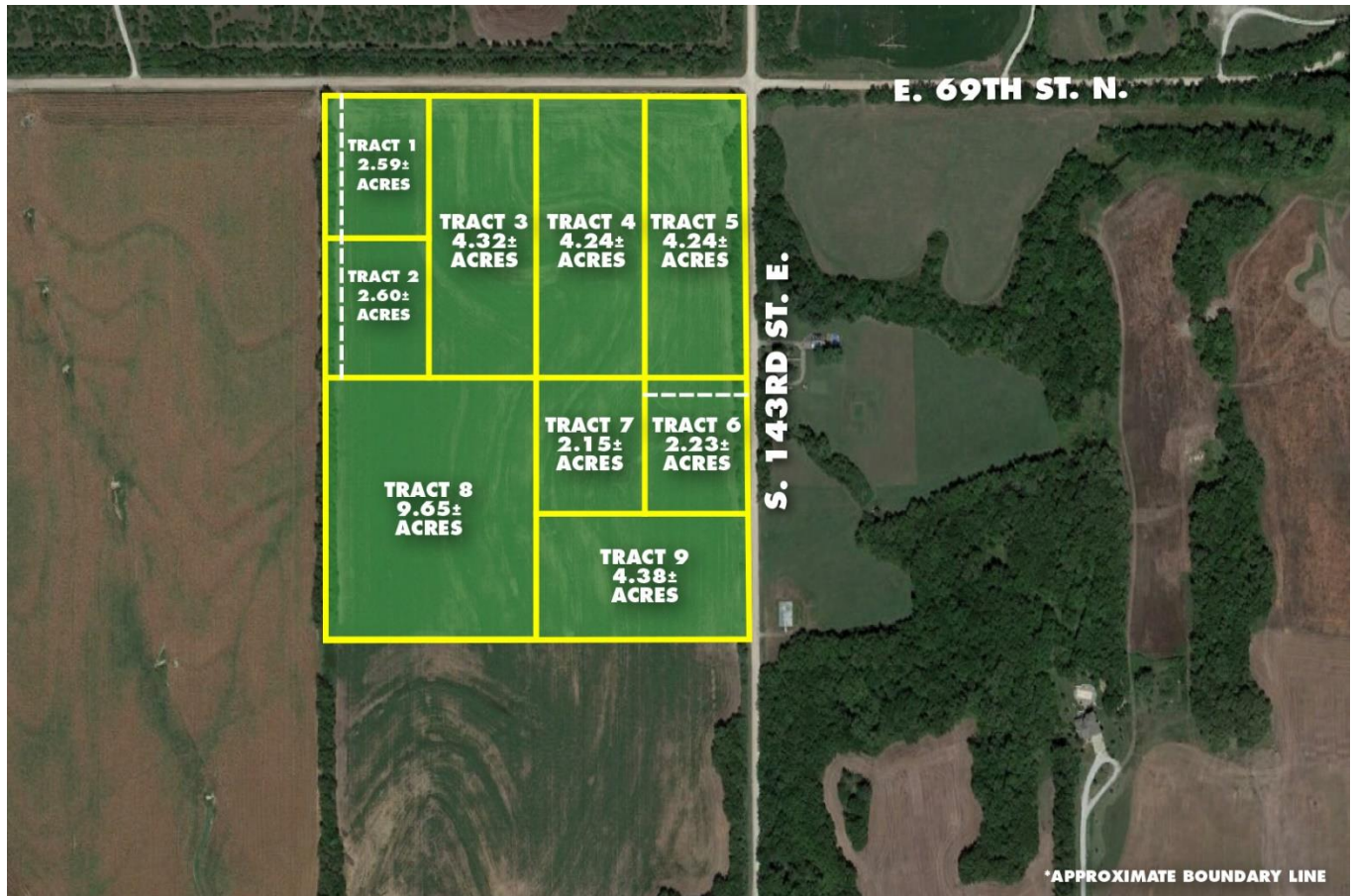


PROPERTY INFORMATION PACKET | THE DETAILS



40 +/- Acres at E. 69th St N & S. 143rd St E. | Wichita, KS 67228

AUCTION: Tuesday, July 11th, 2023 @ 6:00 PM

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



McCurdy
REAL ESTATE & AUCTION



Table of Contents

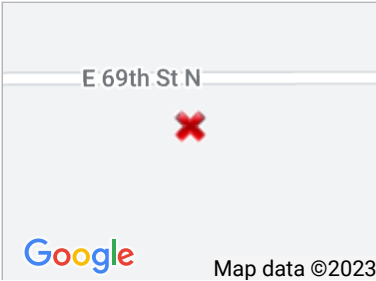
PROPERTY DETAIL PAGE
SELLER'S DISCLOSURE ACKNOWLEDGEMENT
WATER WELL ORDINANCE
GROUNDWATER ADDENDUM
SECURITY 1 ST TITLE WIRE FRAUD ALERT
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

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

MLS PIP



MLS # 626287
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 2.59 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 1 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	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		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	888-874-0581	Variable Comm	Non-Variable
Zoning Usage	Rural	Virtual Tour Y/N	
Parcel ID	08710-1-11-0-11-00-002.00		
Number of Acres	2.59		
Price Per Acre	0.00		
Lot Size/SqFt	112820		
School District	Circle School District (USD 375)		
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! The property you have been searching for is here... a fantastic, highly sought after 2.59 +/- acre tract in a great location near the corner of N. 143rd St E. & E. 69th St N. in Northeast Wichita. This parcel is being offered in a multi-tract auction with the surrounding eight tracts, giving you a total of 40 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase secluded land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes away from Wichita and Benton. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. You do not want to miss this one! Tract 1: NO SPECIALS and NO HOA! 2.59 +/- Acres E. 69th St N. Road frontage Zoned Rural Residential Potential future homesite Circle Schools 1 mile north of Highway 254 8 Minutes to Benton 10 Minutes to 21st and Greenwich Special Disclosure: The platted drive access for this tract will be on the west side of the property off of E. 69th St N. This access will also be shared with tracts 2 and 8. 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. Crops planted at the time of sale will remain with the seller and possession will be granted after the corn harvest. See the "Downloads" section for copies of the plat map that will show the shared access points for the tracts of land and the pipeline easements located on the property. Boundaries depicted in aerial images are approximate and estimated. Rural water line available on E. 69th St N., please contact Sedgwick County Rural Water District #1 for details on connection and usage 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. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, it is tentatively scheduled to be finished in the first part of July.

MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
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Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	7/11/2023	2 - Open for Preview
Auction Start Time	6 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	07/10/23 @ 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 %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See associated documents.

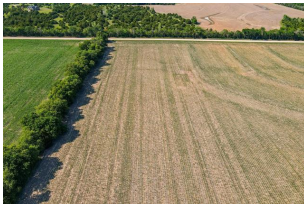
PERSONAL PROPERTY

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





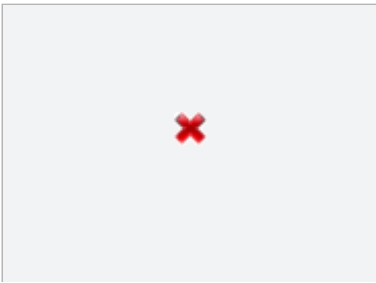
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MLS PIP



MLS # 626289
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 2.60 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 2 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	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		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	888-874-0581	Variable Comm	Non-Variable
Zoning Usage	Rural	Virtual Tour Y/N	
Parcel ID	08710-1-11-0-11-00-002.00		
Number of Acres	2.60		
Price Per Acre	0.00		
Lot Size/SqFt	113256		
School District	Circle School District (USD 375)		
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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

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Marketing Remarks

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Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	07/10/23 @ 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 %/\$	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





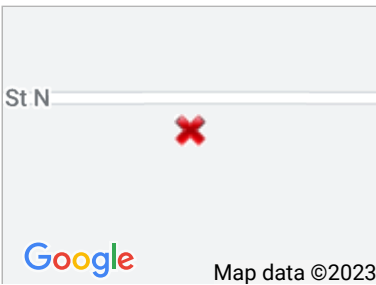
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MLS PIP



MLS # 626290
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 4.32 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 3 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	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		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	888-874-0581	Variable Comm	Non-Variable
Zoning Usage	Rural	Virtual Tour Y/N	
Parcel ID	08710-1-11-0-11-00-002.00		
Number of Acres	4.32		
Price Per Acre	0.00		
Lot Size/SqFt	188179		
School District	Circle School District (USD 375)		
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! The property you have been searching for is here... a fantastic, highly sought after 4.32 +/- acre tract in a great location near the corner of N. 143rd St E. & E. 69th St N. in Northeast Wichita. This parcel is being offered in a multi-tract auction with the surrounding eight tracts, giving you a total of 40 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase secluded land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes away from Wichita and Benton. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. You do not want to miss this one! Tract 3: NO SPECIALS and NO HOA! 4.32 +/- Acres E. 69th St N. Road frontage Zoned Rural Residential Potential future homesite Circle Schools 1 mile north of Highway 254 8 Minutes to Benton 10 Minutes to 21st and Greenwich Special Disclosure: The platted drive access for this tract will be on the east side of the property off of E. 69th St N. This access will also be shared with tract 4. 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. Crops planted at the time of sale will remain with the seller and possession will be granted after the corn harvest. Rural water line available on E. 69th St N., please contact Sedgwick County Rural Water District #1 for details on connection and usage See the "Downloads" section for copies of the plat map that will show the shared access points for the tracts of land and the pipeline easements located on the property. 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. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, it is tentatively scheduled to be finished in the first part of July.

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Broker Reg Deadline	07/10/23 @ 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 %/\$	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





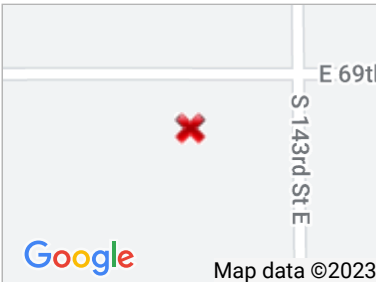
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MLS # 626291
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Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 4.24 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 4 of 9
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Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

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General Tax Year	2022
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
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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
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Net Sold Price	Selling Office - Office Name and Phone
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Closing Date	Appraiser Name
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Seller Paid Loan Asst.	
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

ADDITIONAL PICTURES





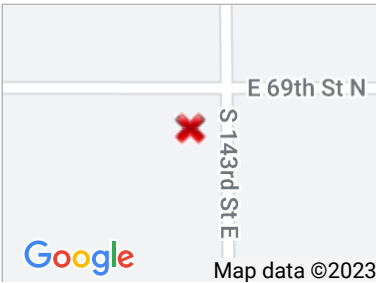
DISCLAIMER

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.

MLS PIP



MLS # 626292
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 4.24 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 5 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	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		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	888-874-0581	Variable Comm	Non-Variable
Zoning Usage	Rural	Virtual Tour Y/N	
Parcel ID	08710-1-11-0-11-00-002.00		
Number of Acres	4.24		
Price Per Acre	0.00		
Lot Size/SqFt	184694		
School District	Circle School District (USD 375)		
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! The property you have been searching for is here... a fantastic, highly sought after 4.24 +/- acre tract in a great location near the corner of N. 143rd St E. & E. 69th St N. in Northeast Wichita. This parcel is being offered in a multi-tract auction with the surrounding eight tracts, giving you a total of 40 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase secluded land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes away from Wichita and Benton. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. You do not want to miss this one! Tract 5: NO SPECIALS and NO HOA! 4.24 +/- Acres Corner Lot with Road Frontage on N. 143rd St E. & E. 69th St N. Zoned Rural Residential Potential future homesite Circle Schools 1 mile north of Highway 254 8 Minutes to Benton 10 Minutes to 21st and Greenwich Special Disclosure: The platted drive access for this tract will be towards the center of the property off of on N. 143rd St E. Special Disclosure: The platted drive access for this tract will be on the south side of the property off N. 143rd St E. This access will also be shared with tracts 6 and 7. 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. Crops planted at the time of sale will remain with the seller and possession will be granted after the corn harvest. Rural water line available on E. 69th St N., please contact Sedgwick County Rural Water District #1 for details on connection and usage See the "Downloads" section for copies of the plat map that will show the shared access points for the tracts of land and the pipeline easements located on the property. 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. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, it is tentatively scheduled to be finished in the first part of July.

MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live Only	1 - Open/Preview Date
Auction Location	The Winslet Wichita	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	7/11/2023	2 - Open for Preview
Auction Start Time	6 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	07/10/23 @ 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 %/\$	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 # 626293
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 2.23 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 6 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	5/27/2023
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	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-1-11-0-11-00-002.00	Sub-Agent Comm	0
Number of Acres	2.23	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	97138	Variable Comm	Non-Variable
School District	Circle School District (USD 375)	Virtual Tour Y/N	
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! The property you have been searching for is here... a fantastic, highly sought after 2.23 +/- acre tract in a great location near the corner of N. 143rd St E. & E. 69th St N. in Northeast Wichita. This parcel is being offered in a multi-tract auction with the surrounding eight tracts, giving you a total of 40 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase secluded land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes away from Wichita and Benton. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. You do not want to miss this one! Tract 6: NO SPECIALS and NO HOA! 2.23 +/- Acres N. 143rd St E. Road frontage Zoned Rural Residential Potential future homesite Circle Schools 1 mile north of Highway 254 8 Minutes to Benton 10 Minutes to 21st and Greenwich Special Disclosure: The platted drive access for this tract will be on the north side of the property off of N. 143rd St E. This access will also be shared with tract 7. 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. Crops planted at the time of sale will remain with the seller and possession will be granted after the corn harvest. Rural water line available on E. 69th St N., please contact Sedgwick County Rural Water District #1 for details on connection and usage See the "Downloads" section for copies of the plat map that will show the shared access points for the tracts of land and the pipeline easements located on the property. 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. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, it is tentatively scheduled to be finished in the first part of July.

AUCTION

Auction Date	7/11/2023	Auction Location	The Winslet Wichita
Auction Offering	Real Estate Only	Auction Start Time	6 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	07/10/23 @ 5 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale See associated documents.

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 626294
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 2.15 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 7 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	5/27/2023
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	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-1-11-0-11-00-002.00	Sub-Agent Comm	0
Number of Acres	2.15	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	653400	Variable Comm	Non-Variable
School District	Circle School District (USD 375)	Virtual Tour Y/N	
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! The property you have been searching for is here... a fantastic, highly sought after 2.15 +/- acre tract in a great location near the corner of N. 143rd St E. & E. 69th St N. in Northeast Wichita. This parcel is being offered in a multi-tract auction with the surrounding eight tracts, giving you a total of 40 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase secluded land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes away from Wichita and Benton. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. You do not want to miss this one! Tract 7: NO SPECIALS and NO HOA! 2.15 +/- Acres Zoned Rural Residential Potential future homesite Circle Schools 1 mile north of Highway 254 8 Minutes to Benton 10 Minutes to 21st and Greenwich Special Disclosure: The platted drive access for this tract will come off of N. 143rd St E and will be shared with tract 6. 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. Crops planted at the time of sale will remain with the seller and possession will be granted after the corn harvest. Rural water line available on E. 69th St N., please contact Sedgwick County Rural Water District #1 for details on connection and usage See the "Downloads" section for copies of the plat map that will show the shared access points for the tracts of land and the pipeline easements located on the property. 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. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, it is tentatively scheduled to be finished in the first part of July.

AUCTION

Auction Date 7/11/2023
Auction Offering Real Estate Only
1 - Open for Preview
Broker Reg Deadline 07/10/23 @ 5 PM
Buyer Premium Y/N Yes

Auction Location The Winslet Wichita
Auction Start Time 6 PM
1 - Open End Time
Broker Registration Req Yes

TERMS OF SALE

Terms of Sale See associated documents.

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 626295
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 9.65 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 8 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	5/27/2023
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	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-1-11-0-11-00-002.00	Sub-Agent Comm	0
Number of Acres	9.65	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	420354	Variable Comm	Non-Variable
School District	Circle School District (USD 375)	Virtual Tour Y/N	
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! The property you have been searching for is here... a fantastic, highly sought after 2.15 +/- acre tract in a great location near the corner of N. 143rd St E. & E. 69th St N. in Northeast Wichita. This parcel is being offered in a multi-tract auction with the surrounding eight tracts, giving you a total of 40 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase secluded land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes away from Wichita and Benton. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. You do not want to miss this one! Tract 8: NO SPECIALS and NO HOA! 9.65 +/- Acres Zoned Rural Residential Potential future homesite Circle Schools 1 mile north of Highway 254 8 Minutes to Benton 10 Minutes to 21st and Greenwich Special Disclosure: The drive access for this tract will come off E. 69th St N. and will also be shared with tract 1 and 2. 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. Crops planted at the time of sale will remain with the seller and possession will be granted after the corn harvest. Rural water line available on E. 69th St N., please contact Sedgwick County Rural Water District #1 for details on connection and usage See the "Downloads" section for copies of the plat map that will show the shared access points for the tracts of land and the pipeline easements located on the property. 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. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, it is tentatively scheduled to be finished in the first part of July.

AUCTION

Auction Date	7/11/2023	Auction Location	The Winslet Wichita
Auction Offering	Real Estate Only	Auction Start Time	6 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	07/10/23 @ 5 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale See associated documents.

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 626297
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 4.38 +/- Acres At 69th St. & 143rd St.
Address 2 Tract 9 of 9
City Wichita
State KS
Zip 67228
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 5



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	5/27/2023
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	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Rural	VOW: Allow 3rd Party Comm	Yes
Parcel ID	08710-1-11-0-11-00-002.00	Sub-Agent Comm	0
Number of Acres	4.38	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	1907923	Variable Comm	Non-Variable
School District	Circle School District (USD 375)	Virtual Tour Y/N	
Elementary School	Circle Greenwich		
Middle School	Circle		
High School	Circle		
Subdivision	NONE LISTED ON TAX RECORD		
Legal	BEG NE COR NE 1/4 TH S 1318.11 FT W 1326.48 FT N 1318.93 FT E 1325.31 FT TO BEG SEC 11-26-2E		

DIRECTIONS

Directions The Southwest corner of E. 69th St. N. & S. 143rd St. E.

FEATURES

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

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
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 LIVE AUCTION WITH MULTI-TRACT BIDDING!!! The property you have been searching for is here... a fantastic, highly sought after 4.38 +/- acre tract in a great location near the corner of N. 143rd St E. & E. 69th St N. in Northeast Wichita. This parcel is being offered in a multi-tract auction with the surrounding eight tracts, giving you a total of 40 +/- acres or any combination thereof to purchase if desired. This is the perfect opportunity to purchase secluded land in the country to build your dream home. The parcels being offered are located in the path of progress right off Highway 254, minutes away from Wichita and Benton. This property is ideal for anyone searching to create their dream property or invest in highly sought-after land. You do not want to miss this one! Tract 9: NO SPECIALS and NO HOA! 4.38 +/- Acres N. 143rd St E. Road frontage Zoned Rural Residential Potential future homesite Circle Schools 1 mile north of Highway 254 8 Minutes to Benton 10 Minutes to 21st and Greenwich Special Disclosure: The platted drive access for this tract will be towards the south of the property off of on N. 143rd St E. 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. Crops planted at the time of sale will remain with the seller and possession will be granted after the corn harvest. Rural water line available on E. 69th St N., please contact Sedgwick County Rural Water District #1 for details on connection and usage See the "Downloads" section for copies of the plat map that will show the shared access points for the tracts of land and the pipeline easements located on the property. 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. Subject to final lot split and plat approval. The survey work has been completed and the platting process has begun, it is tentatively scheduled to be finished in the first part of July.

AUCTION

Auction Date	7/11/2023	Auction Location	The Winslet Wichita
Auction Offering	Real Estate Only	Auction Start Time	6 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	07/10/23 @ 5 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale See associated documents.

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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McCurdy
REAL ESTATE & AUCTION

SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 40.1 +/- Acres At E. 69th St. N. & N. 143rd St. E. - Wichita, KS 67228 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

None

None

Special Assessments or Fees:

Is the Real Estate located in an improvement district? ☐ Yes ☐ No ☒ Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? ☐ Yes ☐ No ☒ Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): _____

Explanation of Assessment or Fee: _____

Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?

☐ No appliances transfer

☒ All appliances present at the property transfer

☐ Some appliances transfer

*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: _____

(Remainder of this page intentionally left blank)

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

SELLER:


 05/27/2023

 Signature Date
 Kaleb Howell

 Print
 Member KWH Investments LLC

 Title Company

 Signature Date

 Print

 Title Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

BUYER:

 Signature Date

 Print

 Title Company

 Signature Date

 Print

 Title Company



WATER WELL INSPECTION REQUIREMENTS

Property Address: 40.1 +/- Acres At E. 69th St. N. & N. 143rd St. E. - Wichita,
KS 67228

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES _____ NO KH

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Kaleb Howell

05/27/2023

Owner/Seller _____

Date

Owner/Seller _____

Date

Buyer _____

Date

Buyer _____

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 40.1 +/- Acres At E. 69th St. N. & N. 143rd St. E. - Wichita, KS 67228

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 KH 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 KH 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	<u>Kaleb Howell</u>	<u>05/27/2023</u>		
29	Seller	Date	Buyer	Date
30	_____	_____	_____	_____
31	Seller	Date	Buyer	Date

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Exhibit A



Main Office
2908 North Plum Street
Hutchinson, KS 67502
Office: (620) 665-7032
Fax: (620) 663-7401

Garber Surveying Service, P.A.

Branch Offices
Manhattan 785-320-4810
McPherson 620-241-4441
Newton 316-283-5053
Salina 785-404-6302
Wichita 316-260-9933

SURVEY FOR: KWH INVESTMENTS, LLC

Project No. G2023-264

DESCRIPTION:

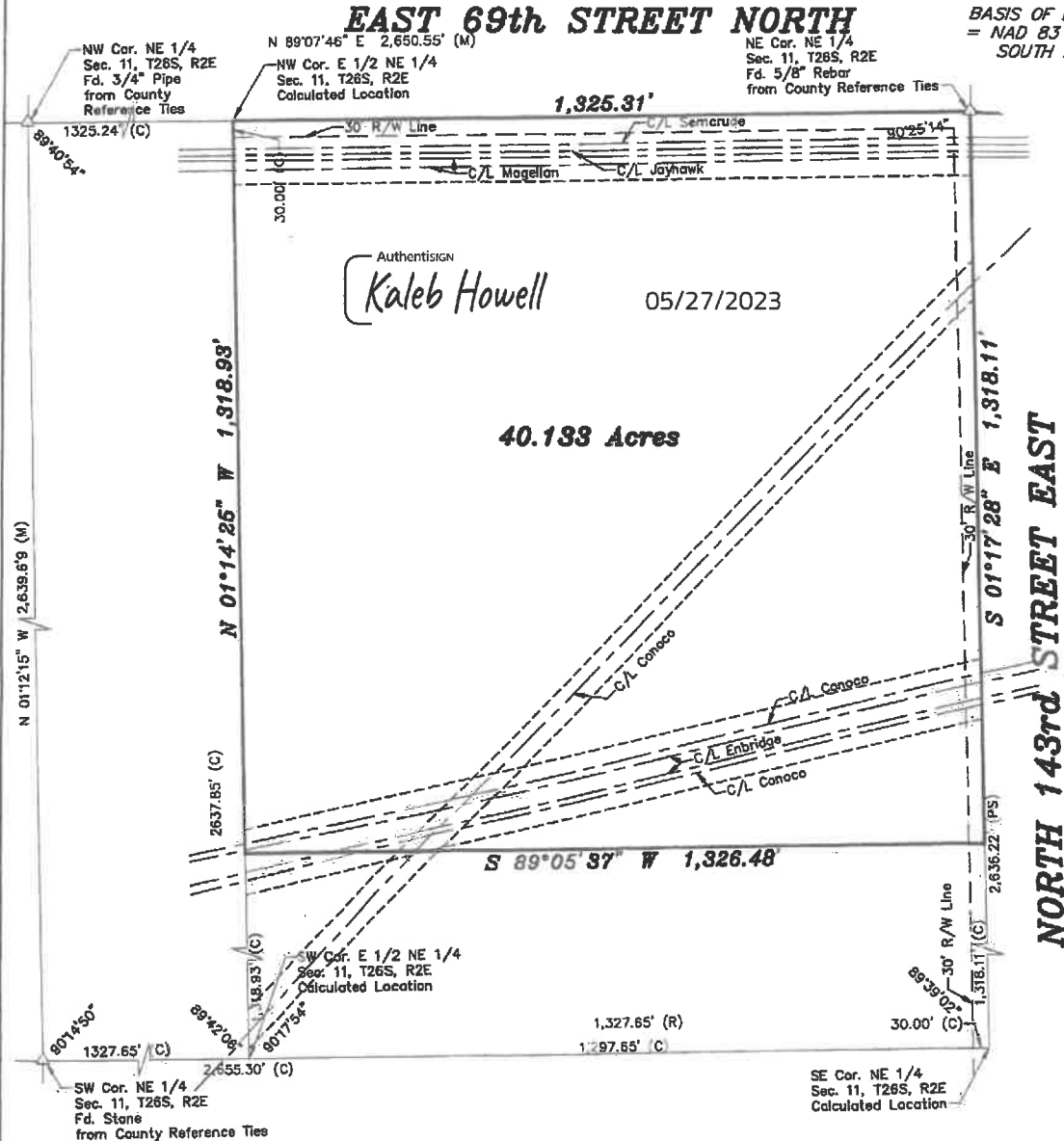
A portion of the East Half of the Northeast Quarter of Section 11, Township 26 South, Range 2 East of the 8th Principal Meridian in Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on April 24, 2023 as follows:

Beginning at the Northeast corner of the Northeast Quarter of Section 11, Township 26 South, Range 2 East of the 8th Principal Meridian; thence with a bearing South 01°17'28" East (basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter 1,318.11 feet to the Southeast corner of the Northeast Quarter of said Northeast Quarter; thence South 89°05'37" West 1,326.48 feet to the Southwest corner of the Northeast Quarter of said Northeast Quarter; thence North 01°14'25" West 1,318.93 feet to the Northwest corner of the Northeast Quarter of said Northeast Quarter; thence North 89°07'46" East along the North line of said Northeast Quarter 1,325.31 feet to the point of beginning containing 40.133 Acres subject to a road right-of-way easement across the North 30.00 feet and the East 30.00 feet thereof and any other easements of record.

LEGEND

- △ - Sectional Monument Found
- (C) - Calculated
- (M) - Measured
- (R) - Record measurement

Scale: 1" = 200'
BASIS OF BEARING
= NAD 83 KANSAS
SOUTH ZONE



DATE OF FIELD WORK: April 21, 2023

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described above as surveyed under my supervision.
Dated: April 25, 2023





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

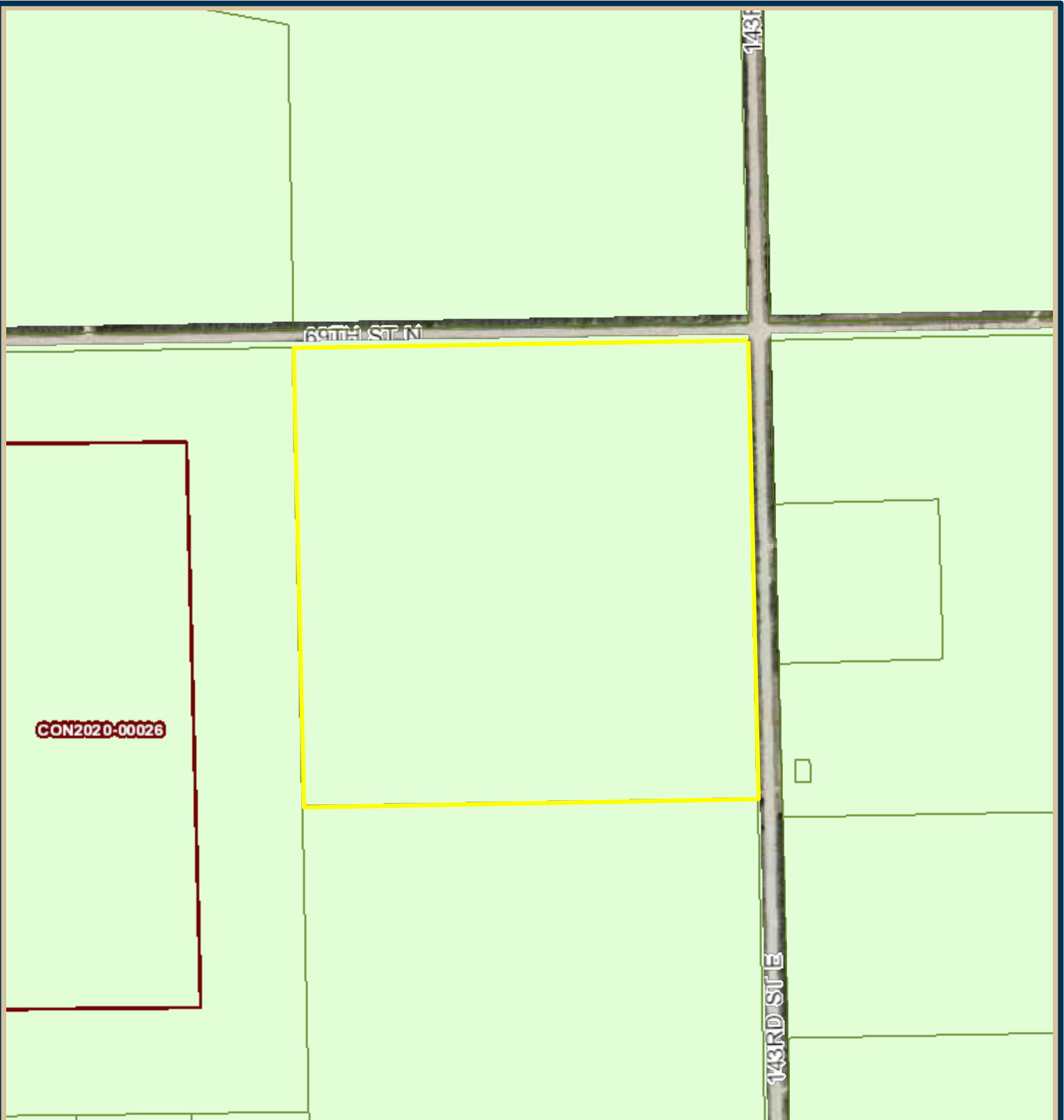
Property Address

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>



Geographic Information Services
Sedgwick County...
working for you

40 +/- Acres at E. 69th St. N. & N. 143rd St. E., Wichita, KS 67228 | Zoning: Rural Residential

Date: 6/13/2023

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.

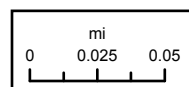
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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Sedgwick County, Kansas



1:4,514





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

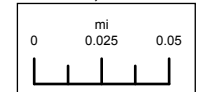
X - Area of Special Consideration

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

X
X,

Area Not Included

1:4,514



Date: 6/13/2023

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.

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Geographic Information Services

Sedgwick County...
working for you

40 +/- Acres at E. 69th St. N. & N. 143rd St. E., Wichita, KS 67228 | Flood Map

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69TH ST N

143RD ST E



Geographic Information Services

Sedgwick County...
working for you

40 +/- Acres at E. 69th St. N. & N. 143rd St. E., Wichita, KS 67228 | Aerial Map

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.

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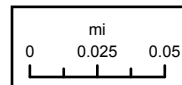
© 2023 Sedgwick County Kansas Government.
All rights reserved.

Date: 6/13/2023

Sedgwick County, Kansas



1:4,514



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*)

