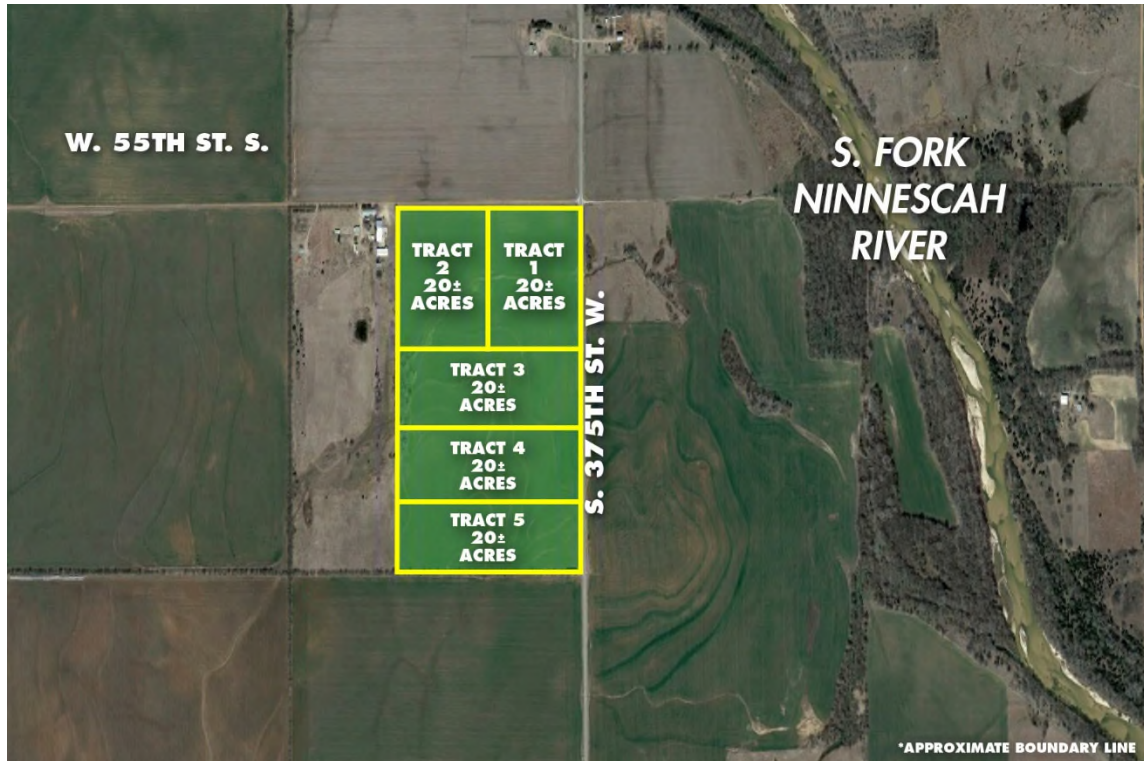


PROPERTY INFORMATION PACKET

THE DETAILS



**100+/- Acres at W. 55th St. S. & S. 375th St. W. |
Cheney, KS 67025**

AUCTION: Monday, July 17th @ 6:00 PM

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



McCurdy
REAL ESTATE & AUCTION



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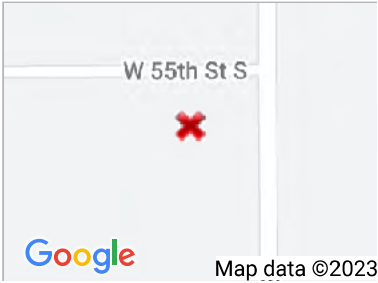
- PROPERTY DETAIL PAGE
- SELLER'S PROPERTY DISCLOSURE
- WATER WELL ORDINANCE
- GROUNDWATER ADDENDUM
- SECURITY 1ST TITLE WIRE FRAUD ALERT
- ZONING MAP
- FLOOD ZONE MAP
- AERIAL MAP
- WATER MAP
- ACRE VALUE MAP
- TERMS AND CONDITIONS
- GUIDE TO AUCTION COSTS

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

ALL FIELDS CUSTOMIZABLE



MLS # 626637
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 20+/- Acres on W. 55th St. St. & S. 375th St. W.
Address 2 Tract 1 Of 5
City Cheney
State KS
Zip 67025
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/7/2023
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-871-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08717-9-29-0-11-00-001.00-	Sub-Agent Comm	0
Number of Acres	20.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	871200	Variable Comm	Non-Variable
School District	Cheney School District (USD 268)	Virtual Tour Y/N	
Elementary School	Cheney	Days On Market	13
Middle School	Cheney	Cumulative DOM	13
High School	Cheney	Cumulative DOMLS	
Subdivision	NONE LISTED ON TAX RECORD	Input Date	6/20/2023 10:04 AM
Legal		Update Date	6/20/2023
		Status Date	6/20/2023
		HotSheet Date	6/20/2023
		Price Date	6/20/2023

DIRECTIONS

Directions (Cheney) W. 39th St. & S. 375th St. W. - South on 375th to property

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2023
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! 20 +/- acres in Sedgwick County on the corner of S. 375th St. W. and W. 55th St. S. This parcel is being offered in a multi-tract auction with the surrounding four tracts, giving you a total of 100 +/- acres or any combination to purchase if desired. This is the perfect opportunity to purchase country property to build your dream home or invest in quality farmland. The parcels offered have the ideal location, only 2 miles south of Cheney on S. 375th St. W., making it 15 minutes to Goddard and 20 minutes west of Wichita. With this land offering, the opportunities are endless. You will not want to miss this auction! Tract 1: No Specials, No HOA, Open Builder Paved S. 375th St. W. Frontage Rural Residential Zoning Cheney Schools 2 miles south of Cheney 8 miles west of Lake Afton 15 Minutes to Goddard 20 Minutes to West Wichita The auction will begin at 6 pm on July 17th and will be conducted off-site at the Sedgwick County Farm Bureau Building on the Sedgwick County Fairgrounds located at 308 S Main St Cheney, KS 67025. A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. All mineral rights held by the seller will pass with the real estate to the buyer. Boundaries depicted in aerial images are approximate and estimated. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Possession of the land will be immediate at closing.

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Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	7/17/2023	2 - Open for Preview
Auction Start Time	6pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	July 16, 2023 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See Associated Documents

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





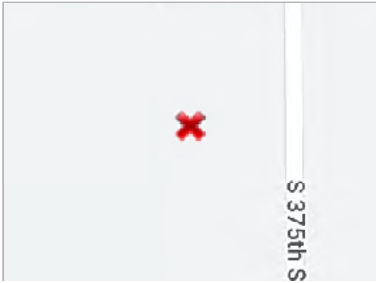
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ALL FIELDS CUSTOMIZABLE



MLS #	626638
Class	Land
Property Type	Undeveloped Acreage
County	Sedgwick
Area	SCKMLS
Address	20+/- Acres on W. 55th St. St. & S. 375th St. W.
Address 2	Tract 2 Of 5
City	Cheney
State	KS
Zip	67025
Status	Active
Contingency Reason	
Asking Price	\$0
For Sale/Auction/For Rent	Auction
Associated Document Count	3



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/7/2023
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-871-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08717-9-29-0-11-00-001.00-	Sub-Agent Comm	0
Number of Acres	20.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	871200	Variable Comm	Non-Variable
School District	Cheney School District (USD 268)	Virtual Tour Y/N	
Elementary School	Cheney	Days On Market	13
Middle School	Cheney	Cumulative DOM	13
High School	Cheney	Cumulative DOMLS	
Subdivision	NONE LISTED ON TAX RECORD	Input Date	6/20/2023 10:19 AM
Legal		Update Date	6/20/2023
		Status Date	6/20/2023
		HotSheet Date	6/20/2023
		Price Date	6/20/2023

DIRECTIONS

Directions (Cheney) W. 39th St. & S. 375th St. W. - South on 375th to property

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2023
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

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

TERMS OF SALE

Terms of Sale See Associated Documents

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





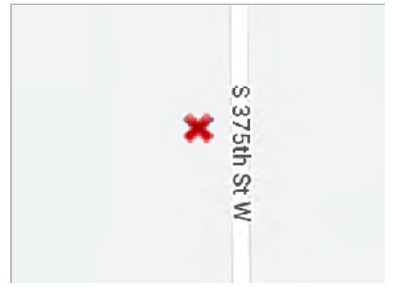
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ALL FIELDS CUSTOMIZABLE



MLS # 626642
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 20+/- Acres on W. 55th St. St. & S. 375th St. W.
Address 2 Tract 3 Of 5
City Cheney
State KS
Zip 67025
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/7/2023
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-871-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08717-9-29-0-11-00-001.00-	Sub-Agent Comm	0
Number of Acres	20.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	871200	Variable Comm	Non-Variable
School District	Cheney School District (USD 268)	Virtual Tour Y/N	
Elementary School	Cheney	Days On Market	13
Middle School	Cheney	Cumulative DOM	13
High School	Cheney	Cumulative DOMLS	
Subdivision	NONE LISTED ON TAX RECORD	Input Date	6/20/2023 10:24 AM
Legal		Update Date	6/20/2023
		Status Date	6/20/2023
		HotSheet Date	6/20/2023
		Price Date	6/20/2023

DIRECTIONS

Directions (Cheney) W. 39th St. & S. 375th St. W. - South on 375th to property

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2023
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

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Terms of Sale See Associated Documents

PERSONAL PROPERTY

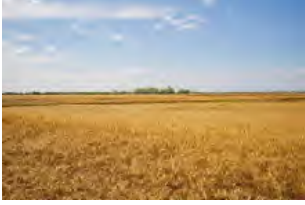
Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
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Pending Date	Co-Selling Office - Office Name and Phone
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Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





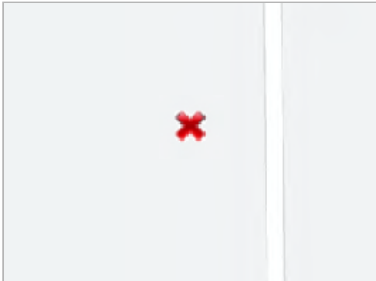
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ALL FIELDS CUSTOMIZABLE



MLS # 626643
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 20+/- Acres on W. 55th St. St. & S. 375th St. W.
Address 2 Tract 4 Of 5
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High School	Cheney	Cumulative DOMLS	
Subdivision	NONE LISTED ON TAX RECORD	Input Date	6/20/2023 10:29 AM
		Update Date	6/20/2023
		Status Date	6/20/2023
Legal		HotSheet Date	6/20/2023
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FINANCIAL

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General Tax Year	2023
Yearly Specials	\$0.00
Total Specials	\$0.00
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TERMS OF SALE

Terms of Sale See Associated Documents

PERSONAL PROPERTY

Personal Property

SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	Selling Office - Office Name and Phone
Pending Date	Co-Selling Office - Office Name and Phone
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Seller Paid Loan Asst.	
Previously Listed Y/N	
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ADDITIONAL PICTURES





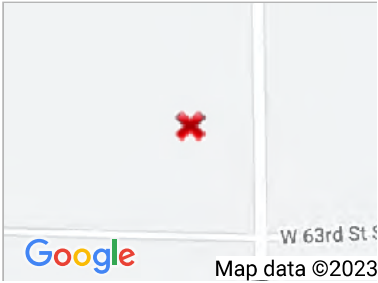
DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 626645
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 20+/- Acres on W. 55th St. St. & S. 375th St. W.
Address 2 Tract 5 Of 5
City Cheney
State KS
Zip 67025
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/7/2023
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-871-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08717-9-29-0-11-00-001.00-	Sub-Agent Comm	0
Number of Acres	20.00	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	871200	Variable Comm	Non-Variable
School District	Cheney School District (USD 268)	Virtual Tour Y/N	
Elementary School	Cheney	Days On Market	13
Middle School	Cheney	Cumulative DOM	13
High School	Cheney	Cumulative DOMLS	
Subdivision	NONE LISTED ON TAX RECORD	Input Date	6/20/2023 10:53 AM
Legal		Update Date	6/20/2023
		Status Date	6/20/2023
		HotSheet Date	6/20/2023
		Price Date	6/20/2023

DIRECTIONS

Directions (Cheney) W. 39th St. & S. 375th St. W. - South on 375th to property

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2023
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! 20 +/- acres in Sedgwick County near the corner of S. 375th St. W. and W. 55th St. S. This parcel is being offered in a multi-tract auction with the surrounding four tracts, giving you a total of 100 +/- acres or any combination to purchase if desired. This is the perfect opportunity to purchase country property to build your dream home or invest in quality farmland. The parcels offered have the ideal location, only 2 miles south of Cheney on S. 375th St. W., making it 15 minutes to Goddard and 20 minutes west of Wichita. With this land offering, the opportunities are endless. You will not want to miss this auction! Tract 5: No Specials, No HOA, Open Builder Paved S. 375th St. W. frontage South boundary hedgerow Rural Residential Zoning Cheney Schools 2 miles south of Cheney 8 miles west of Lake Afton 15 Minutes to Goddard 20 Minutes to West Wichita The auction will begin at 6 pm on July 17th and will be conducted off-site at the Sedgwick County Farm Bureau Building on the Sedgwick County Fairgrounds located at 308 S Main St Cheney, KS 67025. A Multi-Tract Auction allows multiple tracts of real estate to be sold collectively or in any desired combination. This method of auction will offer multiple rounds of bidding allowing for bids on individual tracts, any combination of tracts, and all tracts together. The auction will begin with each tract being offered individually, followed by multiple rounds where bidders can make combinations and increase their previous bids to stay in the winning position. Bidding rounds will conclude when bidders no longer want to create new combinations or raise previous bid amounts. A digital board will be displayed to guide you through the auction process and have a clear understanding of current bid amounts. See "Downloads" section for explanatory PDF. All mineral rights held by the seller will pass with the real estate to the buyer. Boundaries depicted in aerial images are approximate and estimated. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Possession of the land will be immediate at closing.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	308 S. Main, Cheney	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	7/17/2023	2 - Open for Preview
Auction Start Time	6pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	July 16, 2023 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See Associated Documents

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





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SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 96.23+/- Acres On W. 55th St. S. & South 375th St. W. - Cheney, KS
2 Seller: Wells M-M Farmland LLC Date of Purchase: _____
3 Property currently zoned as: A3

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

DRAINAGE/SEWAGE SYSTEMS

33
34 ☒ ☐ ☐ ☐ ☐ Sewer Lines _____
35 ☒ ☐ ☐ ☐ ☐ Septic/Laterals _____
36 ☒ ☐ ☐ ☐ ☐ Lagoon _____
37 ☒ ☐ ☐ ☐ ☐ Tank Size _____ Location _____
38 ☒ ☐ ☐ ☐ ☐ # Feet of Laterals _____
39 ☒ ☐ ☐ ☐ ☐ Other _____
40 ☒ ☐ ☐ ☐ ☐ Other _____
41 Comments: _____
42

Seller's Initials

WMM MGW

Buyer's Initials _____

PART II

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

None
 Does Not Transfer
 Working
 Not Working
 Don't Know

GAS/ELECTRIC

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

Yes
 No
 Don't Know

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

DRAINAGE/SEWAGE SYSTEMS

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

BOUNDARIES/LAND

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

Seller's Initials

NEW MGW

Buyer's Initials _____

Yes No Don't Know

HOMEOWNER'S ASSOCIATION

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

ENVIRONMENTAL CONDITIONS

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

MISCELLANEOUS

- 108
- 109 To your knowledge:
- 110 ☐ ☒ Are there any gas/oil wells on the property or adjacent property?
- 111 ☐ ☒ Is the present use of the property a non-conforming use?
- 112 ☐ ☒ Are there any violations of local, state or federal government laws or regulations relating to this property?
- 113 ☐ ☒ Is there any existing or threatened legal or regulatory action affecting this property?
- 114 ☐ ☒ Are there any current special assessments or do you have knowledge of any future assessments?
- 115 ☐ ☒ Are there any proposed or pending zoning changes on this or adjacent property?
- 116 ☐ ☒ Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
- 117 ☐ ☒ Are there any diseased or dead trees or shrubs?
- 118 ☐ ☒ Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
- 119
- 120 ☐ ☒ Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
- 121
- 122 Comments: _____
- 123 _____

Seller Owns:

- 124
- 125 ☒ ☐ Mineral Rights:
- 126 100 % pass with the land to the Buyer _____ % remain with the Seller
- 127 _____ % are owned by third party _____ unknown
- 128 ☐ ☒ Are there any oil, gas, or wind leases of record or Other? Please explain: _____
- 129 _____
- 130 ☒ ☐ Crops planted at the time of sale:
- 131 _____ pass with the land to the Buyer _____ remain with the Seller
- 132 X none _____ negotiable
- 133 _____ Other (please describe): _____
- 134 _____

Seller's Initials MGW MGW Buyer's Initials _____

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

Water Rights:
_____ pass with the land to the Buyer - Permit # _____
_____ remain with the Seller - Permit # _____
_____ have been terminated
Comments: N/A

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.

Max E. Wells 6-7-2023 Mark H. Wells 6-7-2023
Seller Date Seller Date

OR

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

Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

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

Buyer Date Buyer Date

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Seller's Initials MEW MGW Buyer's Initials _____



McCurdy
REAL ESTATE & AUCTION

WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 96.23+/- Acres On W. 55th St. S. & South 375th St. W. -
Cheney, KS 67025

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Max E. Wells
Owner

6-7-2023
Date

Mark L. Wells
Owner

6-7-2023
Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

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

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

5 The parties are proposing the sale and purchase of certain property, commonly known as:

6 96.23+/- Acres On W. 55th St. S. & South 375th St. W. - Cheney, KS 67025

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

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

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

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

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

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

22 BUYER'S ACKNOWLEDGMENT (please complete c below)

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

24 CERTIFICATION

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

28 Max E. Wells 6-7-2023
29 Seller Date

Buyer Date

30 Maile H. Wells 6-7-2023
31 Seller Date

Buyer Date

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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

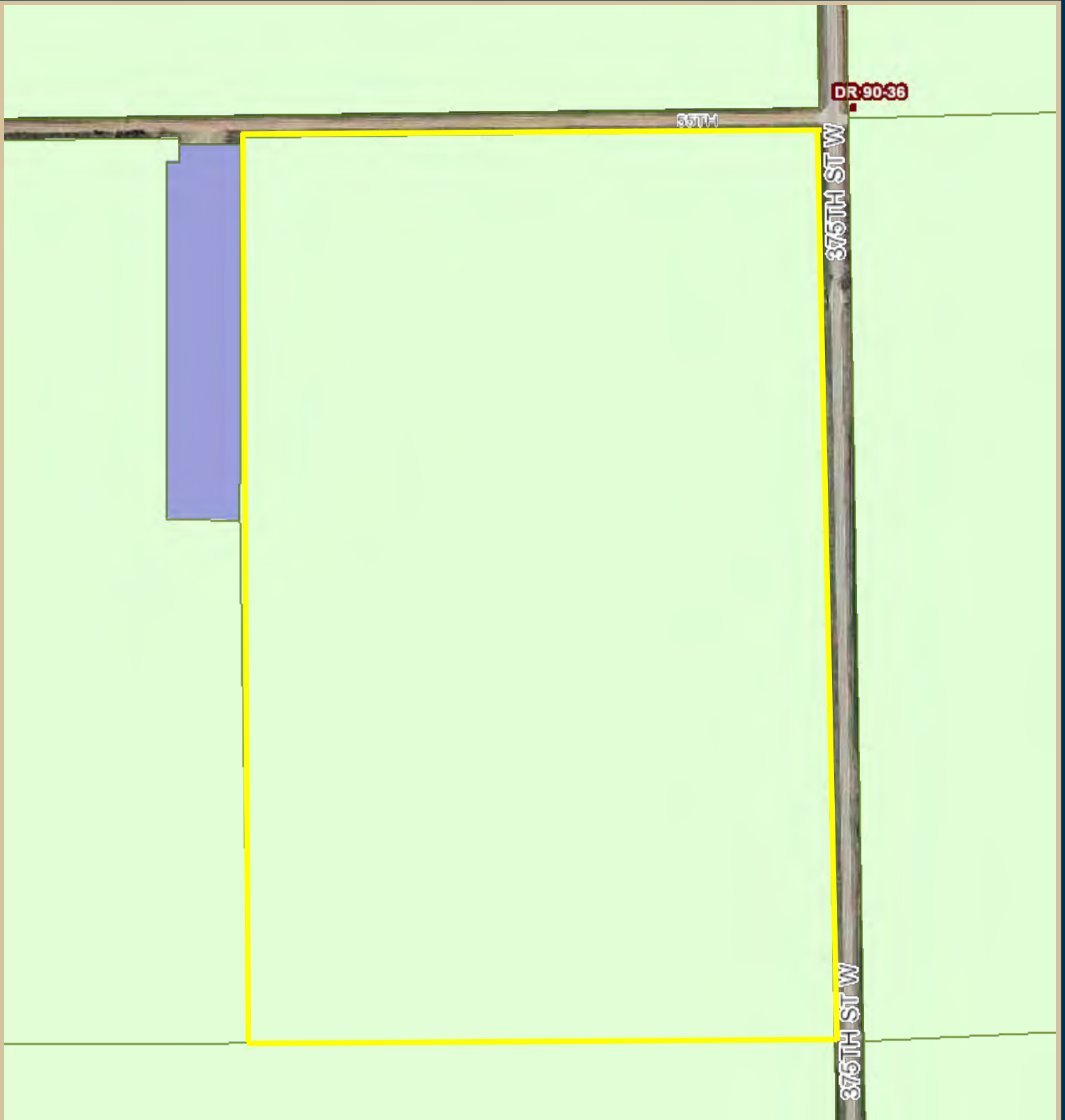
Property Address

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>



96.23 +/- Acres on 55th & 375th St. W., Cheney, KS 67025 - Zoning RR Rural Residential



Geographic Information Services

Sedgwick County...
working for you

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

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

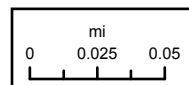
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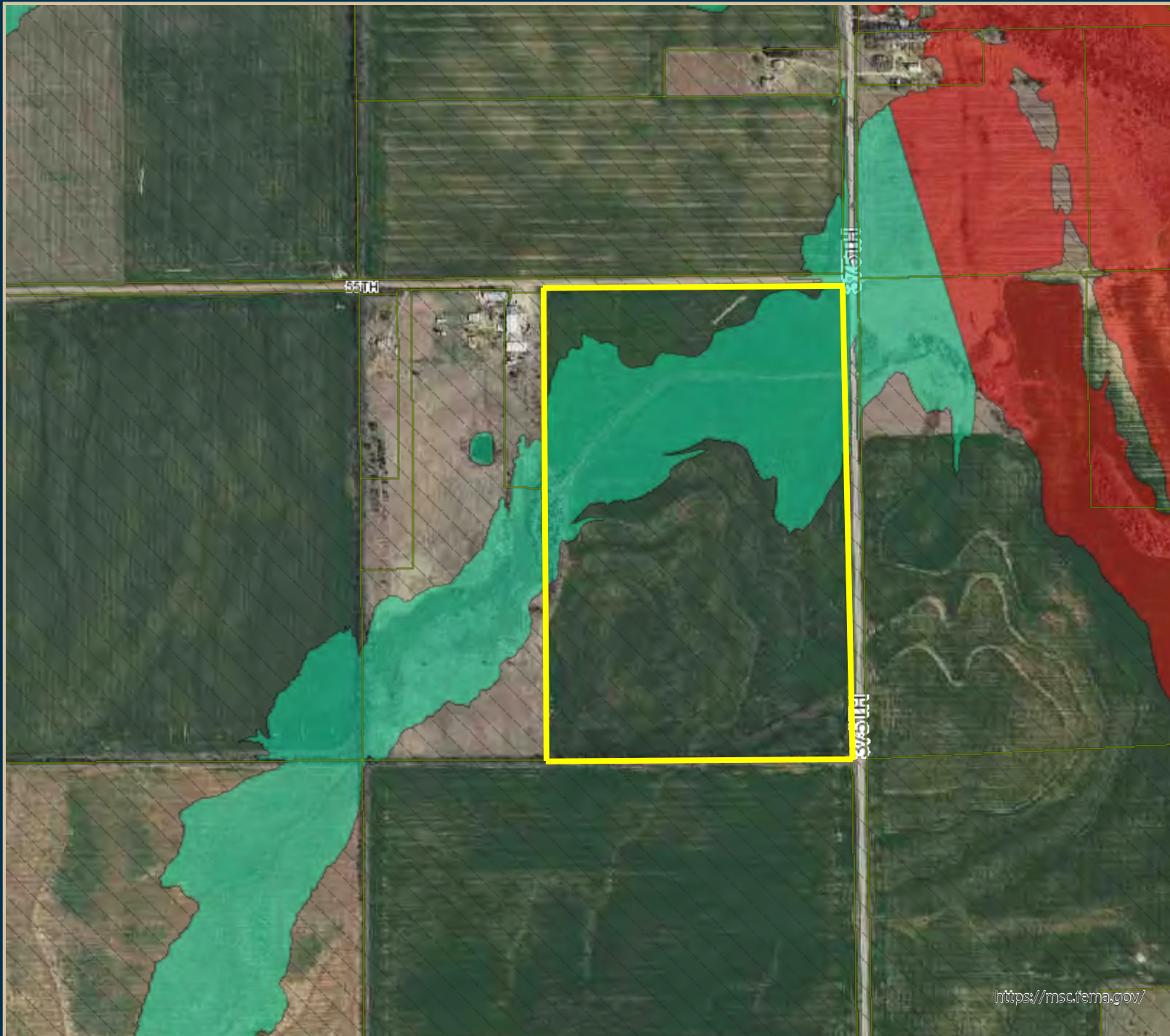
Date: 3/14/2023

Sedgwick County, Kansas



1:4,514





Sedgwick County, Kansas



Legend

Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A
A

AE
AE

AE, FLOODWAY

AE, FLOODWAY

AH
AH

AO
AO

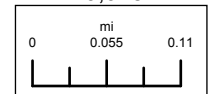
X - Area of Special Consideration

X AREA OF SPECIAL CONSIDERATION, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

X
X

Area Not Included

1:9,028



Date: 3/14/2023

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



Geographic Information Services

Sedgwick County...
working for you

96.23 +/- Acres on 55th & 375th St. W., Cheney, KS 67025 - Flood Map

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<https://msc.fema.gov/>



Geographic Information Services
Sedgwick County...
working for you

96.23 +/- Acres on 55th & 375th St. W., Cheney, KS 67025 - Aerial

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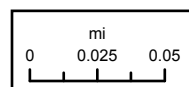
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All rights reserved.

Date: 3/14/2023

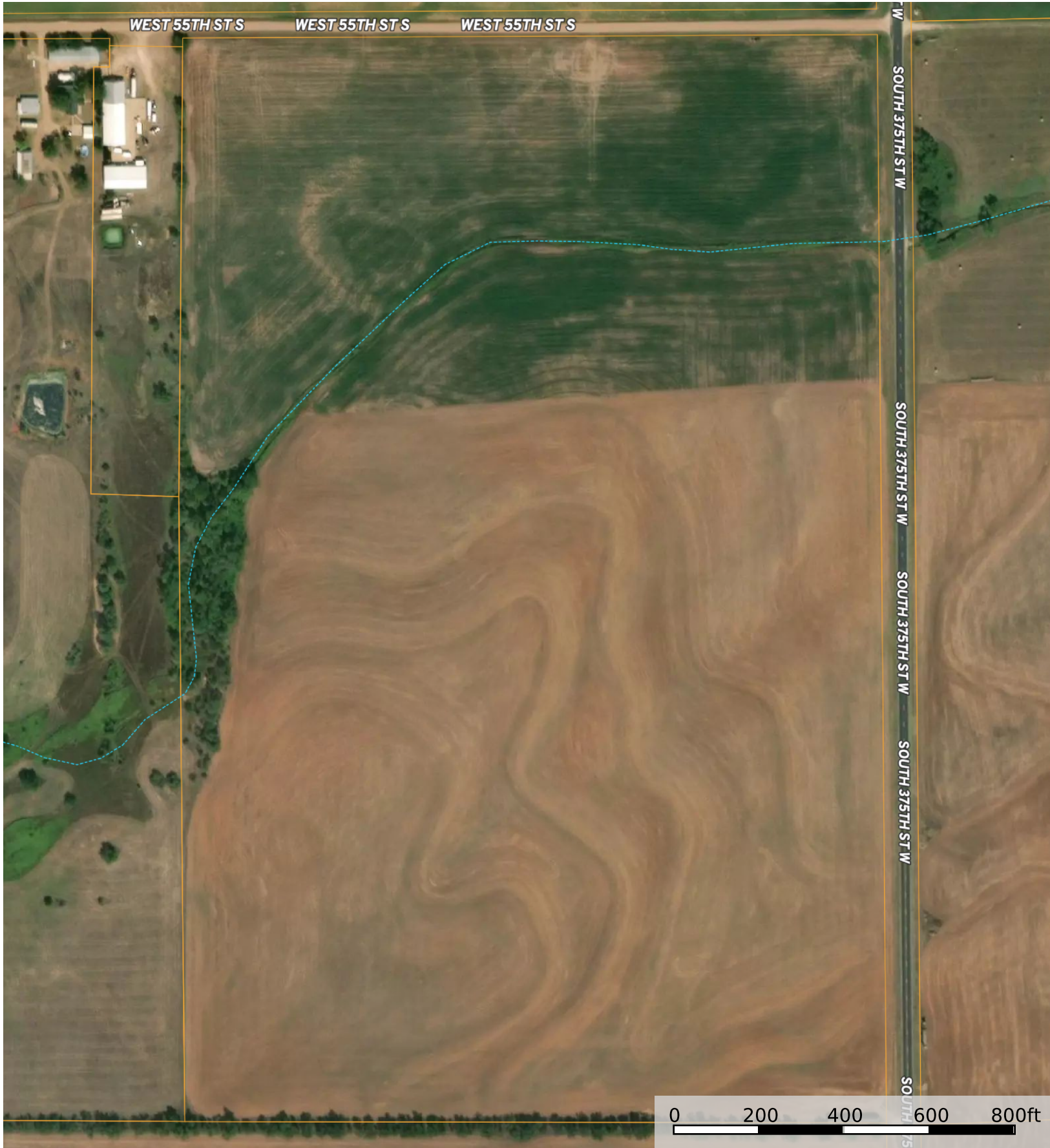
Sedgwick County, Kansas



1:4,514



Kansas, AC +/-



Stream, Intermittent River/Creek Water Body

1 field, 96 acres in Sedgwick County, KS

TOWNSHIP/SECTION 28S 4W – 20, 29

COUNTY AVG(\$/AC.)

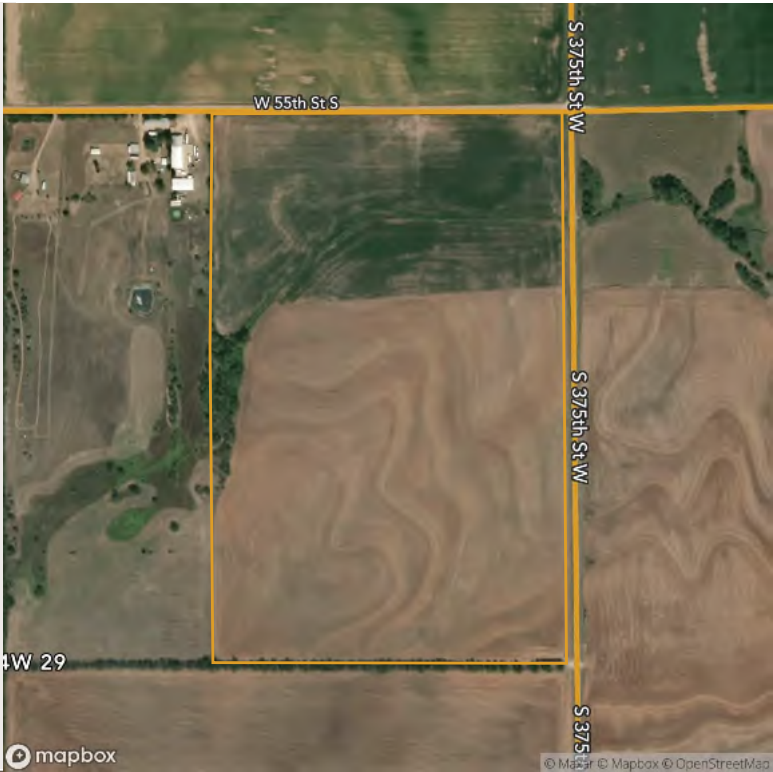
N/A

AVG NCCPI

51.9

COUNTY AVG

57.7



ECONOMIC ATTRIBUTES

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

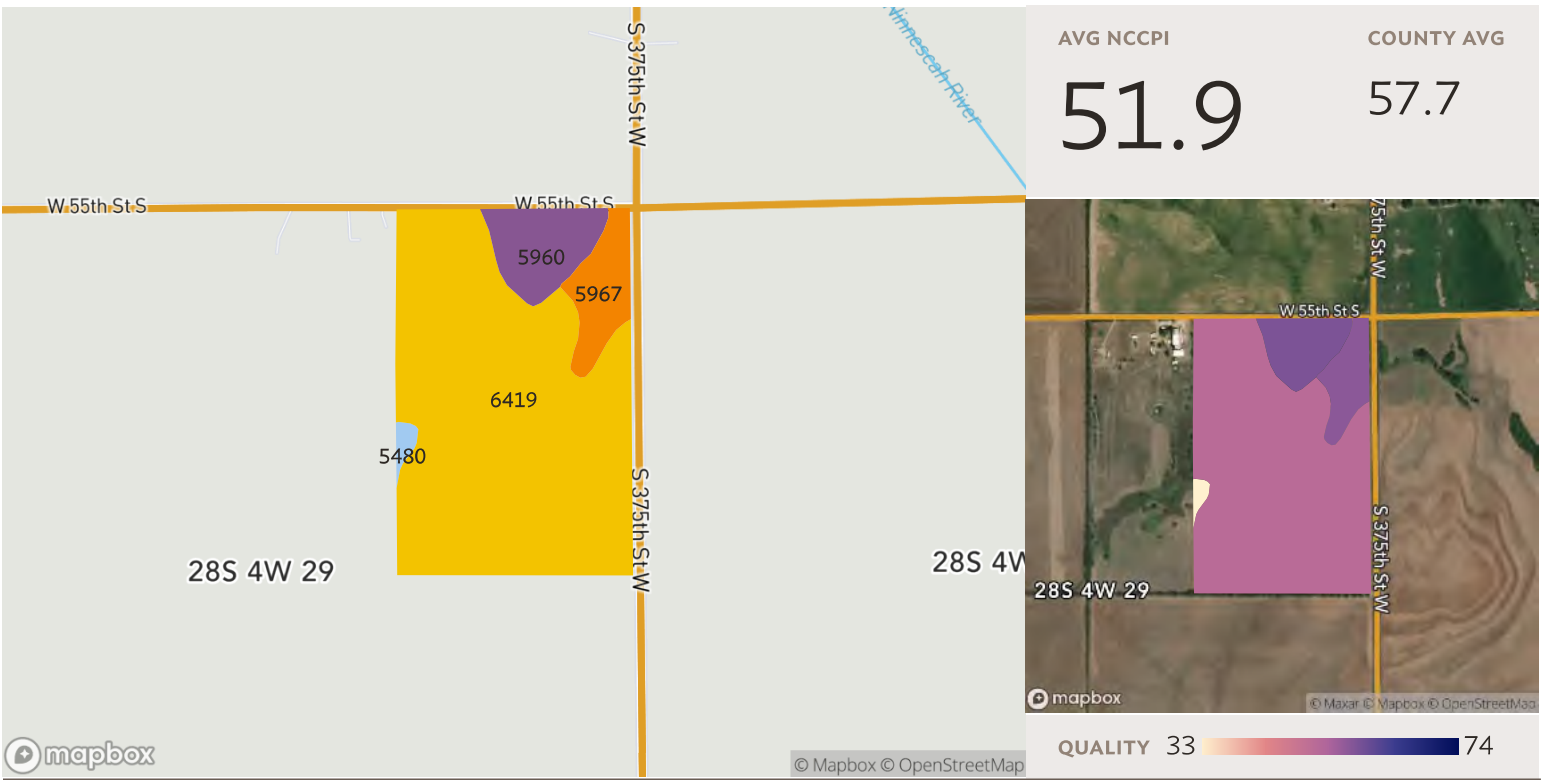
PHYSICAL ATTRIBUTES

Annual Precipitation: 32.38 inches
Annual GDD: 4093

	FIELD	ACRES	SLOPE	2021 CROPS	AVG NCCPI	COUNTY AVG. (\$/AC.)
	all 	96.19	1.53%	96% Winter Wheat, 3% Other, 1% Non-Cropland	51.9	N/A

1 field, 96 acres in Sedgwick County, KS

TOWNSHIP/SECTION 28S 4W – 20, 29



All fields

Source: NRCS Soil Survey

96 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
6419	Renfrow silty clay loam, 1 to 3 percent slopes	78.66	81.8%	3	51.1
5960	Shellabarger-Nalim complex, 1 to 3 percent slopes	9.14	9.5%	2	57.9
5967	Tabler silty clay loam, 0 to 1 percent slopes	7.51	7.8%	2	56.5
5480	Wellsford clay loam, 1 to 3 percent slopes	0.88	0.9%	4	16.6
		96.19			51.9

1 field, 96 acres in Sedgwick County, KS

TOWNSHIP/SECTION 28S 4W – 20, 29



Legend

- SPECIAL FLOOD HAZARD AREAS**
High flood risk
- Without Base Flood Elevation (BFE)
Zone A, V, AS9
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
Moderate flood risk
- 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

96 ac.

FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	63.50	66.0%
A	HIGH	N/A	32.69	34.0%
			96.19	

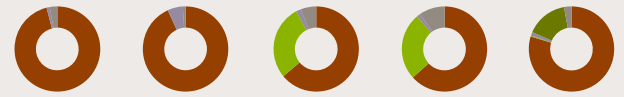
1 field, 96 acres in Sedgwick County, KS

TOWNSHIP/SECTION 28S 4W – 20, 29



All fields

96 ac.



2021 2020 2019 2018 2017

■ Winter Wheat	95.9%	93.1%	64.0%	63.4%	79.8%
■ Soybeans	–	–	28.2%	25.5%	0.3%
■ Non-Cropland	1.3%	5.8%	1.9%	1.4%	1.4%
■ Double Crop	–	–	–	–	15.7%
■ Other	2.8%	1.1%	5.9%	9.7%	2.8%

Source: NASS Cropland Data Layer

TERMS AND CONDITIONS

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

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
8. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.

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

22. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
23. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
24. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.

Version (11/22)

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission *(If Applicable)*
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents *(If Applicable)*

THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium *(If Applicable)*
- Document Preparation *(If Applicable)*
- Notary Fees *(If Applicable)*
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee *(If Applicable)*
- All New Loan Charges *(If Obtaining Financing)*
- Lender's Title Policy Premiums *(If Obtaining Financing)*
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. *(If Applicable)*

