

PROPERTY INFORMATION PACKET | THE DETAILS



183.34 +/- Acres on E. Red Rock Rd | Burrton, KS 67020

AUCTION: BIDDING OPENS: Thurs April 6th @ 2:00 PM

BIDDING CLOSING: Thurs, April 13th @ 2:00 PM

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



McCurdy
REAL ESTATE & AUCTION



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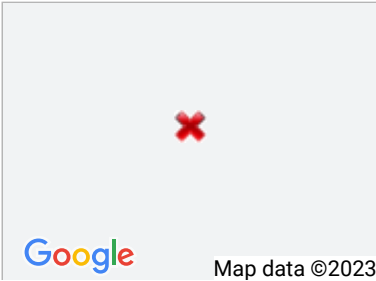
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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Real Estate & Auction, LLC. It is incumbent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

MLS PIP



MLS # 622433
Class Land
Property Type Undeveloped Acreage
County Reno
Area SCKMLS
Address 183.34 +/- Acres on E. Red Rock Rd
Address 2
City Burrton
State KS
Zip 67020
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Megan Rae Niedens - OFF: 316-683-0612	Realtor.com Y/N	Yes
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone	Isaac Klingman	Display Address	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	VOW: Allow 3rd Party Comm	Yes
Showing Phone	888-874-0581	Variable Comm	Non-Variable
Zoning Usage	Agriculture	Virtual Tour Y/N	
Parcel ID	15827-00000002000 & 15827-00000003000		
Number of Acres	183.34		
Price Per Acre	0.00		
Lot Size/SqFt	7986290		
School District	Haven Public Schools (USD 312)		
Elementary School	Haven		
Middle School	Haven		
High School	Haven		
Subdivision	NONE		
Legal	Two legals selling together.		

DIRECTIONS

Directions E. Red Rock Rd & S. Worthington Rd - West to property

FEATURES

SHAPE / LOCATION Irregular	UTILITIES AVAILABLE Private Water	DOCUMENTS ON FILE Aerial Photos	LOCKBOX None
TOPOGRAPHIC Level	Septic Tank Installed	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent
Rolling	IMPROVEMENTS Other/See Remarks	SALE OPTIONS Other/See Remarks	OWNERSHIP Individual
Stream/River	OUTBUILDINGS Equipment Barn	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
Treeline	MISCELLANEOUS FEATURES Mineral Rights Included	POSSESSION At Closing	BUILDER OPTIONS Open Builder
Wooded	Water Access	SHOWING INSTRUCTIONS Call Showing #	
PRESENT USAGE Recreational	Other/See Remarks		
Tillable			
ROAD FRONTAGE Dirt			

FINANCIAL

Assumable Y/N	No
General Taxes	\$734.90
General Tax Year	2022
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Thursday, April 6th, 2023 at 2 PM (cst) | BIDDING CLOSING: Thursday, April 13th, 2023 at 2 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! Unique opportunity to purchase 183.34 +/- acres of Reno County land featuring irrigated cropland, recreational land, and Arkansas River access! Located in eastern Reno County near the county line and only 3.5 miles Northeast of Haven, this land is a type that does not come up for sale often. The land features not one, but three irrigation wells located on the property. One well is currently in use, while the other two could be used and are located along the eastern boundary. The opportunity for additional irrigation systems can increase the number of acres covered. The land primarily consists of Class II and III soils with mainly level topography. The property has approximately 1 mile of Arkansas River frontage in addition to the acres of recreational land primarily consisting of heavily wooded areas and sand bars. Whitetails, turkeys, bobcats, coyotes, and many other wildlife animals have been spotted consistently along the river. With no shortage of wildlife and the strong amount of river, wooded cover, and cropland, the recreational potential is exponential! Do not miss capitalizing on this rare opportunity to purchase acreage in Reno County! 183.34 +/- acres Portions of the W2 of NE4 and the NW4 of S27-T24-R4 Irrigated cropland (Class II and III soils) 3 irrigation wells #44263-00 (2000): 146AF, 900GPM #33100-00 (1979): 20AF, 360GPM #33101-00 (1979): 12AF, 360GPM All irrigation equipment remains with the property The seller is currently in the process of completing the installation The irrigation system will be tested and confirmed functional prior to closing Recently installed new turbine pump New column pipe Recently rebuilt bowl and gear head 354 Perkins Diesel Motor Recently rebuilt 20KW Generator 12 Towers – Approx. 1 ,500 feet long High Pressure 80 Nelson sprinkler gun at end of the pivot 2 additional wells, currently not operating, would work with new meters and centrifugal pumps Approximately 1 mile of Arkansas River Frontage Recreational Land Abundant Wildlife Old homesite with septic and capped well Barn site with 60x40 tool shed 3.5 miles northeast of Haven 7 miles southwest of Burrton Owner user - no farm tenant. Seller may plant cover crop that would transfer to the buyer at the time of closing. Any and all crops planted at the time of sale will fully transfer to the buyer. Possession will be immediate at closing. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, “as is where is” condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller’s agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer’s premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$50,000. SEE TERMS OF SALE

MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	4/6/2023	2 - Open for Preview
Auction Start Time	2 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	04/12/2023 @ 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 %/\$	50,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale Any and all personal property items remaining on the property at the time of closing is considered to be abandoned. Definition of 'selling by the acre': A method of sale often used for agricultural or undeveloped acreage in which bids are made based on a per-acre price. By way of example, if a 160-acre parcel was offered “by the acre” the high bid may be \$5,000 an acre. That amount would then be multiplied times the total acreage to arrive at a total bid price of \$800,000 (plus Buyer’s Premium, if applicable). For the purposes of calculating the total sales price, the acreage will be rounded to the nearest whole acre. For example, a parcel with 158.7 acres would be offered as 159 acres or a parcel is 158.3 would be offered as 158 acres.

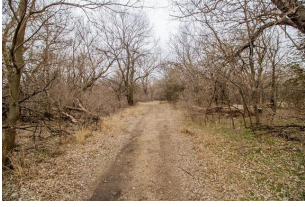
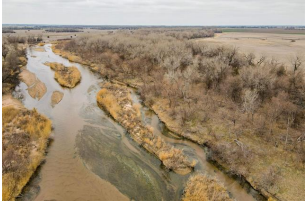
PERSONAL PROPERTY

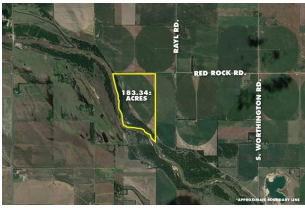
Personal Property

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

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2023 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 183.34 Acres on E. Red Rock Rd
 2 Seller: Floyd Bogner, Jr Date of Purchase: _____
 3 Property currently zoned as: _____

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

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

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

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

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

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

PART I

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

None
Does Not Transfer
Working
Not Working
Don't Know

WATER SYSTEMS

20 ☐ ☐ ☒ ☐ ☐ Well/Pump 3 wells, 1 well is in operation
 21 ☐ ☐ ☐ ☐ ☐ Drinking none Irrigation yes
 22 ☐ ☐ ☐ ☐ ☐ Location _____
 23 ☐ ☐ ☐ ☐ ☐ Depth 45 ft
 24 ☐ ☐ ☐ ☐ ☐ Type turbon pump w/ gear head
 25 ☐ ☐ ☐ ☐ ☐ If on well water, has water ever shown test results of contamination? ☐ Yes ☒ No
 26 ☐ ☐ ☐ ☐ ☐ Is the property connected to ☐ city ☐ rural water systems? None
 27 ☐ ☐ ☐ ☐ ☐ Rural Water Transfer? ☐ Yes ☒ No Transfer Fee \$ _____
 28 ☒ ☐ ☐ ☐ ☐ Cistern _____
 29 ☐ ☐ ☐ ☐ ☐ Other _____
 30 ☐ ☐ ☐ ☐ ☐ Comments: _____
 31 _____
 32 _____

DRAINAGE/SEWAGE SYSTEMS

33 ☐ ☐ ☐ ☐ ☒ Sewer Lines old homesite on corner (75-100 years ago) had septic, unknown where the septic lines are.
 34 ☐ ☐ ☐ ☐ ☒ Septic/Laterals _____
 35 ☒ ☐ ☐ ☐ ☐ Lagoon _____
 36 ☐ ☐ ☐ ☐ ☒ Tank Size _____ Location _____
 37 ☐ ☐ ☐ ☐ ☒ # Feet of Laterals _____
 38 ☐ ☐ ☐ ☐ ☐ Other _____
 39 ☐ ☐ ☐ ☐ ☐ Other _____
 40 ☐ ☐ ☐ ☐ ☐ Comments: _____
 41 _____
 42 _____

Seller's Initials

FB

Buyer's Initials

PART II

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

None
Does Not Transfer
Working
Not Working
Don't Know

GAS/ELECTRIC

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

Yes
No
Don't Know

- 53 ☐ ☒ ☐ Is gas connected to property? If not, distance to nearest source? _____
 54 ☐ ☒ ☐ Is electricity connected to property? If not, distance to nearest source? within 75 ft.
 55 ☐ ☐ ☒ To your knowledge, is there any additional costs to hook up utilities?
 56 If yes, please explain: _____
 57 _____
 58 Comments: _____
 59 _____

DRAINAGE/SEWAGE SYSTEMS

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

BOUNDARIES/LAND

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

Seller's Initials E.B.

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 **Army Core of engineers buried car bodies**

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? **on the river side of the dike**

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:

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

_____ none _____ negotiable

_____ Other (please describe): _____

Seller's Initials **FB**

Buyer's Initials _____

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

Water Rights:

ALL 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.

Flora Boggs Seller 4-10-2023 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.

Flora Boggs Jr Seller 5/10/2023 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

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Seller's Initials FB Buyer's Initials _____



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:

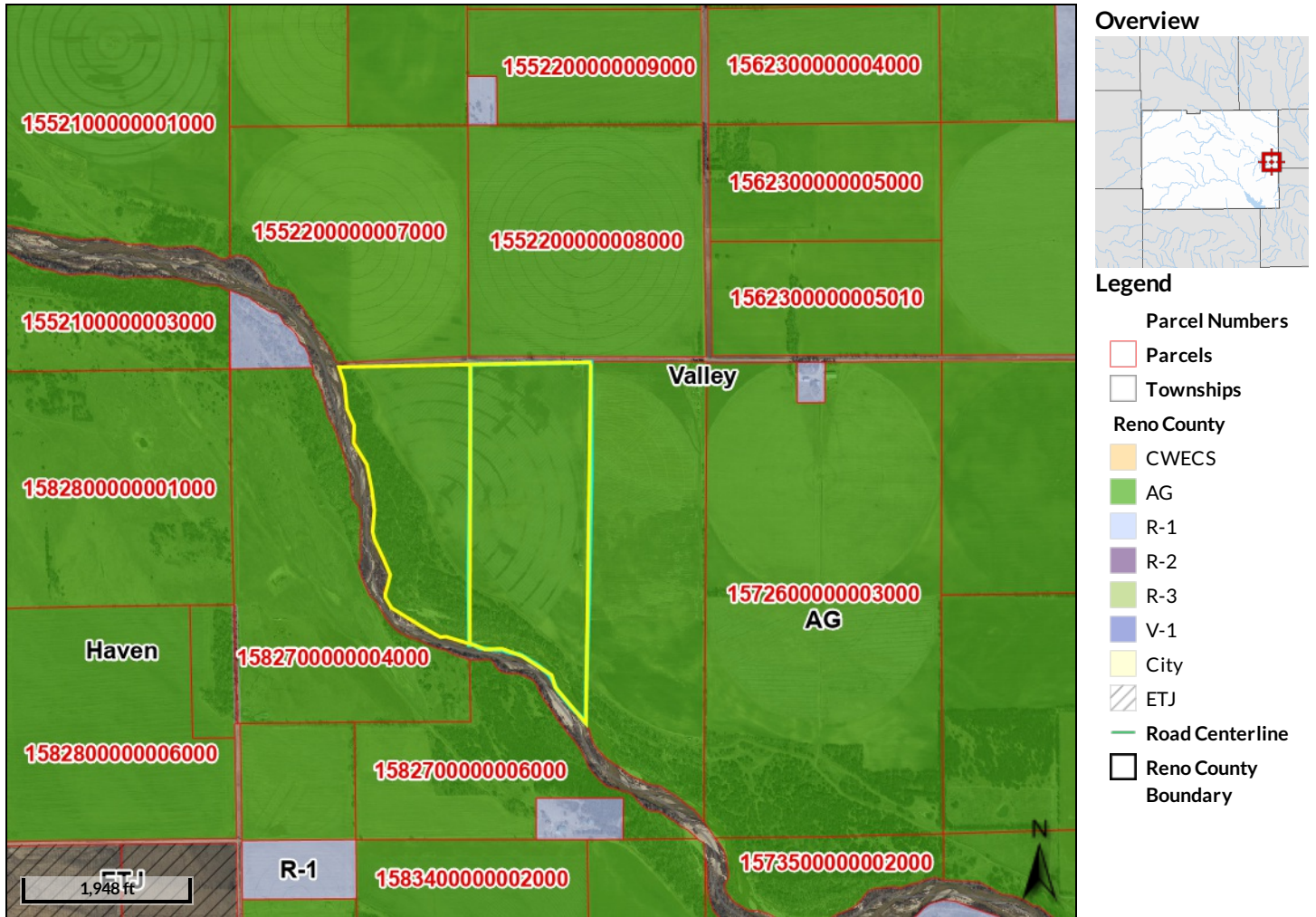
Federal Bureau of Investigation: <http://www.fbi.gov>

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



Beacon™ Reno County, KS

183.34 +/- Acres on E. Red Rock Rd., Burrton, KS 67020 | Zoning Map



Parcel ID	158270000002000	Alternate ID	R27939	Owner Address	BOGNER, FLOYD C, Jr
Sec/Twp/Rng	27-24-04W	Class	A - Agricultural Use		12515 E RED ROCK RD
Property Address	E RED ROCK RD	Acreage	106.7		BURRTON, KS 67020
	Burrton				
District	192				
Brief Tax Description	VALLEY TOWNSHIP, S27, T24, R04W, ACRES 106.7, LOTS 1 & 4 & D-4 & THAT PT OF LOT 5 IN W2 OF SEN OF RIVER LESS RD R/W				
	(Note: Not to be used on legal documents)				

Date created: 1/6/2023
Last Data Uploaded: 1/5/2023 11:54:41 PM

Developed by Schneider
GEOSPATIAL

2 fields, 183 acres in Reno County, KS

TOWNSHIP/SECTION 24S 4W – 27



Legend

- SPECIAL FLOOD HAZARD AREAS

High flood risk

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD

Moderate flood risk

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 Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Areas with Reduced Flood Risk due to Levee Zone X

Areas with Flood Risk due to Levee Zone X
- OTHER AREAS

Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone D

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

*** HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

Source: FEMA National Flood Hazard Layer

All fields

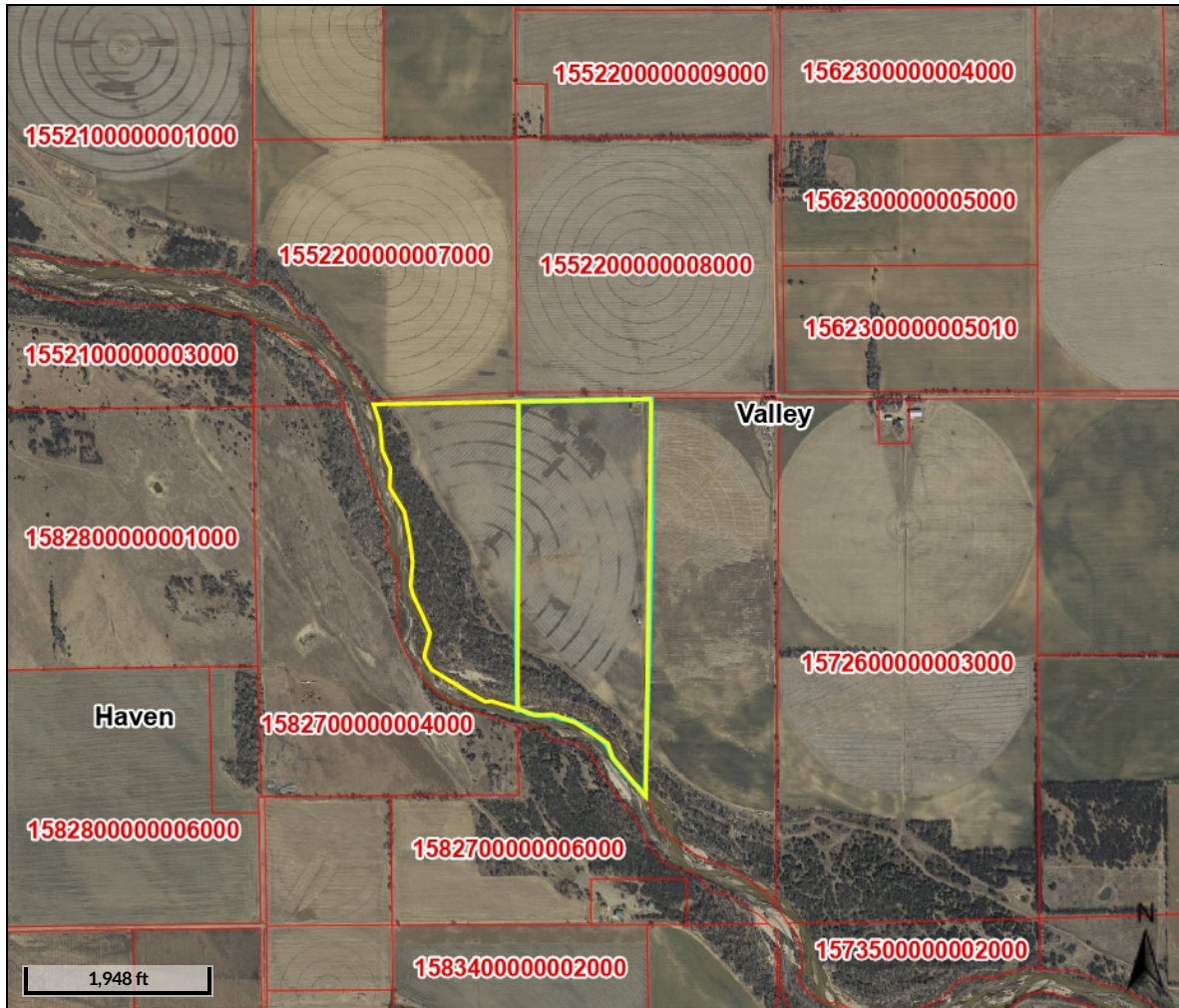
183 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
A	HIGH	N/A	181.05	98.8%
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	2.23	1.2%
			183.29	

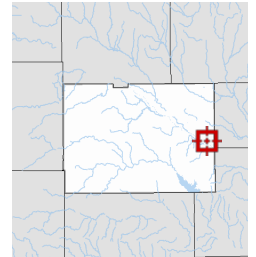


BeaconTM Reno County, KS

183.34 +/- Acres on E. Red Rock Rd., Burrton, KS 67020 | Aerial Map



Overview



Legend

Parcel Numbers

- Parcels
- Townships
- Road Centerline
- Reno County Boundary

Parcel ID	158270000002000	Alternate ID	R27939	Owner Address	BOGNER, FLOYD C, Jr
Sec/Twp/Rng	27-24-04W	Class	A - Agricultural Use		12515 E RED ROCK RD
Property Address	E RED ROCK RD	Acreage	106.7		BURRTON, KS 67020
	Burrton				
District	192				
Brief Tax Description	VALLEY TOWNSHIP, S27, T24, R04W, ACRES 106.7, LOTS 1 & 4 & D-4 & THAT PT OF LOT 5 IN W2 OF SEN OF RIVER LESS RD R/W				
	(Note: Not to be used on legal documents)				

Date created: 1/6/2023
Last Data Uploaded: 1/5/2023 11:54:41 PM

Developed by Schneider
GEOSPATIAL



WIMAS Water Right Information Sheet

Water Right Information represents conditions as of 03/12/2023.

Information shown on this page depends on a water right selected **Type(s) of Use** and point of diversion, **PD(s)**. If there are multiple uses and/or multiple points of diversion, the page will update details, quantity and rate, and reported water use depending on which entry is selected from those list boxes.

Because water rights can overlap both in points of diversion and places of use (which in turn can affect the authorized quantities and rate) AND water usage is often aggregated into a single report, **you cannot determine if a water right has reported more water use than authorized from this page only.**

Water Right

Water Right: 1 Type(s) of Use: 2 PD(s): [Google Location Map](#)
WWC5 Links: [343147](#) **WIZARD Link:** None

Water Right Details

Source: Right Type: Total Acres Authorized: Net Acres Authorized: Use of Water Active:
 Water Right Status: Place(s) of Use: Total Acres: 1, Net Acres: 0
 Priority Date: Action Trail:

Point of Diversion Details

Pd Active: Feet North: Feet West: Qualifiers: County:
 GMD Num: Number of Wells: Subbasin: Stream Number:
 Special Use Area(s): Comment:

Authorized Quantity & Rate

Quantity Stored By: Authorized Quantity (AF): Net Quantity (AF):
 Rate Stored By: Authorized Rate (GPM): Net Rate (GPM):

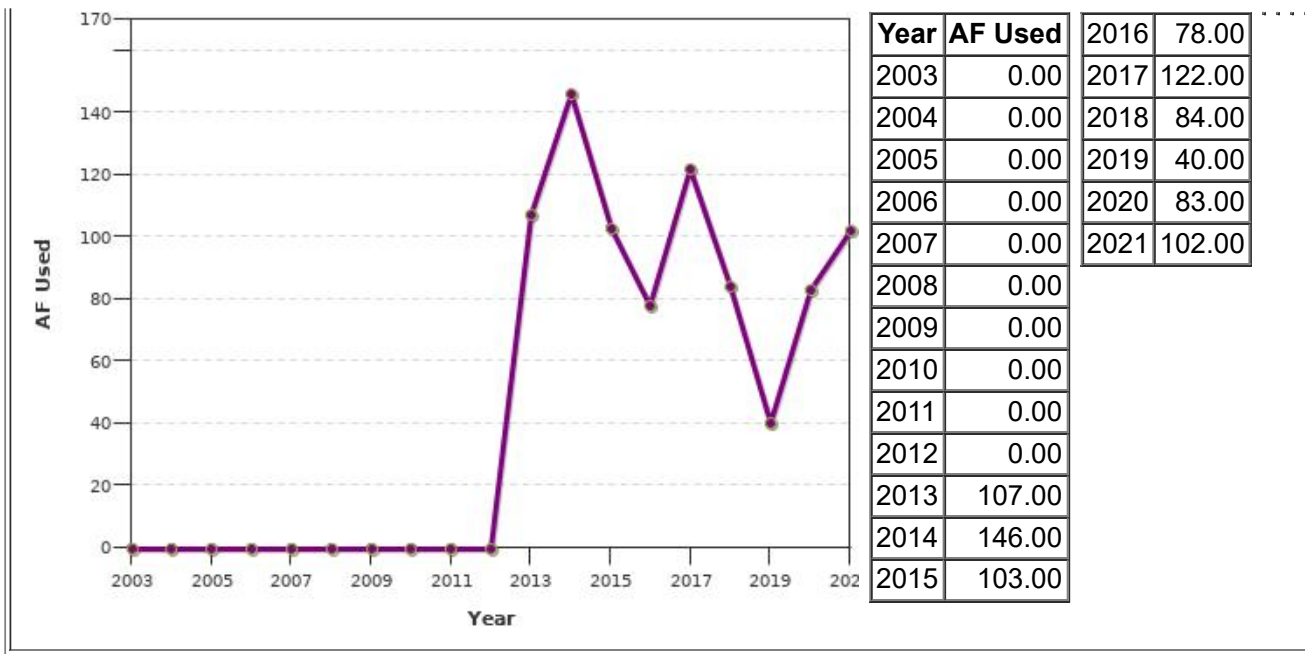
Reported Water Use

[Graph Water Use History](#)

Water Use Year(s): Total Water Used (AF): Acres Irrigated:
 Water Use Reported on Right Num: Reel Number: Blip Number:
 Metered Quantity: Meter Unit: Depth to Water: Depth of Well:
 Beginning Meter Reading: Ending Meter Reading:
 System Type: Hours Pumped: Pump Rate: Date of Measurement:
 Date Report Received: Chemigation Indicator: Water Use Code: Crop Code:
 Current Water Use Correspondent(s):

[Print ASCII Report](#)

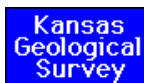
Reported Water Use History for Water Right 44263 - 00, Pd 27-24S-4W 5 and Use IRR



[Disclaimer](#)

For information on the WRIS/WIMAS database or water right related questions, please contact the KDA-DWR at 785-564-6640. For web page or internet based comments, please contact webadmin@kgs.ku.edu. WIMAS data updated weekly.





WIMAS Water Right Information Sheet

Water Right Information represents conditions as of 03/12/2023.

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Because water rights can overlap both in points of diversion and places of use (which in turn can affect the authorized quantities and rate) AND water usage is often aggregated into a single report, **you cannot determine if a water right has reported more water use than authorized from this page only.**

Water Right

Water Right: 1 Type(s) of Use: 1 PD(s): [Google Location Map](#)

WWC5 Links:

None

WIZARD Link:

None

Water Right Details

Source: Right Type: Total Acres Authorized: Net Acres Authorized: Use of Water Active:

Water Right Status: Place(s) of Use: Total Acres: 31, Net Acres: 31

Priority Date: Action Trail:

Point of Diversion Details

Pd Active: Feet North: Feet West: Qualifiers: County:

GMD Num: Number of Wells: Subbasin: Stream Number:

Special Use Area(s): Comment:

Authorized Quantity & Rate

Quantity Stored By: Authorized Quantity (AF): Net Quantity (AF):

Rate Stored By: Authorized Rate (GPM): Net Rate (GPM):

Reported Water Use

[Graph Water Use History](#)

Water Use Year(s): Total Water Used (AF): Acres Irrigated:

Water Use Reported on Right Num: Reel Number: Blip Number:

Metered Quantity: Meter Unit: Depth to Water: Depth of Well:

Beginning Meter Reading: Ending Meter Reading:

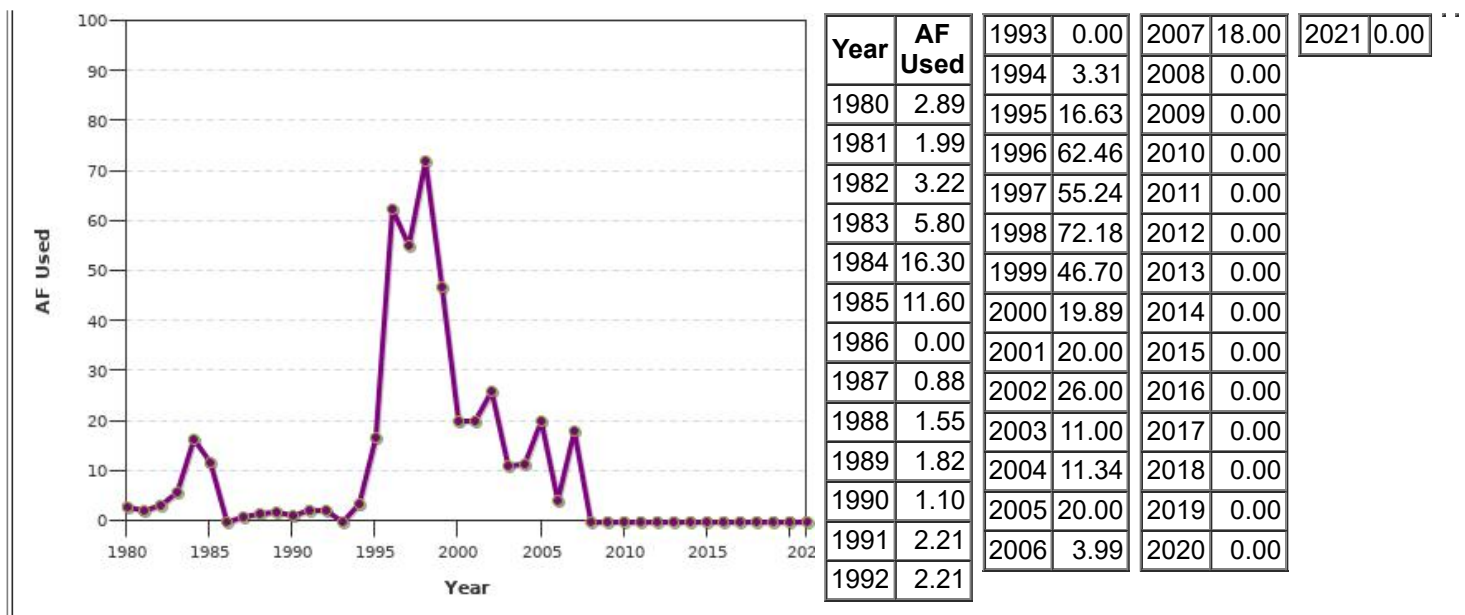
System Type: Hours Pumped: Pump Rate: Date of Measurement:

Date Report Received: Chemigation Indicator: Water Use Code: Crop Code:

Current Water Use Correspondent(s):

[Print ASCII Report](#)

Reported Water Use History for Water Right 33100 - 00, Pd 27-24S-4W 1 and Use IRR



[Disclaimer](#)

For information on the WRIS/WIMAS database or water right related questions, please contact the KDA-DWR at 785-564-6640. For web page or internet based comments, please contact webadmin@kgs.ku.edu. WIMAS data updated weekly.





WIMAS Water Right Information Sheet

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Information shown on this page depends on a water right's selected **Type(s) of Use** and point of diversion, **PD(s)**. If there are multiple uses and/or multiple points of diversion, the page will update details, quantity and rate, and reported water use depending on which entry is selected from those list boxes.

Because water rights can overlap both in points of diversion and places of use (which in turn can affect the authorized quantities and rate) AND water usage is often aggregated into a single report, **you cannot determine if a water right has reported more water use than authorized from this page only.**

Water Right

Water Right: 1 Type(s) of Use: 2 PD(s): [Google Location Map](#)
WWC5 Links: [93984](#) **WIZARD Link:** None

Water Right Details

Source: Right Type: Total Acres Authorized: Net Acres Authorized: Use of Water Active:
 Water Right Status: Place(s) of Use: Total Acres: 1, Net Acres: 0
 Priority Date: Action Trail:

Point of Diversion Details

Pd Active: Feet North: Feet West: Qualifiers: County:
 GMD Num: Number of Wells: Subbasin: Stream Number:
 Special Use Area(s): Comment:

Authorized Quantity & Rate

Quantity Stored By: Authorized Quantity (AF): Net Quantity (AF):
 Rate Stored By: Authorized Rate (GPM): Net Rate (GPM):

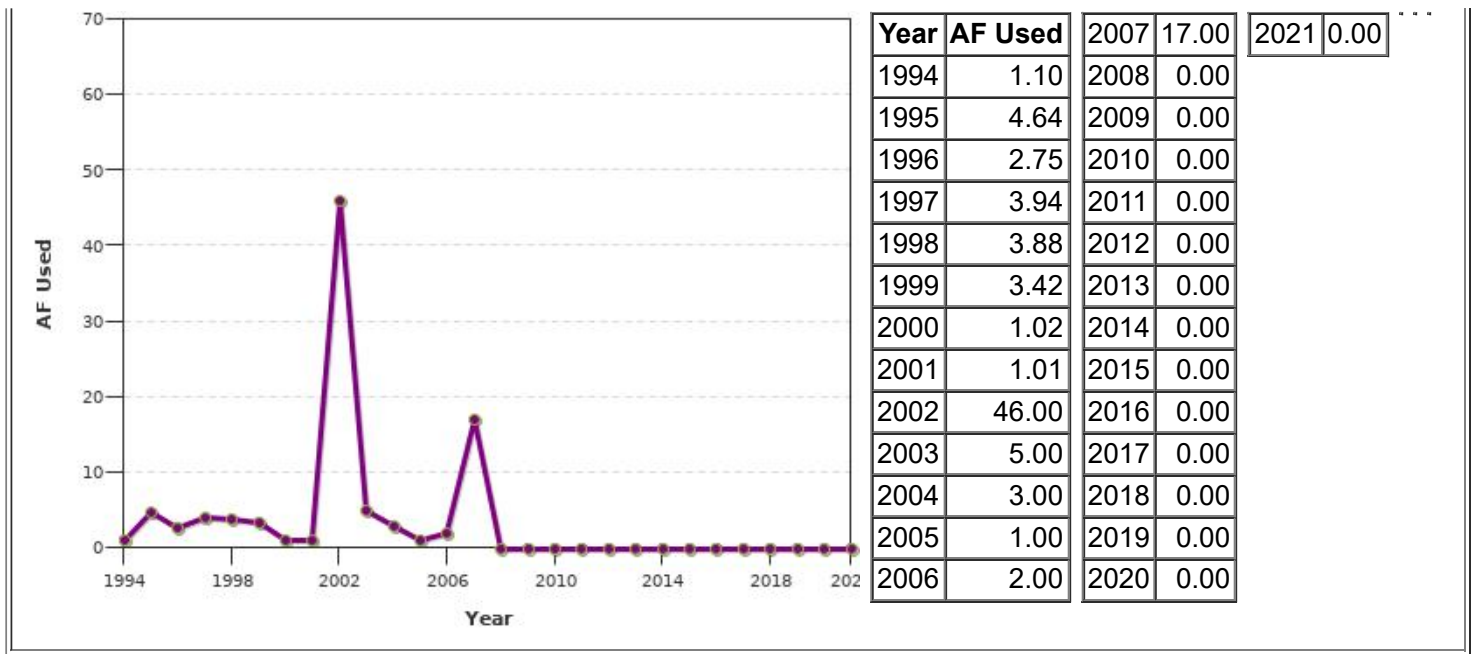
Reported Water Use

[Graph Water Use History](#)

Water Use Year(s): Total Water Used (AF): Acres Irrigated:
 Water Use Reported on Right Num: Reel Number: Blip Number:
 Metered Quantity: Meter Unit: Depth to Water: Depth of Well:
 Beginning Meter Reading: Ending Meter Reading:
 System Type: Hours Pumped: Pump Rate: Date of Measurement:
 Date Report Received: Chemigation Indicator: Water Use Code: Crop Code:
 Current Water Use Correspondent(s):

[Print ASCII Report](#)

Reported Water Use History for Water Right 33101 - 00, Pd 27-24S-4W 3 and Use IRR



[Disclaimer](#)

For information on the WRIS/WIMAS database or water right related questions, please contact the KDA-DWR at 785-564-6640. For web page or internet based comments, please contact webadmin@kgs.ku.edu. WIMAS data updated weekly.



2 fields, 183 acres in Reno County, KS

TOWNSHIP/SECTION 24S 4W – 27

COUNTY AVG(\$/AC.)

N/A

AVG NCCPI

27.4

COUNTY AVG

47.9



ECONOMIC ATTRIBUTES

Reno County is a high tax county.
This land is in a low livestock demand area.

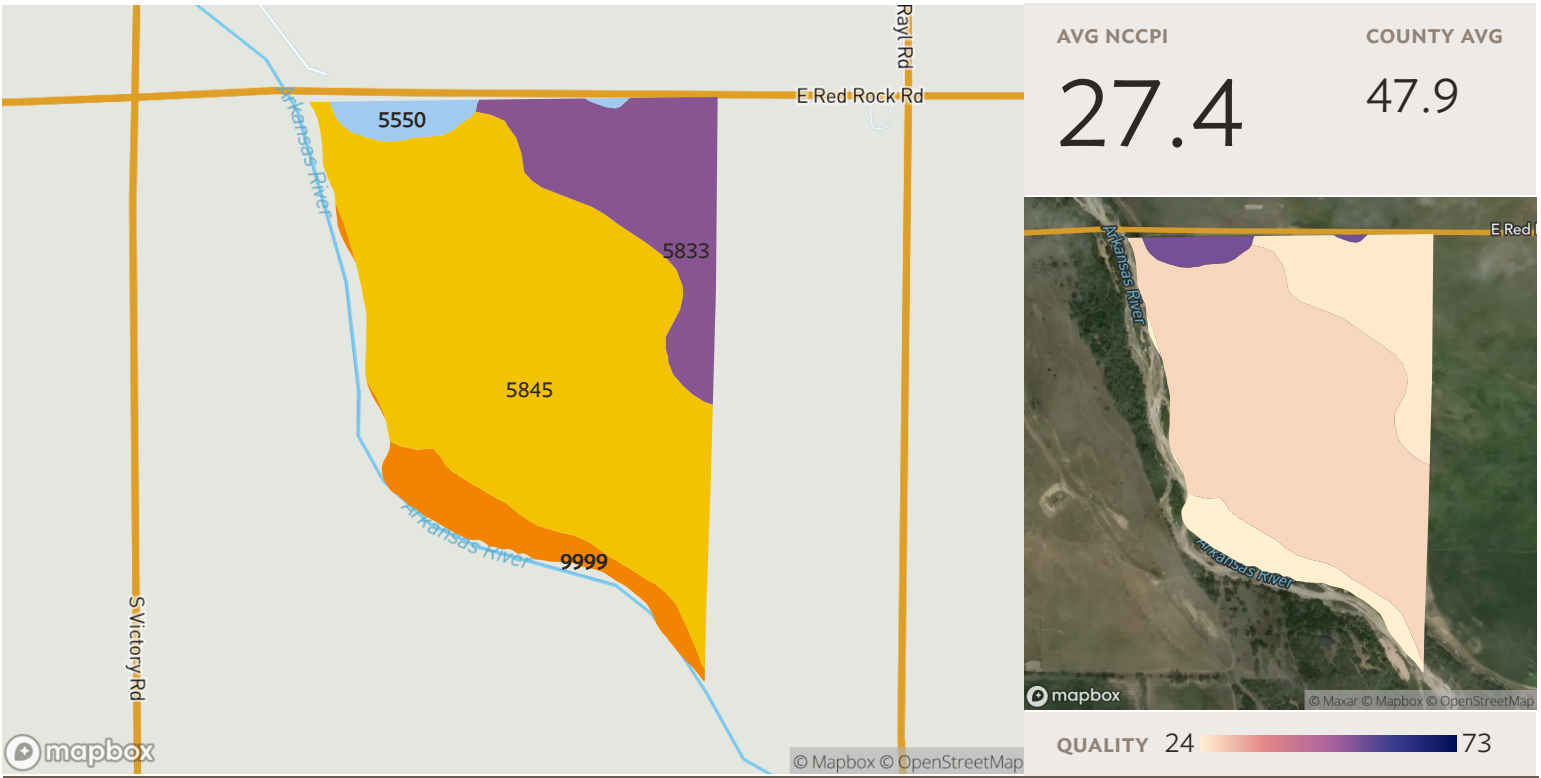
PHYSICAL ATTRIBUTES

Annual Precipitation: 32.12 inches
Annual GDD: 3904

	FIELD	ACRES	SLOPE	2021 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
1		76.61	0.86%	44% Corn, 35% Forest, 8% Water, 7% Grass/Pasture, 4% Other, 1% Soybeans	29.0	N/A
2		106.68	0.46%	76% Corn, 10% Forest, 4% Other, 3% Winter Wheat, 3% Soybeans, 3% Water	26.3	N/A
		183.29	0.62%		27.4	N/A

2 fields, 183 acres in Reno County, KS

TOWNSHIP/SECTION 24S 4W – 27



Source: NRCS Soil Survey

All fields

183 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
5845	Yaggy fine sandy loam, 0 to 1 percent slopes	128.99	70.4%	2	26.9
5833	Saxman loamy sand, 0 to 1 percent slopes	34.24	18.7%	3	24.8
9999	Water	14.57	8.0%		N/A
5550	Imano clay loam, occasionally flooded	5.48	3.0%	3	54.5
		168.71	92.0%		27.4

2 fields, 183 acres in Reno County, KS

TOWNSHIP/SECTION 24S 4W - 27



All fields

183 ac.



2021



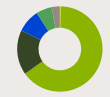
2020



2019



2018



2017

 Corn	62.6%	2.9%	59.5%	–	0.4%
 Soybeans	2.5%	59.5%	3.7%	64.4%	64.8%
 Forest	20.9%	21.6%	19.7%	16.3%	16.9%
 Water	4.9%	3.3%	7.4%	9.4%	8.8%
 Grass/Pasture	3.5%	3.2%	3.2%	4.9%	5.9%
 Winter Wheat	1.9%	5.8%	2.3%	0.9%	0.1%
 Other	3.7%	3.7%	4.2%	4.0%	3.1%



Field 1

77 ac.



2021



2020



2019



2018

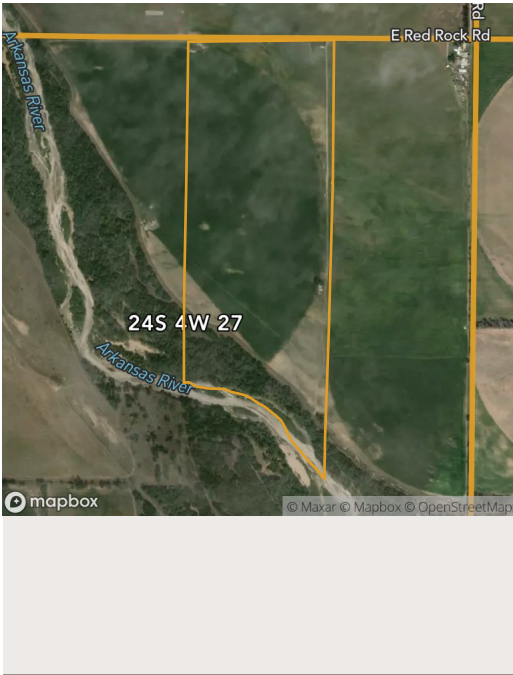


2017

 Forest	35.4%	36.8%	36.0%	29.9%	30.8%
 Corn	44.3%	1.2%	43.8%	–	0.6%
 Soybeans	1.5%	49.9%	2.1%	44.8%	44.3%
 Water	7.7%	3.2%	9.8%	13.6%	12.2%
 Grass/Pasture	6.8%	5.9%	4.6%	8.7%	10.8%
 Other	4.4%	3.0%	3.7%	2.9%	1.4%

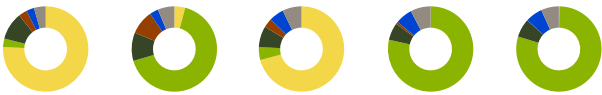
2 fields, 183 acres in Reno County, KS

TOWNSHIP/SECTION 24S 4W – 27



Field 2

107 ac.

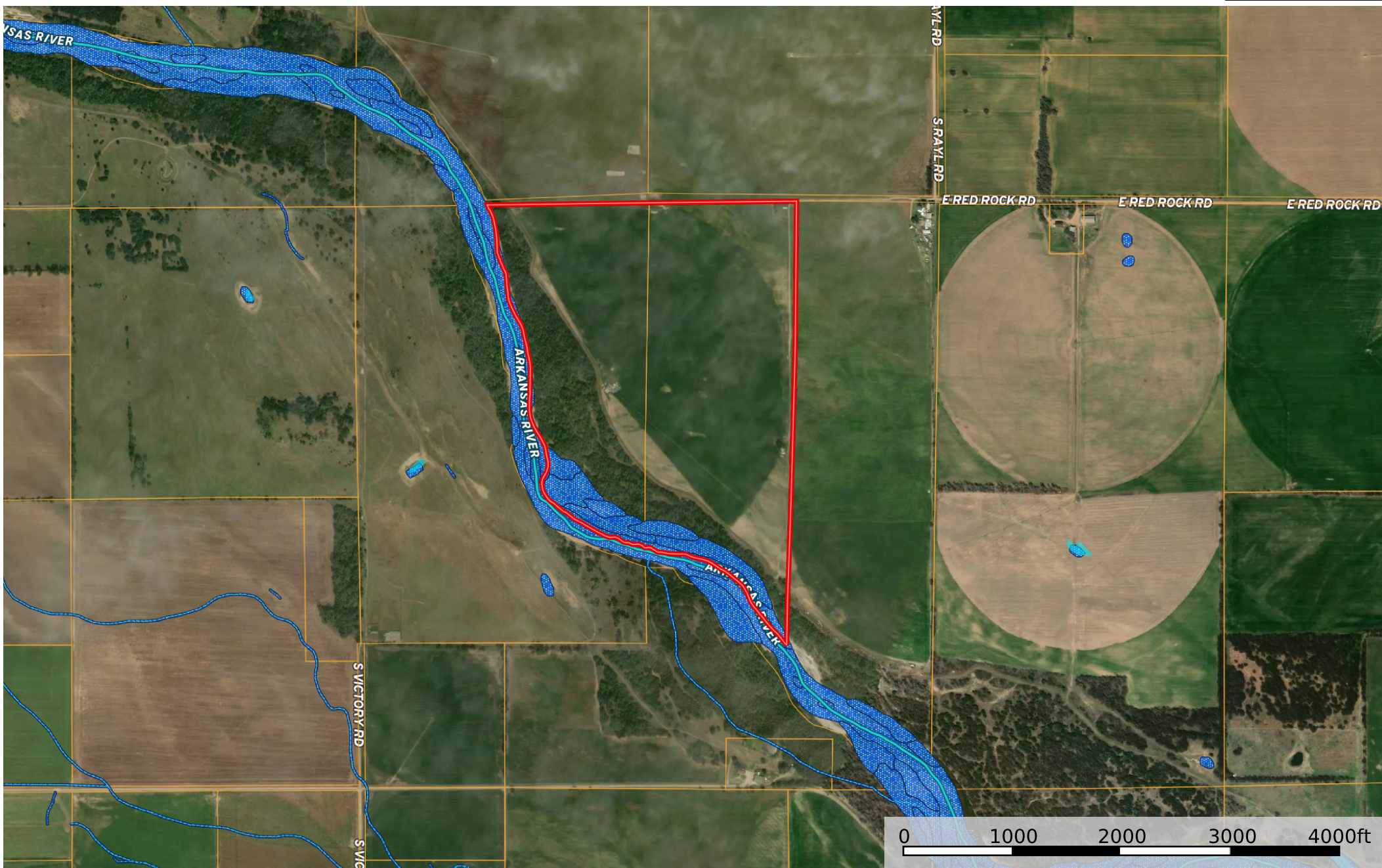


20212020201920182017

Corn	75.7%	4.1%	70.8%	–	0.2%
Soybeans	3.2%	66.4%	4.9%	78.5%	79.5%
Forest	10.5%	10.7%	8.0%	6.6%	7.0%
Winter Wheat	3.2%	9.2%	3.5%	0.9%	0.1%
Water	2.9%	3.3%	5.6%	6.4%	6.4%
Other	4.4%	6.3%	7.2%	7.7%	6.8%

Source: NASS Cropland Data Layer

Kansas, AC +/-



KANSAS
RENO

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 16523

Prepared : 3/6/23 3:21 PM CST

Crop Year : 2023

Operator Name : FLOYD C BOGNER JR
CRP Contract Number(s) : None
Recon ID : 20-155-2017-1
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
170.06	124.20	124.20	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	124.20	4.70			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SORGH, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	106.20	0.00	41	0
Grain Sorghum	22.50	0.00	97	0
Soybeans	0.20	0.00	46	79
TOTAL	128.90	0.00		

NOTES

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Tract Number : 32067

Description : MID N 2/3 NORTH OF RIVER 27-24-4
FSA Physical Location : KANSAS/RENO
ANSI Physical Location : KANSAS/RENO
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : FLOYD C BOGNER JR
Other Producers : None
Recon ID : 20-155-2008-382

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
170.06	124.20	124.20	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 32067 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	124.20	4.70	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	106.20	0.00	41
Grain Sorghum	22.50	0.00	97
Soybeans	0.20	0.00	46
TOTAL	128.90	0.00	

NOTES

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

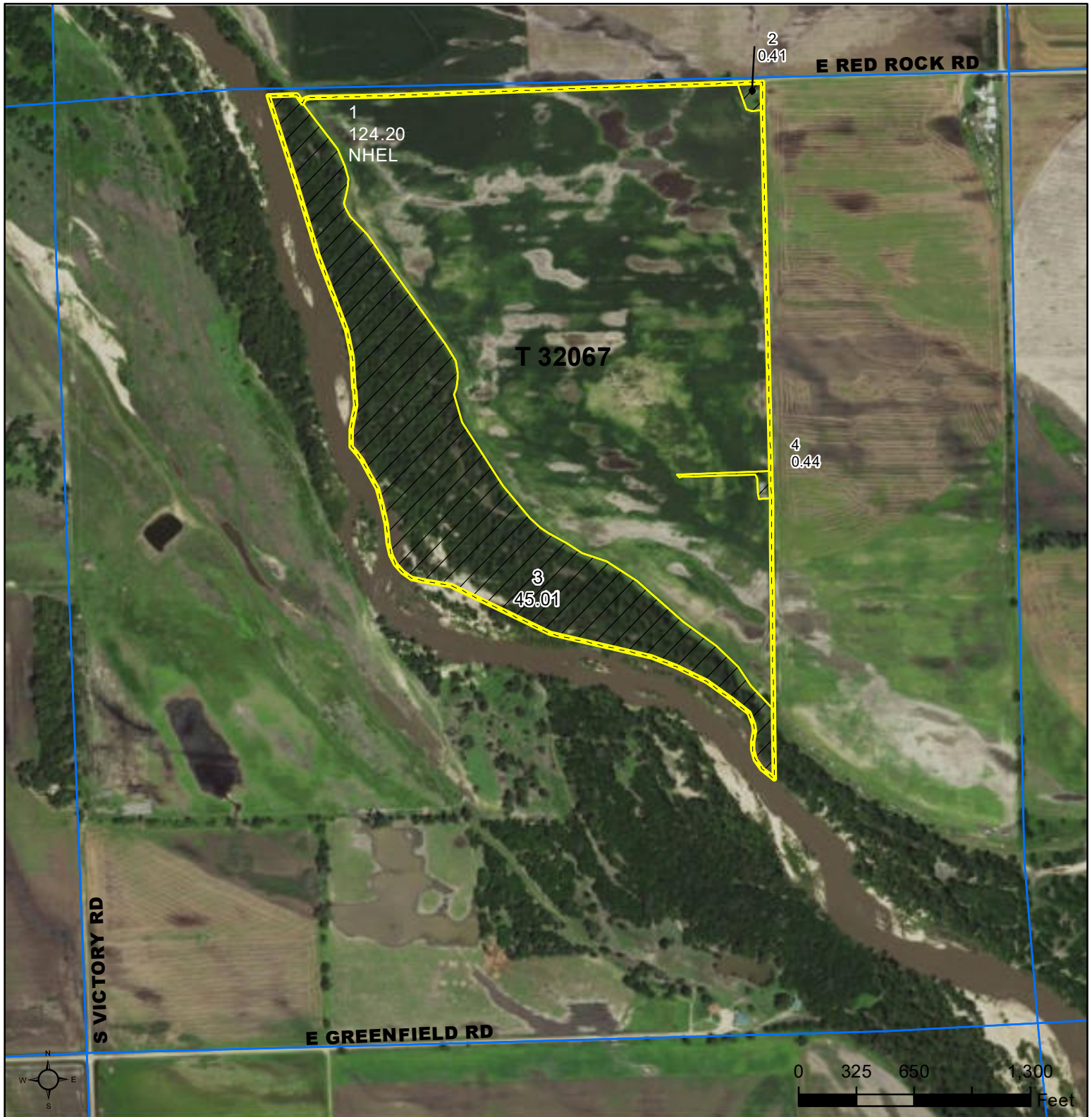
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay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

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



United States
Department of
Agriculture

Reno County, Kansas



Common Land Unit

- Tract Boundary
- PLSS
- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unless noted on field:

- | | |
|-----------------------------|--------------------------------|
| 1/ All Wheat HRW, NI, GR | 6/ Grass SMO, NI, FG |
| 2/ All Sorghum GRS, NI, GR | 7/ Alfalfa, NI, FG |
| 3/ All Corn YEL, NI, GR | 8/ Sorghum Forage Cane, NI, FG |
| 4/ All Soybeans COM, NI, GR | 9/ Cotton, NI, GR |
| 5/ Grass NAG, NI, GZ | |

Tract Cropland Total: 124.20 acres

2023 Program Year

Map Created October 28, 2022

Farm 16523

Tract 32067

27-24-4

Displayed over 2021 NAIP

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
24. 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.
25. 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.
26. 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.
27. 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.

28. 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.
29. 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.
30. 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.
31. 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)*

