Has there ever been leakage/seepage in the basement or crawl space? ☐ Yes ☐ No ☒ Unknown
9. Has there been any damage to the Property due to fire, flood or wind? ☐ Yes ☐ No ☒ Unknown
10. Is there any damage to the chimney or fireplace? ☐ Yes ☐ No ☒ Unknown
When was the chimney or fireplace last cleaned or serviced? UNKNOWN
11. Is there any exposed wiring presently in any structures on the Property? ☐ Yes ☒ No ☐ Unknown
12. Are there any windows or doors that leak or have broken thermopane seals? ☐ Yes ☒ No ☐ Unknown
13. Are there any structural problems with the Property? ☐ Yes ☐ No ☒ Unknown
14. Is any exterior wall covering of the structure covered with synthetic stucco? ☐ Yes ☒ No ☐ Unknown
If Yes, are you aware of any adverse conditions with the exterior wall covering? ☐ Yes ☐ No
If Yes, has there been an inspection to determine whether the structure has excessive moisture accumulation? ☐ Yes ☐ No
15. Have you ever experienced or are you aware of any:
Movement, shifting, deterioration or other problems with the crawl space, foundations, slab or walls? ☐ Yes ☒ No
Cracks or flaws in the basement floor, ceilings, concrete slab, crawl space, foundations or garage? ☐ Yes ☒ No
Corrective action taken to remedy these structural conditions, including but not limited to bracing or piercing?... ☐ Yes ☒ No
Water leakage or dampness in the Property, crawl space or basement? ☐ Yes ☒ No
Dry rot, wood rot or similar conditions on the wood of the Property? ☐ Yes ☒ No
Problems with decks, driveways, fences, patios or retaining walls on the Property? ☐ Yes ☒ No
16. Do you have any knowledge of any damage to the Property caused by termites or wood infestation? . ☐ Yes ☒ No
If Yes, is the Property currently under warranty? ☒ Yes ☐ No
If Yes, please name the company here: ROBERTSON TERMITE
17. Have you had any termite treatments for the Property? ☐ Yes ☒ No
If Yes, please name the company and year treated here: _____
18. Has the ground been pre-treated for termites? ☐ Yes ☐ No ☒ Unknown
19. Are you aware of any active infestation of bed bugs
or has Property been treated for bed bugs in last 12 months? ☐ Yes ☒ No
20. Have you had any other pest control treatments for the Property? ☐ Yes ☒ No
21. If you have answered "Yes" to any of the questions in Part 5, please attach documentation and explain here:

22. Additional Comments: _____

Part 6. LAND CONDITIONS (BOUNDARIES, DRAINAGE, SOILS, ETC.):

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency (FEMA)?... ☐ Yes ☒ No ☐ Unknown
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☒ No
3. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☒ No
4. Has the Property had a stake survey? ☐ Yes ☒ No
If Yes, please attach a copy of the stake survey.
5. Are the boundaries of the Property marked in any way? ☒ Yes ☐ No ☐ Unknown
6. Do you have an Improvement Location Certificate (ILC) for the Property? ☐ Yes ☒ No
If Yes, please attach a copy of the Improvement Location Certificate (ILC).
7. Is there fencing on the Property? ☒ Yes ☐ No
If Yes, does the fencing belong to the Property? ☐ Yes ☒ No ☐ Unknown
8. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☐ Yes ☒ No
9. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, utilities, roads or driveways? ☐ Yes ☐ No ☒ Unknown
If Yes, is the Property owner responsible for the maintenance of any such shared features?... ☐ Yes ☐ No
10. Are you aware 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 vicinity of the Property? ☐ Yes ☒ No
11. Are you aware of any diseased, dead or damaged trees or shrubs on the Property? ☐ Yes ☐ No ☒ Unknown
12. If you have answered "Yes" to any of the questions in Part 6, please attach documentation and explain here:

Part 7. PLUMBING, SEWAGE AND WATER SYSTEMS:

1. What is the drinking water source on the Property? ☐ Public Water ☐ Private/Community Water ☒ Domestic Well ☐ Other
2. If the water source is a Well, please state: Type 1 Depth ? Diameter ? Age ?
3. If the drinking water source is a Well, has the water originating from the well ever been tested? ☐ Yes ☐ No ☒ Unknown
If Yes, date tested? _____ Please provide results below or in separate documentation.
4. Does the Property have any sewage facilities on or connected to it? ☒ Yes ☐ No
If Yes, please specify: ☐ Public Sewer ☐ Private Sewer ☒ Septic System ☐ Lagoon ☐ Grinder Pump ☐ Cesspool
5. If there are sewage facilities on or connected to the Property, when were they last serviced? ?
6. Are you aware of any problems relating to the plumbing, sewage or water systems on the Property? ☐ Yes ☒ No
If Yes, please explain: _____
7. Additional Comments: _____

Part 8. ELECTRICAL, NATURAL GAS AND HEATING AND COOLING SYSTEMS:

1. Is there electrical service connected to the Property? ☒ Yes ☐ No
If Yes, is there a meter? ☒ Yes ☐ No
2. If there is no electrical service connected to the Property, what is the distance to the electrical service? _____
3. What type of material is used in the electrical wiring (if known)? ☐ Copper ☐ Aluminum ☒ Unknown
4. What type of electrical panels exist on the Property (if known)? ☒ Breaker ☐ Fuse ☐ Unknown
Please specify the location of the electrical panels here: LAUNDRY ROOM
5. Does the Property have heating systems? ☒ Yes ☐ No
If Yes, what type? ☒ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Heat Pump ☐ Propane ☐ Other _____
If Yes, unit age: 10 last service date: _____ replaced date: _____ By who: _____
6. Does the Property have air conditioning? ☒ Yes ☐ No
If Yes, what type? ☒ Central Electric ☐ Central Gas ☒ Heat Pump ☐ Window units ☐ Other _____
If Yes, unit age: _____ last service date: _____ replaced date: _____ By who: _____
7. Does the Property have a water heater? ☒ Yes ☐ No
If Yes, what type? ☐ Tankless, On-Demand ☒ Electric ☐ Gas ☐ Solar
If Yes, unit age: 5 1/2 last service date: _____ replaced date: _____ By who: _____
8. Has the ductwork been cleaned? When? _____ ☐ Yes ☒ No
9. Are you aware of any problems relating to the electrical, gas and heating and cooling systems on the Property? ☐ Yes ☒ No
If Yes, please explain: _____
10. Additional Comments: 2011 NEW AIR PUMP BY NELSON HEATING & AIR

Part 9. HAZARDOUS CONDITIONS:

1. Are you aware of any underground storage tanks on or near this Property? ☐ Yes ☒ No
2. Are you aware of any previous or current existence of hazardous conditions on the Property (e.g., storage tanks, oil tanks, oil spills, tires, batteries or other hazardous conditions)? ☐ Yes ☒ No
3. Are you in possession of any previous environmental reports (e.g., Phase 1 Environmental Reports)? ☐ Yes ☒ No
If Yes, please attach a copy of the environmental reports.
4. Are you aware of the previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☒ No
5. Are you aware of any other environmental matters (e.g., discoloration of soil or vegetation or oil sheers in wet areas)? ☐ Yes ☒ No
6. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g., methane gas, radon gas, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☒ No
7. Are you aware of any methamphetamine or other controlled substances being manufactured, stored or used on the Property? ☐ Yes ☒ No
8. Are you aware of any natural gas/oil wells, lines or storage facilities on the Property? ☐ Yes ☒ No
9. Are you aware of any asbestos on the property? ☐ Yes ☒ No
10. Are you aware of any mold on the property? ☐ Yes ☒ No
11. Are you aware of any other environmental conditions on the Property? ☐ Yes ☒ No

12. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☒ No
13. If you have answered "Yes" to any of the questions in Part 9, please attach documentation and explain here: _____

14. Additional Comments: _____

Part 10. NEIGHBORHOOD INFORMATION AND HOMEOWNERS' ASSOCIATIONS:

1. Are you aware of any current/pending assessments, bonds or special taxes that apply to the Property? ☐ Yes ☒ No
2. Is the property subject to conditions, covenants or restrictions of a homeowners' association, common interest community or subdivision restrictions? ☐ Yes ☒ No
- A. Are you aware of any violations of such conditions, covenants or restrictions on the Property? ☐ Yes ☒ No
- B. Does the homeowners' association impose a transfer fee upon the sale of Property? ☐ Yes ☒ No ☐ Unknown
- C. Are you aware of any damage, defect, proposed change or problem with any common areas or elements? ☐ Yes ☒ No
- D. Are you aware of any condition or claim that may result in a change to the assessments or fees? ☐ Yes ☒ No
- E. If you are required to pay assessments, dues, fees or any other periodic charges to a homeowners' association or common interest community, please specify here the amount and frequency of those payments: _____
How much, \$ _____ Per Year Details: _____
3. Are the streets privately owned? ☐ Yes ☒ No
4. Is the Property in a conservation, historic or special review district that requires any alterations or improvements to the Property to be approved by a board, commission or panel? ☐ Yes ☒ No
5. Is the Property subject to a tax abatement? ☒ Yes ☐ No H&E
6. Is the Property subject to a right of first refusal? ☐ Yes ☒ No
7. If you have answered "Yes" to any of the questions in Part 10, please attach documentation and explain here: _____

8. Additional Comments: _____

Part 11. OTHER MATTERS:

Are you aware of:

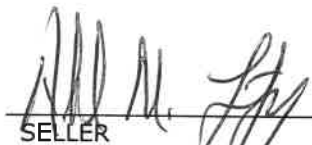
1. Any violation of zoning, setbacks or restrictions or of a non-conforming use on the Property? ☐ Yes ☒ No
2. Any violation of laws or regulations affecting the Property? ☐ Yes ☒ No
3. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☒ No
4. Any litigation or settlement pertaining to the Property? ☐ Yes ☒ No
5. Any current or future special assessments pertaining to the Property? ☐ Yes ☒ No
6. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☒ No
7. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☒ No
8. Any burial grounds on the Property? ☐ Yes ☒ No
9. Any leases on the Property? ☒ Yes ☐ No
If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations for vacating the Property: YES HAY BAKER
10. Any easements or leases on the Property regarding wind energy? ☐ Yes ☒ No
If Yes, please attach a copy of the easement or lease agreement.
11. Any public authority contemplating condemnation proceedings? ☐ Yes ☒ No
12. Any government rule limiting the future use of the Property other than existing zoning regulations? ... ☐ Yes ☒ No
13. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property? ☐ Yes ☒ No
14. Any interest in all or part of the Property that has been reserved by the previous owner or government action? ☐ Yes ☒ No
15. Any unrecorded interests affecting the Property? ☐ Yes ☒ No
16. Anything that would interfere in passing clear title to the BUYER? ☐ Yes ☒ No
17. Were any pets and/or other animals permitted in and/or on the property? ☒ Yes ☐ No
If Yes, What Kind? DOG DEER TURKEY # Of Each 2 DOGS; where permitted _____
18. Has the Property been smoked in? ☒ No ☐ Yes, currently ☐ Yes, previously ☐ Unknown
19. Are you aware of any history or events, such as murders, suicides, ghosts, etc. that could make this property psychologically impaired? ☐ Yes ☒ No
20. If you have answered "Yes" to any of the questions in Part 11, please attach documentation and explain here: _____

Additional Comments: _____

Part 12. ACKNOWLEDGEMENT AND AGREEMENT:

1. The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
2. The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
3. BUYER acknowledges that BUYER has received, read and understood a signed copy of the Statement from the SELLER, the SELLER'S agent or any other real estate licensees involved in this transaction.
4. BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
5. BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised by the SELLER to have the Property examined by professional inspectors.
6. BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the SELLER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

**CAREFULLY READ THE TERMS OF THIS STATEMENT BEFORE SIGNING.
WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT
BECOMES PART OF A LEGALLY BINDING CONTRACT.
IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**


SELLER
Max L Liby Trust Yvonne M Liby Trust


DATE

BUYER

DATE

SELLER

DATE

BUYER

DATE

WOODCRAFTERS INC. - BUILT THE HOUSE - STEVE MOODY
JOHN HEIMS - PLUMBER
JOHN SAMES - OWNER

NW 1/4, SW 1/4, SEC 20, T20N 22S, RANGE 5W, 6th P.M., RENO, CO.

DARLING DRILLING - 662-7901 - NO RECORDS

CARL VINCENT - 662-0009

FLOWERS DRILLING 543-6654 ^{NO}

MILLER DRILLING 543-2594

MILLER DRILLING 543-2594

PRICE WELL SERVICE - 662-10013 1977, 78' DEPTH, 16" STATE LEVEL, 51'-54" FINE SAND
18 GPM 54'-58" SANDY CLAY

SERIES 2100 Pumps HAVE INTERNAL CHECK VALVE

Pump - FRANKLIN MODEL # 2143074116 3450 RPM 3/4 HP
47' - 1 1/4" PLASTIC PIPE ADDED 9-30-89 230 VOLTS

TOTAL LENGTH WITH PUMP = 50' 19 GALLON/MINUTE OUTPUT

NEW MOTOR INSTALLED 8-16-94 USED ORIGINAL PUMP STAGES
INSTALLED NEW CAPACITOR & RELAY BOX 8-16-94

NEW 1 HP PUMP INSTALLED 8-8-2000 - 3-WIRE WITH

NEW 1 HP PUMP INSTALLED 8-28-2012 - BOTTOM OF WE.

REPLACED COPPER PIPE FROM CASING TO HOUSE FOUNDATION TOP OF WATER
WITH 1" PLASTIC. INSTALLED NEW PITLESS ADAPTER 10-18-2014

9-2-2016 REPLACED COPPER LINE THAT WAS REMAINING WITH 1" PLAS.
FROM WELL CASING TO PRESSURE TANK. DROPPED A HOLE IN THE
HEAT PUMP ROOM FLOOR FOR THE PLASTIC PIPE TO ENTER THE HOV.
INSTALLED A LAKE WATER FILTER ON THE PLASTIC LINE TO KEEP
SAND OUT OF THE PRESSURE TANK. FILLED THE HOLE BETWEEN THE
HOUSE AND THE WELL CASING WITH SAND TO MAKE DIGGING IT OUT
IN THE FUTURE EASIER.

ONSITE WASTEWATER SYSTEM REPORT

Septic Tank ☒ Lagoon ☐

Homeowners: <u>Max Libby</u>	Age of Property: _____	Inspection Co: <u>B+E Sewer</u>
<u>6104 N. Lorraine</u>	Occupied ☒ Yes ☐ No	Date of Inspection: <u>3/20/23</u>
<u>Hutchinson KS.</u>		

Section 1

Type of System: <u>Septic Tank</u> ☒ <u>Lagoon</u> ☐ <u>Lift Pit</u> ☐ <u>Other</u> ☐	Location of the system: <u>East</u> ☒ <u>West</u> ☐ <u>North</u> ☐ <u>South</u> ☐ <u>West-slightly S of house</u>
Was water run into the system for 30 minutes? <u>Yes</u> ☒ <u>No</u> ☐	Does the system have a visible riser? <u>Yes</u> ☒ <u>No</u> ☐
Estimated size of system: <u>1200</u> Gallons	Basis for estimate: <u>Pumped Tank 3/20/23</u>
What is the separation between well and septic? <u>20 ft</u> Feet	
Does the separation of the well and septic meet local requirements? <u>Yes</u> ☒ <u>No</u> ☐ <u>N/A</u> ☐	

Section 2: Disposal Field

Any evidence of malfunction? <u>Yes</u> ☐ <u>No</u> ☒	(Please check all applicable observed conditions)
Wet areas _____	Unusual green/lush vegetation <u>Lift pit + Pump 60' W of Septic</u>
Liquid discharges to surface _____	Discharge pipe of unknown origin _____
Localized surface setting _____	Other (Describe below) _____
Based on a visual evaluation only - Is system working properly? <u>Yes</u> ☒ <u>No</u> ☐	

Section 3: Lagoon

Size of Lagoon at top of Burn _____	Apprx. _____
Acceptable surface area of liquid <u>Yes</u> ☐ <u>No</u> ☒	Sewage line is under liquid surface <u>Yes</u> ☐ <u>No</u> ☐
Lagoon is fenced <u>Yes</u> ☐ <u>No</u> ☐	Fence webbing 2"x4" or less <u>Yes</u> ☐ <u>No</u> ☐
Fence is 4' High <u>Yes</u> ☐ <u>No</u> ☐	
Vegetation inside fence 6" tall or less <u>Yes</u> ☐ <u>No</u> ☐	
Unacceptable Vegetation: Cattails _____ Duckweed _____ Lillypads _____ Other _____	

If tank is being opened and pumped please answer the following questions:

Septic tank material: <u>Concrete</u> ☒ <u>Fiberglass</u> ☐ <u>Other</u> ☐	
Liquid level of system: <u>Normal</u> ☒ <u>Below normal</u> ☐ <u>Above Normal</u> ☐	
Access openings of system: <u>One</u> ☒ <u>Two</u> ☐ <u>Three</u> ☐ <u>None</u> ☐	
Number of risers: <u>One</u> ☒ <u>Two</u> ☐ <u>Three</u> ☐ <u>None</u> ☐	
Condition of baffles and/or sanitary tees:	
Inlet baffle or "T" <u>Present and functional</u> ☒ <u>Not functional</u> ☐ <u>None present</u> ☐ <u>Not visible</u> ☐	
Outlet baffle or "T" <u>Present and functional</u> ☒ <u>Not functional</u> ☐ <u>None present</u> ☐ <u>Not visible</u> ☒	
System was pumped? <u>Yes</u> ☒ <u>No</u> ☐ (If no, please explain below)	
System working properly? <u>Yes</u> ☒ <u>No</u> ☐ (If no, please explain below)	

Additional Comments/ Repairs needed: System has good riser on tank & also on lift pit.
Septic tank has a light crack in sidewall but liquid level was normal.

No prediction can be made as to when or if a system might fail.
 This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty.
 Workability can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All septic tank systems require pumping maintenance.

THIS IS THE ONLY COPY OF THIS INSPECTION.

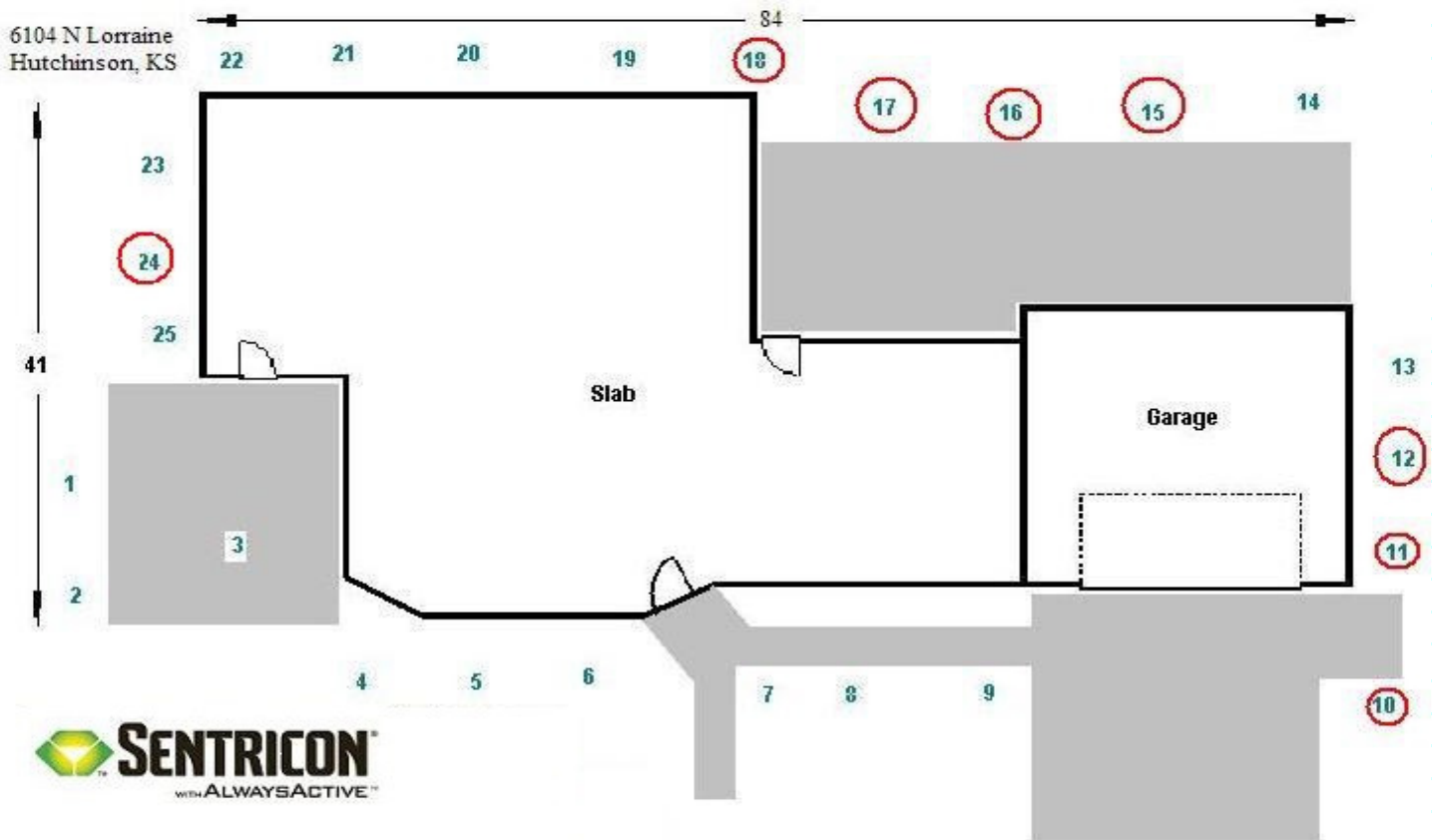
Inspected by: Corey Flickinger
 B & E Sewer Service

Date: 3/20/23

Robertson-Old, Inc
PO Box 23
Lyons, KS 67554

ROBERTSON TERMITE
PEST CONTROL

620-257-2012
620-665-8710



Areas of previous/old infestation are indicated by Areas of current infestation are indicated by

*Sentricon stations that are circled (O) in **RED** indicate stations with previous activity

*Sentricon stations that are circled (O) in **GREEN** indicate stations with current activity

About the Drawing: the drawing indicates the area of previous and or current termite infestation. Robertson's is not responsible to repair any past, present or future damage or areas of infestation. Robertson's cannot guarantee that any termite infestation and/or damage disclosed by this drawing represents all the termite infestation and/or damage, which may exist as the last date of inspection.

* If drawing indicates current Sentricon Termite Colony Elimination System in place

All bidders must register to acknowledge that they have read and agree to the Terms and Conditions of Auction Sale for Real Estate (herein referred to as the “Terms of Sale”) as outlined prior to bidding. To register for the auction, the bidder is required to show a Minimum Required Deposit Amount, as advertised on behalf of each property. The Minimum Required Deposit Amount must be in the form of either cash, certified check, or cashier’s check. A personal check may only be accepted from a registered bidder known by the Auctioneer. For On-Line bidders, this can be verified by showing account information, proof of wired funds, a bank letter/email/phone call, or any other method approved by the Broker. The online bidder registration process will require approval by Riggin & Company and acceptance of Proof of Funds at least 24 hours prior to Auction Start or initial bid.

Auction Format: This is a **SELLER RESERVE** offering with the property being sold to the highest bidder(s). Tract 1 (Home and shop with +/- 25 Acres) and Tract 2 (Adjoining +/- 15 Acres) will be offered individually. This will be a timed to live event Onsite with Online Bidding available through a mobile App or online. (Riggin and Company):

Announcements: The Auctioneer will explain the Terms of Sale and make any Auction Day Announcements **one** time, at the beginning of the live auction. As a purchaser, it is your responsibility to know and understand all announcements before the auction begins. All announcements made on the day of auction take precedence over all previously written advertisements or any prior written or verbal terms of sale.

Agency: Listing agent, Co-listing agent, and the auctioneer(s) will be acting as Seller(s)’ Agents.

Auctioneer Rights: All decisions of the Auctioneer are final. The Auctioneer reserves the right to reject any bid or bidder and has the right to accept backup contracts on the day of sale. In case of a tie or disputed bid, the Auctioneer reserves the right to re-open the bidding to determine the highest bid and settle the disputed bid. This is at the sole discretion of the Auctioneer.

Earnest Money Deposit: : Immediately following the conclusion of the auction, the highest bidder shall enter into and sign a Real Estate Purchase Contract for the auctioned property. The high bidder shall provide an earnest deposit for **\$15,000.00 for Tract 1 and/or \$5,000 for Tract 2, made payable to Kansas Secured Title.** Deposit funds are non-refundable unless the offer is not accepted by the Seller. If paying with a certified or cashier check, the check(s) should be made payable to yourself, and in the event, you are the Winning Bidder you will endorse it to the appropriate Escrow Agent. If bidding online or by proxy, you agree to deposit earnest money using the secure website (<https://kstitle.com/Online-Payment>), the ZOCCAM App or wire transfer to Kansas Secured Title within the required time period.

Total Purchase Price: A Buyer’s Premium may be added to the winning bid amount and become part of the total contract price for all property(s) purchased at the auction if this auction is advertised as having a Buyer’s Premium - Applicable to this Sale: ___ Yes **XX** No. Buyer’s Premium amount, if applicable: **N/A.**

At closing, the winning bidder must pay any remaining balance per the Purchase and Sale Agreement in addition to all other applicable fees and charges described herein and in the Auction Purchase and Sale Agreement.

Auction Location: On-Site. Online Bidding for registered bidders, applicable to this sale **XX** Yes ___ No.

Broker Registration: If there is going to be cooperation with Brokers/Agents the Broker/Agent must register their client by the published Deadline via the Broker Registration Form. A **1 %** commission of the winning bid price (not to be confused with the Total Purchase Price) will be paid to any properly registered broker whose client purchases real estate at the auction and closes in full - Applicable to this Sale **XX** Yes ___ No

It is the responsibility of any agent representing a client to have completed and returned the Broker Registration Form by the published deadline (if applicable). No registration forms will be accepted after the start of the auction.

Bidding Process: No bid may be withdrawn by a bidder once made to the Auctioneer and/or placed online. All bids are an irrevocable offer to buy and shall remain valid and enforceable until the Auctioneer declares the property “Sold” and/or “Sold Subject to Seller Confirmation” and the auction has concluded. The bidder’s number is nontransferable.

Closing: TIME IS OF THE ESSENCE. Closing will be within 30 days of the Offer’s Commencement, or as provided for in the Purchase and Sale Agreement. Closing is to be conducted by Kansas Secured Title Company and the closing fee to be split 50-50 between Seller(s) and Purchaser(s). All Lender fees and loan document fees will be paid for by the Buyer.

Possession: Possession of property to be granted to Purchaser **upon closing**, unless otherwise indicated in the Purchase and Sale Agreement.

Real Estate Taxes: Taxes shall be prorated to the Day of Closing with Sellers paying all taxes prior to closing.

Minerals: All owned mineral rights will transfer with the deed to the Purchaser at closing.

Title: The Seller at closing will convey the real estate with Warranty Deed ("Deed"). Title insurance will be used as evidence of marketable title. Property is being sold subject to existing roads and highways; established easements and rights-of-ways; other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

Representation: Although the information has been obtained from sources deemed reliable, the Auctioneer, Double R, LLC dba Riggins and Company, its representatives, employees, firm, broker, their attorney's nor the Seller make any guarantee or warranty of any kind expressed or implied as to the accuracy of the information herein contained.

Property: Seller is selling the property AS IS, WHERE IS WITH ALL FAULTS AND LIMITATIONS. Accepted as stated herein or on the Auction Purchase and Sale Agreement, Seller has not made, does not make, and specifically disclaims, and Purchaser, to the extent permitted by applicable law, shall waive, all warranties, representations or guarantees of any kind or character expressed or implied, oral or written, past, present or future, with respect to the quality, design, condition, or value of the Property or any fixtures or personal property thereon or therein, or the compliance of such Property, fixtures or personal property with any plans or specifications or any applicable laws, including but not limited to any implied warranties of ownership, quality, habitability, workmanlike construction, freedom from defects, merchantability, suitability or fitness for a particular purpose. Without limiting the generality of the foregoing, to the extent applicable, Purchaser shall acknowledge that Seller's disclaimer of warranties, representations or guaranties with respect to defects in the following items, or failures of the following items to comply with applicable laws, was an integral part of the basis of the bargain between the parties: (i) soil conditions, the presence of asbestos, lead-based paint, radon gas, mold, mildew, spores, or other microscopic organisms or hazardous materials, or any other environmental matters, (ii) the square footage of any improvements or dimensions of any land; (iii) all electrical wiring and fixtures in the building, the furnace, all materials comprising or supporting the roof, and all components of the air conditioning system; (iv) any built-in appliances; (v) the plumbing system and public and private water and sewer systems; (vi) all structural components of improvements (including foundations, retaining walls, columns, chimneys, floors, walls, ceilings and roofs); (vii) exterior walls, doors and windows, and insulation; (viii) all components of interior walls, including the presence of Chinese-manufactured drywall; (ix) any crawl space or attic ventilation systems, fireplaces or flues; (x) any porches, decks, patios, balconies or garages; and (xi) drainage conditions or evidence of excessive moisture. If inspection reports have been obtained by Seller or its representatives, said reports may be provided to Auction Company or Purchaser for information purposes only. Seller does not and will not warrant the truth or validity of any findings that may be contained in such reports.

Seller discloses that mold, mildew, spores, and other microscopic organisms are environmental conditions that are common in residential properties and may affect the property. Mold, in some form, has been reported to be toxic and cause serious physical illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children, and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property. The seller cannot suggest, refer, recommend, or infer that Purchaser should or should not use a mold inspector. Should Purchaser desire an inspection by a certified mold inspector, Purchaser should contact an Inspector who has been certified to capture mold samples for laboratory testing. No warranty, representation, or recommendation can be made by any agent or representative of the Seller concerning any mold inspector. Purchaser is **STRONGLY URGED** to independently determine the competency of any mold inspector to be used relating to the purchase, sale, or rental of real estate. All terms of this Section shall survive the termination of this Agreement or Closing.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including hearing disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family from Lead in Your Home" for more information.

Kansas state law requires persons who are convicted of certain crimes, including certain sexually violent crimes, to register with the sheriff of the county in which they reside. If you as the purchaser desire information regarding those registrants, you may find information on the homepage of the Kansas Bureau of Investigation (KBI) at <http://www.kansas.gov/kbi> or by contacting the local sheriff's office. Purchaser understands that any real estate licensees involved in this transaction owe no duty or obligation to the purchaser to conduct an independent investigation as to the potential proximity of registered offenders to the Property. Purchaser agrees to defend, indemnify, and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees, and independent contractors from and against any and all actions, claims, damages, demands, expenses, liabilities, losses, or suits (including reasonable attorneys' fees) arising out of the discovery of registered offenders residing within relative proximity to the Property.

Every Purchaser of residential real property is notified that the Property may present exposure to dangerous concentrations of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer. Radon, a class-A human carcinogen, is the leading cause of lung cancer in non-smokers and the second leading cause overall. The Kansas Department of Health and Environment (KDHE) recommends that all home buyers have an indoor radon test performed prior to purchasing or taking occupancy of residential real property. All testing for radon should be conducted by a radon measurement technician. Elevated radon concentrations can easily be reduced by a radon mitigation technician. For additional information, go to <http://www.kansasradonprogram.org/>. Purchaser understands that neither the SELLER nor any real estate licensees involved in this transaction have made any investigation to determine whether there is or will be radon gas in the Property. Neither the SELLER nor any real estate licensees involved in this transaction make any representations or warranties as to the presence or lack of radon gas in the Property or as to the effect of radon gas or any such condition on the Property on the occupants of the Property. Purchaser may conduct an inspection to determine whether radon gas is present in the Property. Purchaser agrees to defend, indemnify, and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees, and independent contractors from and against any and all actions, claims, damages, demands, expenses, liabilities, losses, or suits (including reasonable attorneys' fees) arising out of any radon gas in the Property.

On a regular basis, the Federal Emergency Management Agency (FEMA) and the United States Corps of Engineers publish updates to flood maps and levee protection systems. As part of these updates, properties that have historically not been included in any special flood hazard areas may, due to changes in mapping or flood protection, become subject to federal flood insurance requirements. If you as the purchaser desire more information on whether the Property is included in a special flood hazard area or an area of flood risk, you may find and review information on this issue at <http://msc.fema.gov/>, <http://www.floodsmart.gov/> and other information may be available through local government planning and zoning offices. Purchaser agrees that any real estate licensees involved in this transaction owe no duty or obligation to the purchaser to conduct an independent investigation as to the flood hazard status of the Property. Purchaser agrees to defend, indemnify, and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees, and independent contractors from and against any and all actions, claims, damages, demands, expenses, liabilities, losses, or suits (including reasonable attorneys' fees) arising out of the flood hazard status of the Property.

Financing: The purchase is not contingent on obtaining financing or qualification.

Technical Issues: In the event, there are technical difficulties related to the server, software, internet, or any other online auction-related technologies, Double R, LLC dba Riggins & Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Double R, LLC dba Riggins and Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Default by Purchaser: If Purchaser shall default in the performance of any terms and conditions of this Agreement, or if the Closing shall not occur on or before the Closing Date because of the fault of Purchaser, then Seller, at its option, shall have the right to retain the Deposit paid as property of the Seller for damages, the determination of which is difficult or incapable of determination. By retaining the Deposit, Seller does not waive any rights or remedies it may have because of Purchaser's default. It is intended hereby that all the rights and remedies of Seller available either pursuant to the terms of this Agreement or under the law or otherwise, are cumulative and not exclusive of any other such right or remedy.

Purchaser's Indemnity: Purchaser hereby agrees to indemnify, defend, and hold the Seller and Seller's affiliates, parent companies and subsidiaries, and each of their respective members, employees, agents, representatives, consultants, attorneys, fiduciaries, officers, directors, trustees, partners, principals, and shareholders, predecessors in interest, successors and assigns and related corporate divisions (collectively, with Seller, the "Seller Indemnified Parties") harmless from and against any and all obligations, liabilities, claims, liens, encumbrances, losses, damages, costs and expenses, including, without limitation, reasonable attorneys' fees, whether direct, contingent or consequential (collectively, "Claims"), incurred or suffered by, or asserted or awarded against any one or more of the Seller Indemnified Parties to the extent arising from any one or more of the following after the Closing: (i) the activities of Purchaser, its agents, employees or contractors, or (ii) any breach of any term, condition, covenant, representation, or warranty of Purchaser contained in this Agreement, or any exhibit or documents provided pursuant to this Agreement, or (iii) the violation by Purchaser, its agents, employees, or contractors of any federal, state or local law, ordinance or regulation, occurring or allegedly occurring with respect to the Property, or (iv) the failure of Purchaser to perform the obligations of the owner of the Property, if any, under the Permitted Exceptions. This subsection shall survive the termination of this Agreement or Closing.

Environmental Disclaimer: The Seller and Riggin and Company, agents, contractors, and employees do not warrant or covenant with Purchaser(s) with respect to the existence or nonexistence of any pollutants, contaminants, mold, or hazardous waste prohibited by federal, state, or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration, or escape of such substances at, from, or into the demised premises. Purchaser is to rely upon its own environmental audit or examination of the premises.

NOXIOUS WEEDS: There may be areas infested by noxious weeds on the subject property. The location and density of noxious weeds is unknown at this time.

Well & Septic System: Riggin and Company, the Auctioneer(s), Seller, and their agents, contractors, and employees makes no warranty or representation as to the condition of the well and the septic system or even if a well and/or septic system exists on the property.

Legal Description: The legal description for each tract has been provided in the Title Insurance Commitment for the property.

Acreage: All acreages are approximate. If there is a discrepancy between Riggin and Company or its representative and the actual acreage as determined by a surveyor, the price will not be adjusted. The statements, while not guaranteed, are from reliable sources. Any costs incurred in establishing boundaries shall be the responsibility of the Purchaser(s). Each sale is subject to easements, right-of-way, reservation, and/or restrictions of record.

Office of Foreign Assets Control (OFAC) Compliance: All bidders must register at the designated area. In addition, the winning bidder may be required to disclose their place of birth and/or the following information:

1. A driver's license, passport, or another reliable identification document, to confirm the identity of the customer.
2. If a legal entity is involved, such as a corporation or LLC, information to identify who controls or owns the entity. This is commonly referred to as beneficial ownership information.
3. Other appropriate information required to understand the customer's circumstances and business.

****** By providing this information the winning bidder agrees to allow Riggin and Company, if necessary, to perform a search of the Specially Designated Nationals List, Blocked Persons List, and Sanctioned Country List provided by the United States Office of Foreign Assets Control. Riggin and Company, reserves the right to reject any bid and accept a backup contract, if applicable after this search has been completed.

By registering and accepting a number, all bidders agree to abide by all the Terms of Sale and accept all buyer representations below:

- I have read and agree to the Terms and Conditions of Auction Sale as set forth herein.
- I have read, understand, and agree to all the terms and conditions in the Auction Purchase and Sale Agreement without any changes to the pre-printed text.
- I understand that I do **not** have an agency relationship with the Listing Agent, Co-Listing Agent, and/ or Auctioneer(s).
- I accept full responsibility for due diligence on the real estate I am bidding on.
- I understand that all real estate will be sold "As-Is, Where-Is".
- I understand that in the event I am the successful bidder of real estate, and if I fail to close per the Auction Purchase and Sale Agreement, my earnest money deposit(s) will be forfeited.
- I hereby acknowledge that the offer is subject to seller approval unless the Auctioneer declares a Property to be sold "Absolute".
- I represent that I am not an employee, affiliate, officer, or director associated with the seller.
- In the case of a conflict between the Auction Purchase and Sales Agreement and Terms and Conditions of Auction Sale for Real Estate, the Auction Purchase and Sale Agreement shall control.
- I agree to accept Auction Marketing email notifications from Riggin & Company of future auctions and listings unless I opt-out on the Bidder Registration form.



BUYER'S BROKER REGISTRATION FORM

Riggin and Company welcomes the participation of a Buyer Broker that properly registers their client for the auction. In order to earn the offered commission, the Broker must do the following:

- Register his/her client by filling out the Broker Registration Form in full including the signature of the client on the form.
- Submit the completed Broker Registration form to Riggin and Company in one of the following ways:
 - Mail to Riggin and Company, 13029 E 53rd St N, Wichita, KS 67228
 - Fax to Riggin and Company at 316-462-0619
 - Email the form to ariggin@rigginhomes.com

FOR RECEIPT BEFORE: Deadline: May 5, 2023, at 12:00 Noon

Please submit the completed form to be received and accepted by Riggin and Company by the Deadline. All forms must be accepted prior to initial online bid and/or Live Auction Start.

- Attend and register with the client at the auction and encourage bidding. For On-line registration and bidding through the app, buyer broker must help facilitate the completion of online registration including proof of funds and sales contract documents and help provide for delivery of Earnest Money by 5 pm CST on Auction Day for auctions scheduled at 12:00 PM (Noon) or before, or by 12:00 PM (Noon) of the following business day for auctions scheduled after 12:00 PM (Noon).
- Abide by the guidelines outlined herein.

If you have any questions about the Buyer Broker registration process, please contact us at 316-773-3535.

1. A commission of 1% of the highest bid price (Not final contract price) will be paid to any properly licensed real estate broker who submits his/her Buyer's Broker Registration Form according to the guidelines as outlined above and if: (1) The client is the winning bidder at the auction; (2) The client signs the required sales contract documents and the sales contract is ratified by the seller; and (3) The client follows the terms and conditions of the sale and closes on the property according to the terms of the purchase agreement.
2. Riggin and Company reserves the right to refuse to accept a Broker Registration Form on a client who has previously contacted or has been contacted by the Seller or their agents or if Riggin and Company has had prior contact with the prospective buyer concerning the subject property.
3. The broker, by placing his/her signature below, certifies, agrees, and acknowledges that:
 - a. There will be **No Exceptions** to this procedure. No oral registrations will be accepted.
 - b. Broker/Agent may only register (represent) one client per auction. Only the first registration of a prospective client will be accepted and honored.
 - c. The broker's commission will be paid only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned and will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.
 - d. The commission/referral will be payable and disbursed only at closing. Under no circumstances will a broker fee be paid if their client defaults on the purchase or a closing does not occur for any reason.
 - e. The broker will hold harmless and indemnify Riggin and Company from any and all claims with regard to such commission/referral.
 - f. The broker will not receive a commission/referral without the signature of the client on the Broker Registration Form.
 - g. The broker cannot receive any commission in conjunction with any other co-brokerage or referral agreement between Riggin and Company and broker.
 - h. The broker represents that they are the procuring cause for the interest by the client in the subject property and that they have an agency relationship with the Buyer in this transaction or are representing themselves.
 - i. By submitting this completed Broker Registration form to Riggin and Company, the broker is hereby registering the prospective buyer as their client per the terms of this registration form. This form does not register the Prospective Buyer for the auction nor does it bind the Prospective Buyer to participate in the auction. For the Prospective Buyer to bid, he/she must attend the auction in accordance with the terms and conditions of the published auction sale, provide the required deposit and any other required documentation.
4. The broker's client/prospective buyer, by placing his/her signature below, certifies, agrees, and acknowledges that:
 - a. He/she has inspected the premises of the subject property(s).
 - b. Commission shall be paid only to the broker representing the client/prospective buyer as acknowledged in this form.
 - c. He/she will hold harmless and indemnify Riggin and Company and Seller from any and all representations made by the buyer's broker.
5. The Listing Agent, Co-Listing Agent (if applicable) and the Auctioneer are Seller(s)' Agents in this transaction.

Property Information:

ADDRESS OF PROPERTY: **6104 N Lorraine St. Hutchinson, KS 67502**

AUCTION DATE/TIME: **May 06, 2023 @ 12:00 Noon**

Broker/Agent Information:

BROKER/AGENT: _____ COMPANY NAME: _____

COMPANY ADDRESS: _____

LICENSE NUMBER: _____ COMPANY TAX ID NUMBER: _____

OFFICE PHONE: _____ FAX: _____ CELL PHONE: _____

Client (Prospective Buyer/Bidder) Information

CLIENT: _____

ADDRESS: _____

HOME PHONE: _____ OFFICE PHONE: _____ CELL PHONE: **620-474-1335**

Understood and Accepted:

PROSPECTIVE BUYER/CLIENT SIGNATURE: _____ DATE: _____

BROKER/AGENT SIGNATURE: _____ DATE: _____

RIGGIN AND COMPANY OFFICE USE ONLY:
Date Received: _____
Time Received: _____ am/pm
Accepted: _____
BIDDER # _____
(To be assigned by Auctioneer)



1000 Corey Road
P.O. Box 886
Hutchinson, KS 67504-0886
620-665-5661
FAX: 620-665-0559
TOLL FREE: 877-464-0623
www.sdklabs.com

Page 1 of 1

Sample # 1028.23
Sample: Water
Other ID: CC:(Em) rustyriaain@gmail.com Sampled by Rusty Riaain R/O Kitchen Sink

Date Received: 3/20/2023 12:48:00
Date/Time Sampled: 3/20/2023 11:45:00
Date Reported: 03/29/2023
Total Fee: \$ 68.00

LIBY TRUST
6104 N LORAIN AVE.
HUTCHINSON, KS 67502

ANALYSIS

	Result	Units	Date/Time Analyzed	Analyst
pH - SM 4500-H+ B	5.96	s.u.	3/21/2023 15:28	NB
Chloride - SM 4500-Cl B	2.50	mg/L	3/22/2023 11:00	KW
Fluoride - SM 4500 F C	Less than 0.1	mg/L	3/22/2023 15:20	KW
Total Hardness - SM 2340B	Less than 5.0	mg/L		
++Nitrate-Nitrogen - SM 4500-NO3 D	Less than 1.0	mg/L	3/21/2023 15:40	KW
Calcium - SM 3111B	Less than 1.0	mg/L	3/23/2023 09:45	JC
Magnesium - SM 3111B	Less than 1.0	mg/L	3/23/2023 09:45	JC
Sodium - SM 3111B	Less than 5.0	mg/L	3/23/2023 09:45	JC
Sulfate - SM 4500 SO4 E	Less than 5	mg/L	3/21/2023 12:00	KW
Iron - SM 3111B	Less than 0.01	mg/L	3/28/2023 11:53	BL
Manganese - SM 3111B	Less than 0.01	mg/L	3/28/2023 11:53	BL
Electrical Conductivity - SM 2510B	16	umhos/cm	3/21/2023 08:20	KW
TDS-Total Dissolved Solids - Calculated	11	mg/L		
++Total Coliforms/100mL: SM9223B-Colilert	None detected	cfu/100mL	3/20/2023 16:38	NB
++E. Coli/100 mL: SM9223 B-Colilert	None detected	cfu/100mL	3/20/2023 16:38	NB
Coliform Bacterial Condition	Acceptable		3/20/2023 16:38	NB

**Sample receipt temperature = 20.8 degrees C.

**Sample beyond hold time for pH.

* Denotes analysis was subcontracted to another laboratory for state compliance - see attached.

Methods of analysis per EPA-600 or EPA SW-846, 3rd Ed., 1986 or Standard Methods for the Examination of Water and Wastewater, 18th Edition, 1992.

++Denotes NELAP/KDHE Accredited Method. Lab Certificate #E-10152. Results meet all requirements of NELAC unless noted.

Approved By:

, Quality Assurance Officer

Matt Hogan

Copies



The results reported pertain only to the samples as received by the laboratory