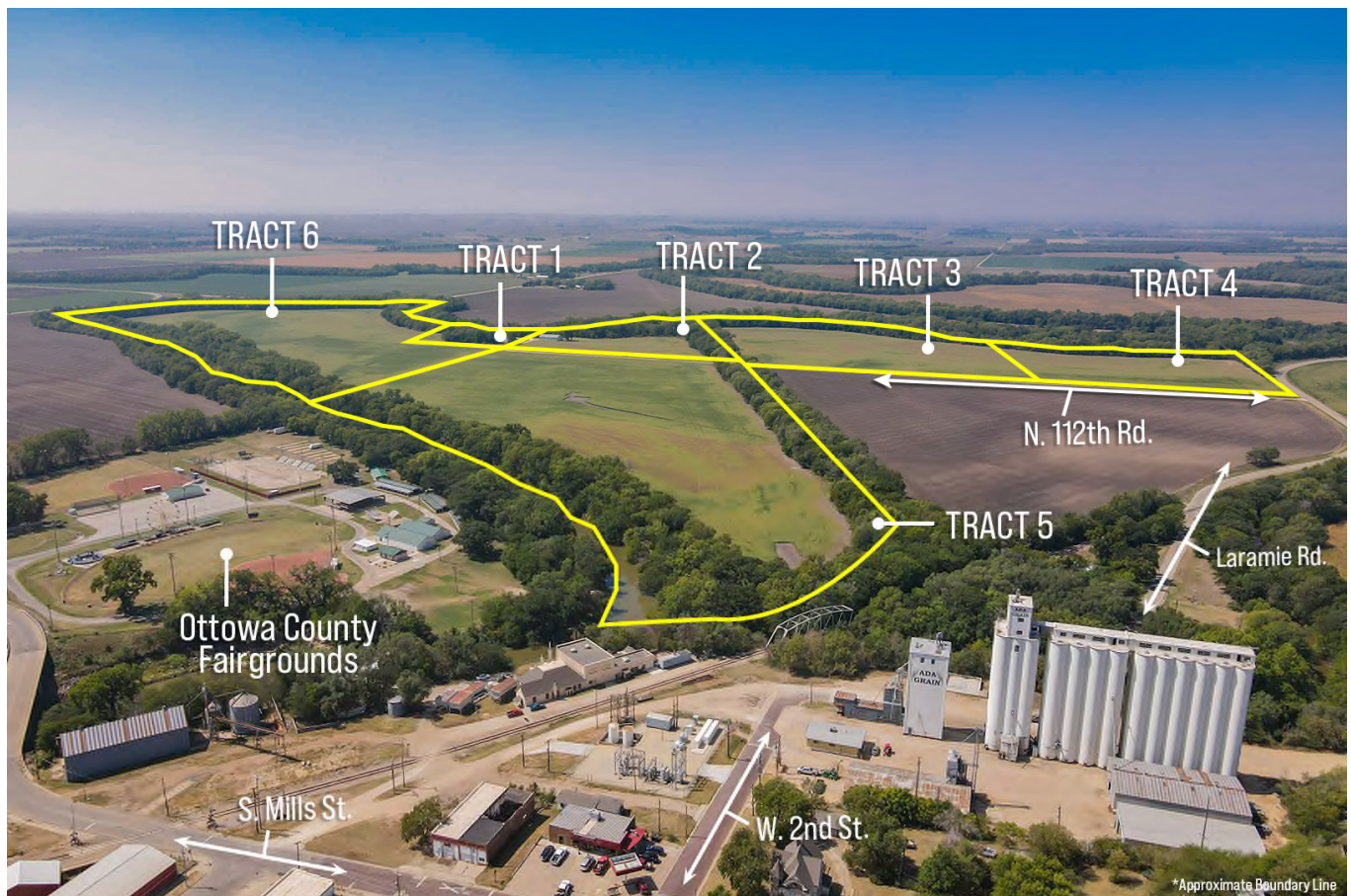


PROPERTY INFORMATION PACKET | THE DETAILS



1101 N. 112th Rd. & Add. Lots | Minneapolis, KS 67467

AUCTION: Tuesday, October 24th, 2023 at 6:00 PM
(Auction Located at The Golden Wheel Senior Center
114 S. Concord St., Minneapolis, KS 67467)

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



McCurdy
REAL ESTATE & AUCTION



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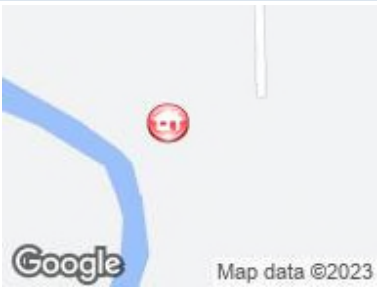
- PROPERTY DETAIL PAGE
- LIMITED-KNOWLEDGE SELLER'S DISCLOSURE
- LEAD-BASED PAINT DISCLOSURE
- WATER WELL ORDINANCE
- SECURITY 1ST TITLE WIRE FRAUD ALERT
- ZONING MAP
- FLOOD ZONE MAP
- AERIAL MAP
- TERMS AND CONDITIONS
- BRRETA DISCLOSURE
- GUIDE TO AUCTION COSTS

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 # 630282
Status Active
Contingency Reason
Area SCKMLS
Address 1101 N 112th Rd
City Minneapolis
Zip 67467
Asking Price \$0
Picture Count 36



KEYWORDS

AG Bedrooms	3	Approx. AGLA	1352
Total Bedrooms	3.00	AGLA Source	Court House
AG Full Baths	1	Approx. BFA	0.00
AG Half Baths	0	BFA Source	Court House
Total Baths	1	Approx. TFLA	1,352
Garage Size	2	Lot Size/SqFt	165528
Basement	None	Number of Acres	3.80
Levels	One Story		
Approximate Age	51 - 80 Years		
Acreage	1.01 - 5 Acres		

GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	Master Bedroom Level	Main
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Master Bedroom Dimensions	12 x 15.7
		Master Bedroom Flooring	Wood
Co-List Agent - Agent Name and Phone		Living Room Level	Main
Co-List Office - Office Name and Phone		Living Room Dimensions	12 x 20.7
Showing Phone	1-888-874-0581	Living Room Flooring	Carpet
Year Built	1954	Kitchen Level	Main
Parcel ID	141-01-0-00-00-008.00-0	Kitchen Dimensions	10.4 x 12.8
School District	North Ottawa County School District (USD 239)	Kitchen Flooring	Wood Laminate
		Room 4 Type	Bedroom
Elementary School	Minneapolis	Room 4 Level	Main
Middle School	Minneapolis	Room 4 Dimensions	12 x 14.2
High School	Minneapolis	Room 4 Flooring	Wood
Subdivision	NONE LISTED ON TAX RECORD	Room 5 Type	Bedroom
		Room 5 Level	Main
Legal		Room 5 Dimensions	12.8 x 11.9
List Date	8/23/2023	Room 5 Flooring	Wood
Display Address	Yes	Room 6 Type	Office
Sub-Agent Comm	0	Room 6 Level	Main
Buyer-Broker Comm	3	Room 6 Dimensions	12.7 x 9.7
Transact Broker Comm	3	Room 6 Flooring	Wood
Variable Comm	Non-Variable	Room 7 Type	Laundry
Days On Market	23	Room 7 Level	Main
Input Date	9/14/2023 4:32 PM	Room 7 Dimensions	9.1 x 13.1
Update Date	9/14/2023	Room 7 Flooring	Carpet
Status Date	9/14/2023	Room 8 Type	
Price Date	9/14/2023	Room 8 Level	
		Room 8 Dimensions	
		Room 8 Flooring	
		Room 9 Type	
		Room 9 Level	
		Room 9 Dimensions	
		Room 9 Flooring	
		Room 10 Type	
		Room 10 Level	
		Room 10 Dimensions	
		Room 10 Flooring	
		Room 11 Type	
		Room 11 Level	
		Room 11 Dimensions	
		Room 11 Flooring	

Room 12 Type
Room 12 Level
Room 12 Dimensions
Room 12 Flooring

DIRECTIONS

Directions (Ottawa County) Mulberry Rd & N. 120th Rd. - West to N. 110th Rd., Southeast to N. 112th Rd., South to Properties

FEATURES

ARCHITECTURE

Traditional

EXTERIOR CONSTRUCTION

Frame

ROOF

Composition

LOT DESCRIPTION

Irregular

FRONTAGE

Unpaved Frontage

EXTERIOR AMENITIES

Covered Patio

Guttering

Security Light

Storm Door(s)

Storm Windows/Ins Glass

GARAGE

Detached

FLOOD INSURANCE

Required

FINANCIAL

Assumable Y/N	No
Currently Rented Y/N	Yes
Rental Amount	400.00
General Property Taxes	\$0.00
General Tax Year	2022
Yearly Specials	\$0.00
Total Specials	\$0.00

UTILITIES

Septic

Propane Gas

Private Water

BASEMENT / FOUNDATION

None

BASEMENT FINISH

None

COOLING

None

HEATING

Forced Air

Propane-Leased

DINING AREA

Living/Dining Combo

KITCHEN FEATURES

Gas Hookup

Laminate Counters

APPLIANCES

Refrigerator

Range/Oven

MASTER BEDROOM

Master Bdrm on Main Level

AG OTHER ROOMS

Office

LAUNDRY

Main Floor

Separate Room

220-Electric

INTERIOR AMENITIES

Ceiling Fan(s)

Hardwood Floors

Window Coverings-All

POSSESSION

At Closing

PROPOSED FINANCING

Other/See Remarks

WARRANTY

No Warranty Provided

OWNERSHIP

Individual

PROPERTY CONDITION REPORT

No

DOCUMENTS ON FILE

Lead Paint

SHOWING INSTRUCTIONS

Appt Req-Call Showing #

LOCKBOX

None

TYPE OF LISTING

Excl Right w/o Reserve

AGENT TYPE

Sellers Agent

REMARKS

Public Remarks LIVE, ONSITE AUCTION WITH ONLINE BIDDING OCTOBER 24TH, 2023 AT 6:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES , PREVIEW AVAILABLE. LIVE AUCTION WITH MULTI-TRACT BIDDING!!! NO MINIMUM, NO RESERVE!!! If you are looking for country living with total seclusion but still want to be close to town, this is your chance! Tract 1 is a 3-bedroom, 1-bathroom home sitting on 3.8 +/- acres with river frontage tucked away at the end of N 112th Rd next to Minneapolis, Kansas. This tract is being offered in a multi-tract auction with the surrounding five tracts, giving you a total of 175 +/- acres or any combination thereof to purchase if desired. The home features a covered patio, a detached two-car garage/shop, and a shed. The interior has a spacious living room with a picture window and ceiling fan. Next is the kitchen with laminate flooring, a refrigerator, and an oven. There are three large bedrooms along with an office that could be used as a fourth bedroom. A full bathroom with a tub/shower combination and a separate laundry/mud room completes the home. With this property's location and layout of being surrounded by crop land, trees and the river, there are many ways to enjoy this home and what it has to offer. Do not miss out on this amazing opportunity! Auction to be conducted off site at The Golden Wheel Senior Center on October 24th at 6:00pm. Features: Located on the west side, less than one mile from Minneapolis 3.8 +/- acres Solomon River frontage Wooded coverage 3-bed, 1-bath home Detached two-car garage 3 miles west of US HWY 81 North Ottawa County Schools This property can be purchased with Tract 2 providing additional acreage and the 48x80 storage shed. However , if it is not, the home will be granted an access easement across Tract 2 to provide access to the home. It will also be the buyer of Tract 2's responsibility to terminate the electrical service for the shed off of the house meter and install a new service if desired. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10,000. 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. 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. The property is currently occupied by a tenant. There is no written lease or deposit information available for the property. No damage deposit will transfer to buyer at closing.

AUCTION

Type of Auction Sale	Absolute	Method of Auction	Live Only
Auction Location	114 S. Concord St.	Auction Offering	Real Estate Only
Auction Date	10/24/2023	Auction Start Time	6:00 PM
Broker Registration Req	Yes	Buyer Premium Y/N	Yes
Premium Amount	0.10	Earnest Money Y/N	Yes
Earnest Amount %/\$	10,000.00	1 - Open for Preview	
1 - Open/Preview Date		1 - Open Start Time	
1 - Open End Time			

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 630283
Class Land
Property Type Farm
County Ottawa
Area SCKMLS
Address 12.6 +/- Acres 112th Rd.
Address 2 Tract 2
City Minneapolis
State KS
Zip 67467
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	8/23/2023
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	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	141-01-0-00-00-011.00-0	Sub-Agent Comm	0
Number of Acres	12.60	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	548856	Variable Comm	Non-Variable
School District	North Ottawa County School District (USD 239)	Virtual Tour Y/N	
Elementary School	Minneapolis		
Middle School	Minneapolis		
High School	Minneapolis		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Ottawa County) Mulberry Rd & N. 120th Rd. - West to N. 110th Rd., Southeast to N. 112th Rd., South to Properties

FEATURES

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

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, ONSITE AUCTION WITH ONLINE BIDDING OCTOBER 24TH, 2023 AT 6:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES , PREVIEW AVAILABLE. NO MINIMUM/NO RESERVE!!! LIVE AUCTION WITH MULTI-TRACT BIDDING!!! 12.6 +/- acres nestled at the end of N 112th Rd along the Solmon River with tillable acreage and secluded meadow along the riverbank providing a great home for wildlife. This parcel is being offered in a multi-tract auction with the surrounding five tracts, giving you a total of 175+/- acres or any combination thereof to purchase if desired. The property also features a 48x80 storage shed with a partially concreted floor and sliding doors on the south and east side of the building. Whether you are looking at the home and want to purchase the building with additional acreage as well or looking to add some storage to your operation this could be for you! Auction to be conducted off site at The Golden Wheel Senior Center on October 24th at 6:00pm. Features: Located on the west side, less than one mile from Minneapolis 48x80 storage shed Productive tillable bottom ground Solomon River frontage Wooded coverage Meadow along the riverbank providing wildlife habitat 3 miles west of US HWY 81 North Ottawa County Schools This property can be purchased with Tract 1, the house and 3.8 +/- acres. However, if it is not, the home will be granted an access easement across this property to provide access to the home. It will also be the buyer of Tract 2's responsibility to terminate the electrical service for the shed off of the house meter and install new service if desired. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment, Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10 ,000. 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. 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.

AUCTION

Auction Date	10/24/2023	Auction Location	114 S. Concord St.
Auction Offering	Real Estate Only	Auction Start Time	6:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	10/23/2023 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

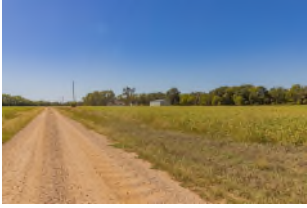
Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



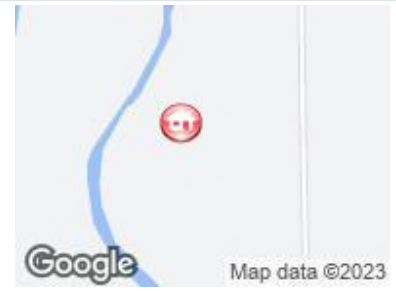


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ALL FIELDS CUSTOMIZABLE

MLS # 630284
Class Land
Property Type Farm
County Ottawa
Area SCKMLS
Address 24.7 +/- Acres 112th Rd.
Address 2 Tract 3
City Minneapolis
State KS
Zip 67467
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	8/23/2023
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	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	141-12-0-00-00-008.00-0	Sub-Agent Comm	0
Number of Acres	24.70	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	1075932	Variable Comm	Non-Variable
School District	North Ottawa County School District (USD 239)	Virtual Tour Y/N	
Elementary School	Minneapolis		
Middle School	Minneapolis		
High School	Minneapolis		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Ottawa County) Mulberry Rd & N. 120th Rd. - West to N. 110th Rd., Southeast to N. 112th Rd., South to Properties

FEATURES

SHAPE / LOCATION Irregular	UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Required	LOCKBOX None
TOPOGRAPHIC Level	IMPROVEMENTS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
PRESENT USAGE Recreational Tillable	OUTBUILDINGS None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Individual
ROAD FRONTAGE Dirt	MISCELLANEOUS FEATURES None	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
	DOCUMENTS ON FILE Photographs	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, ONSITE AUCTION WITH ONLINE BIDDING OCTOBER 24TH, 2023 AT 6:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES , PREVIEW AVAILABLE. NO MINIMUM/NO RESERVE!!! LIVE AUCTION WITH MULTI-TRACT BIDDING!!! 24.7 +/- acres in Ottawa County located on N 112th Rd right next to Minneapolis, KS! This parcel is being offered in a multi-tract auction with the surrounding five tracts, giving you a total of 175+/- acres or any combination thereof to purchase if desired. Land like this does not come up often. If you are seeking to grow your farming operation or invest in land, this is your chance! This is a perfect opportunity if you are looking to purchase a smaller tract of productive tillable bottom land right next to the Solomon River or even looking for a smaller parcel for recreational or personal use. Auction to be conducted off site at The Golden Wheel Senior Center on October 24th at 6:00pm. Features: Located on the west side, less than one mile from Minneapolis S01, T11, R04W, 24.7 surveyed acres Productive tillable bottom ground Solomon River Frontage Tree lined N 112th Rd frontage 3 miles west of US HWY 81 North Ottawa County Schools 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. 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. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$10,000.

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Broker Reg Deadline	10/23/2023 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



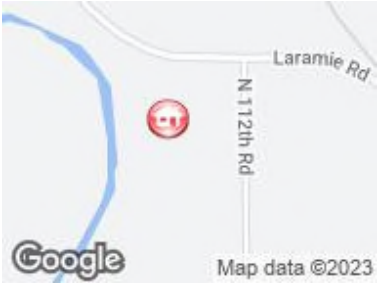
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ALL FIELDS CUSTOMIZABLE



MLS # 630285
Class Land
Property Type Farm
County Ottawa
Area SCKMLS
Address 21.9 +/- Acres 112th Rd.
Address 2 Tract 4
City Minneapolis
State KS
Zip 67467
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	8/23/2023
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	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	141-12-0-00-00-008.00-0	Sub-Agent Comm	0
Number of Acres	21.90	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	953964	Variable Comm	Non-Variable
School District	North Ottawa County School District (USD 239)	Virtual Tour Y/N	
Elementary School	Minneapolis		
Middle School	Minneapolis		
High School	Minneapolis		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Ottawa County) Mulberry Rd & N. 120th Rd. - West to N. 110th Rd., Southeast to N. 112th Rd., South to Properties

FEATURES

SHAPE / LOCATION	PRESENT USAGE	MISCELLANEOUS FEATURES	SHOWING INSTRUCTIONS
Irregular	Recreational	None	Call Showing #
TOPOGRAPHIC	Tillable	DOCUMENTS ON FILE	LOCKBOX
Level	ROAD FRONTAGE	Photographs	None
Stream/River	Dirt	FLOOD INSURANCE	AGENT TYPE
Treeline	Paved	Required	Sellers Agent
Wooded	UTILITIES AVAILABLE	SALE OPTIONS	OWNERSHIP
	Other/See Remarks	None	Individual
	IMPROVEMENTS	PROPOSED FINANCING	TYPE OF LISTING
	None	Other/See Remarks	Excl Right w/o Reserve
	OUTBUILDINGS	POSSESSION	BUILDER OPTIONS
	None	At Closing	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

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AUCTION

Auction Date	10/24/2023	Auction Location	114 S. Concord St.
Auction Offering	Real Estate Only	Auction Start Time	6:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	10/23/2023 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



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ALL FIELDS CUSTOMIZABLE



MLS # 630287
Class Land
Property Type Farm
County Ottawa
Area SCKMLS
Address 44.9 +/- Acres 112th Rd.
Address 2 Tract 5
City Minneapolis
State KS
Zip 67467
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	8/23/2023
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	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	141-01-0-00-00-010.00-0	Sub-Agent Comm	0
Number of Acres	44.90	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	1955844	Variable Comm	Non-Variable
School District	North Ottawa County School District (USD 239)	Virtual Tour Y/N	
Elementary School	Minneapolis		
Middle School	Minneapolis		
High School	Minneapolis		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Ottawa County) Mulberry Rd & N. 120th Rd. - West to N. 110th Rd., Southeast to N. 112th Rd., South to Properties

FEATURES

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

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, ONSITE AUCTION WITH ONLINE BIDDING OCTOBER 24TH, 2023 AT 6:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. NO MINIMUM/NO RESERVE!!! LIVE AUCTION WITH MULTI-TRACT BIDDING!!! 44.9 acres of Solomon River bottom land located in Ottawa County right next to Minneapolis, Kansas! This parcel is being offered in a multi-tract auction with the surrounding five tracts, giving you a total of 175+/- acres or any combination thereof to purchase if desired. The opportunity to purchase a farm such as this does not come up often and you do not want to miss it! Located on the other side of the river from the county fairgrounds, this tract has N 112th Rd access with the Solomon River to the south and abandoned railroad track easement to the north. This 44.9-acre tract is perfect to invest in or add to your existing operation. If you have been searching for land you know that this is an opportunity you do not want to miss! Auction to be conducted off site at The Golden Wheel Senior Center on October 24th at 6:00pm. Features: Located on the west side of Minneapolis, KS S01, T11, R04W, 44.9 acres Productive tillable bottom ground Solomon River Frontage Tree lined N 112th Rd frontage 3 miles west of US HWY 81 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. 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. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000.

AUCTION

Auction Date	10/24/2023	Auction Location	114 S. Concord St.
Auction Offering	Real Estate Only	Auction Start Time	6:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	10/23/2023 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



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Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
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Number of Acres	67.70	Buyer-Broker Comm	3
Price Per Acre	0.00	Transact Broker Comm	3
Lot Size/SqFt	2949012	Variable Comm	Non-Variable
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Elementary School	Minneapolis		
Middle School	Minneapolis		
High School	Minneapolis		
Subdivision	NONE LISTED ON TAX RECORD		
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McCurdy
 REAL ESTATE & AUCTION

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE

Tract 1

Property Address: 1101 N. 112th On 170 +/- Acres - Minneapolis , KS 67467 (the "Real Estate")

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

Occupancy: ☒ Tenant-Occupied ☐ Owner-Occupied ☐ Vacant

Lease information (if applicable):

Written Lease: ☐ Yes ☒ No

Term of Lease: ☒ Month-to-Month ☐ Fixed Expiration Date (Please provide date): _____

Rent Amount: \$400 Tenant current on rent: ☒ Yes ☐ No

Deposit Amount: _____

Appliances Transferring with the Real Estate:

Refrigerator: ☒ Yes ☐ No ☐ None/Unknown

Stove/Oven: ☒ Yes ☐ No ☐ None/Unknown

Dishwasher: ☐ Yes ☒ No ☐ None/Unknown

Microwave: ☐ Yes ☒ No ☐ None/Unknown

Washer: ☐ Yes ☒ No ☐ None/Unknown

Dryer: ☐ Yes ☒ No ☐ None/Unknown

Utilities:

	Utility Provider/Company	Utility On or Off	Utility Paid By
Electric:	<u>DSO Electric COOP</u>	☒ On ☐ Off	☒ Tenant ☐ Owner
Water/Sewer:	<u>Well & Septic</u>	☒ On ☐ Off	☒ Tenant ☐ Owner
Gas:	<u>N/A</u>	☐ On ☐ Off	☐ Tenant ☐ Owner
Propane:	_____	☒ On ☐ Off	☒ Tenant ☐ Owner

Propane tank information (if applicable): ☐ Owned ☒ Leased

If leased, please provide company name and monthly lease amount: Propane Central for \$12 a year

Other Utility: _____ ☐ On ☐ Off ☐ Tenant ☐ Owner

Have any utility meters been removed? ☐ Yes ☒ No ☐ Unknown

If yes, please provide details including type of meter and applicable address or unit:

Code Violations:

Does the property have any code violations? ☐ Yes ☒ No ☐ Unknown

If yes, please provide details: _____

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: _____

Homeowners Association:

Is the property subject to HOA fees? ☐ Yes ☒ No ☐ Unknown

Dues Amount: _____ ☐ Yearly ☐ Monthly ☐ Quarterly

Initiation Fee: _____

Property Disclosures:

Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")?

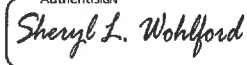
None

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

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

SELLER:

Authentisign
 08/22/2023
 Signature Date

Sheryl L. Wohlford
 Print

Authentisign
 08/22/2023
 Signature Date

Douglas E. Wohlford
 Print

Authentisign
 08/22/2023
 Title Company
 Larry W. Miller Date

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 review the above-provided information and to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer has either reviewed the above-provided information and performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature Date

Signature Date

Property Address: 1101 N. 112th Rd. On 170+/- Acres - Minneapolis, KS 67467

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Authentisign
LWM DEW SLH

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Authentisign
LWM DEW SLH

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

- (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ☒ IJK Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Authentisign Sheryl L. Wohlford Seller	08/22/2023 Date	Authentisign Larry W. Miller Seller	08/22/2023 Date	Authentisign Douglas E. Wohlford Seller	08/22/2023 Date
Authentisign Isaac J. Klingman Purchaser	08/23/2023 Date				



McCurdy
REAL ESTATE & AUCTION

WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 1101 N. 112th Rd. On 170+/- Acres - Minneapolis, KS 67467

DOES THE PROPERTY HAVE A WELL? YES X NO

If yes, what type? Irrigation Drinking X Other

Location of Well: in the wash house next to the house

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

If yes, what type? Septic X Lagoon

Location of Lagoon/Septic Access:

Authentisign
Sheryl L. Wohlford

08/22/2023

Owner

Authentisign
Douglas E. Wohlford

Date

08/22/2023

Owner

Authentisign
Larry W. Miller

Date

08/22/2023



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

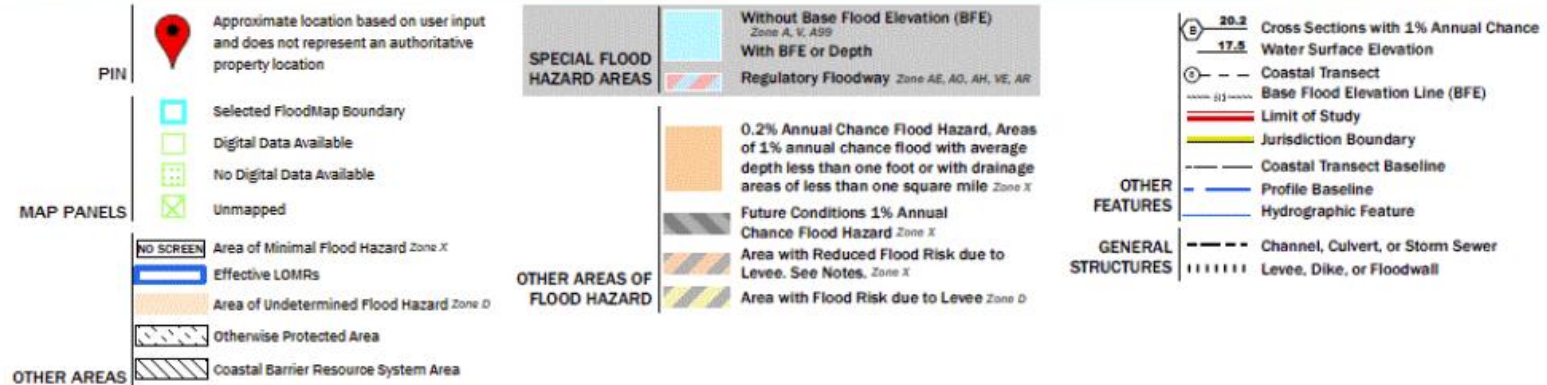
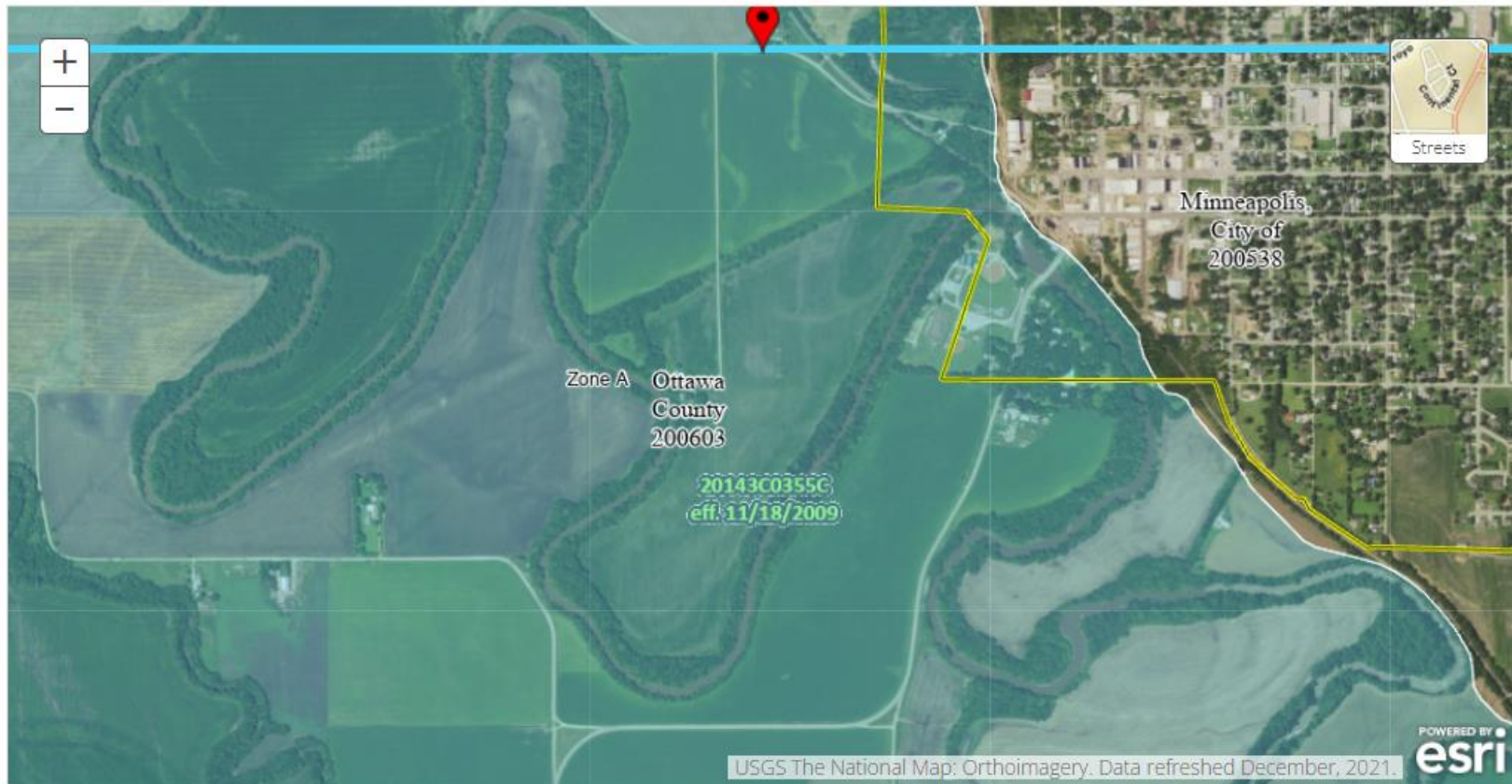
FOR MORE INFORMATION ON WIRE-FRAUD SCAMS OR TO REPORT AN INCIDENT, PLEASE REFER TO THE FOLLOWING LINKS:

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

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



1101 N. 112th Rd. on 170± Acres, Minneapolis, KS 67467 - Flood Map





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.

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

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*)

