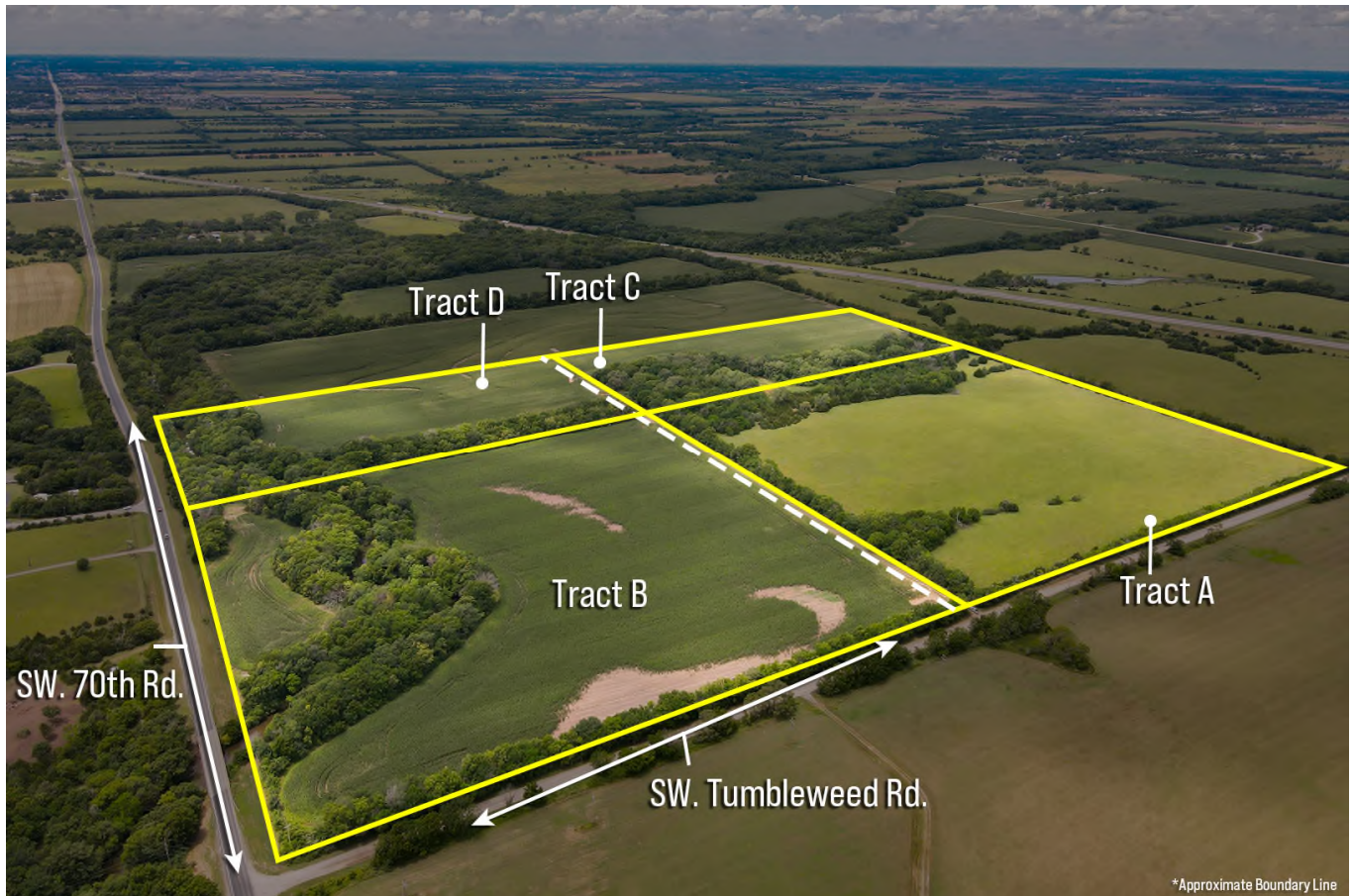


PROPERTY INFORMATION PACKET | THE DETAILS



118 +/- Acres on SW Tumbleweed Rd., Andover KS 67002

MULTI-TRACT AUCTION: Thurs, August 8th @ 6:30 PM @
Cozine Life Events Center 11500 E. 21st St. N., Wichita, KS
67206

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



McCurdy
REAL ESTATE & AUCTION



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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy 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. The Title Commitment Schedule B Part II-Exceptions will be added as a supporting document on McCurdy.com at the time it is provided by the title company. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500 minimum) added to the final bid.

ALL FIELDS CUSTOMIZABLE



Aerial View

MLS # 642109
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 40 +/- Acres on SW Tumbleweed Rd.
Address 2 Tract A
City Andover
State KS
Zip 67002
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/28/2024
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	Braden McCurdy - OFF: 316-683-0612	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	008-301-02-0-00-00-004.00-0	Sub-Agent Comm	0%
Number of Acres	40.00	Buyer-Broker Comm	3%
Price Per Acre	0.00	Transact Broker Comm	3%
Lot Size/SqFt	1742400	Variable Comm	Non-Variable
School District	Andover School District (USD 385)	Virtual Tour Y/N	
Elementary School	Robert Martin		
Middle School	Andover		
High School	Andover		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Andover) Northwest Corner of E. 21st St. (SW 70th St.) & SW Tumbleweed Rd.

FEATURES

SHAPE / LOCATION Rectangular	UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Required	LOCKBOX None
TOPOGRAPHIC Rolling Treeline	IMPROVEMENTS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
PRESENT USAGE Pasture Recreational Tillable	OUTBUILDINGS None	EXISTING FINANCING Other/See Remarks	OWNERSHIP Trust
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included No Crops Included	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
	DOCUMENTS ON FILE Aerial Photos	POSSESSION At Closing	BUILDER OPTIONS Open Builder
		SHOWING INSTRUCTIONS Call Showing #	

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, OFFSITE AUCTION ON AUGUST 8TH, 2024 AT 6:30 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. NO MINIMUM/NO RESERVE!!! LIVE AUCTION WITH MULTI-TRACT BIDDING!!! An amazing and rare land buying opportunity to purchase 40+/- acres in a fantastic location near Andover! Located near the intersection of SW 70th/21st St and SW Tumbleweed Rd this acreage is just minutes to Andover, Benton and east Wichita. The property also sits in the Andover School District and offers the perfect canvas to build your own dream home while staying close to all the amenities. Enjoy the rolling native grass land, seclusion and abundant wildlife in the wooded area on the property. If you are looking for that country feel and seclusion but still want to be close to all the hustle and bustle, or simply want to invest in land this is your chance. Do not wait and register to bid today on this fantastic property selling regardless of price! 40 +/- acres on SW Tumbleweed Rd Close to Paved SW 70th/21st St Fantastic Rural Homesite Andover Schools Minutes to Andover, Benton and East Wichita Close to Santa Fe Lake Rolling Grassland Wooded Areas Abundant Wildlife Electric Nearby This tract is being offered in a multi-tract auction with the surrounding four tracts, giving you a total of 118+/- acres or any combination thereof to purchase if desired. Auction is to be conducted off-site at The Cozine Life Events Center on August 8th at 6:30pm. Previously this auction was marketed as being five tracts A-E, however due to discussions with the county and platting regulations previous Tracts A and B which were 20+/- acres each are now being merged as one Tract to become 40+/- acres. The remaining tracts that were advertised will remain the same but will be renamed, what was Tract C originally is now Tract B and what were Tracts D and E are now C and D. If there are any question on this change, please contact the auction manager . 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 \$15,000.

AUCTION

Auction Date	8/8/2024	Auction Location	11500 E. 21st St. N.
Auction Offering	Real Estate Only	Auction Start Time	6:30 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	8/7/2024 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



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



View



View



View



Aerial View



View



View



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Aerial View



Aerial View



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View



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Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



View



View



Aerial View



Yard



View



View



View



View



View

DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



Aerial View

MLS # 641720
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 38 +/- Acres on SW Tumbleweed Rd.
Address 2 Tract B
City Andover
State KS
Zip 67002
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/28/2024
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	Braden McCurdy - OFF: 316-683-0612	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	008-301-02-0-00-00-004.00-0	Sub-Agent Comm	0%
Number of Acres	38.00	Buyer-Broker Comm	3%
Price Per Acre	0.00	Transact Broker Comm	3%
Lot Size/SqFt	871200	Variable Comm	Non-Variable
School District	Andover School District (USD 385)	Virtual Tour Y/N	
Elementary School	Robert Martin		
Middle School	Andover		
High School	Andover		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Andover) Northwest Corner of E. 21st St. (SW 70th St.) & SW Tumbleweed Rd.

FEATURES

SHAPE / LOCATION Rectangular	UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Required	LOCKBOX None
TOPOGRAPHIC Rolling Treeline	IMPROVEMENTS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
PRESENT USAGE Pasture Recreational Tillable	OUTBUILDINGS None	EXISTING FINANCING Other/See Remarks	OWNERSHIP Trust
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included No Crops Included	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
	DOCUMENTS ON FILE Aerial Photos	POSSESSION At Closing	BUILDER OPTIONS Open Builder
		SHOWING INSTRUCTIONS Call Showing #	

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, OFFSITE AUCTION ON AUGUST 8TH, 2024 AT 6:30 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. NO MINIMUM/NO RESERVE!!! LIVE AUCTION WITH MULTI-TRACT BIDDING!!! An extraordinary opportunity awaits with this 38+/- acre parcel near Andover! Located in proximity to the intersection of SW 70th/21st St and SW Tumbleweed Rd, this property offers swift access to Andover, Benton and east Wichita. Whether you are looking to invest in land in the path of progress, wanting to grow your farm operation or looking for that ideal recreational piece, this is it! The property showcases rolling, productive tillable farmland and Dry Creek with wooded draws running through, offering a haven for diverse wildlife. If you've been searching for a spacious countryside retreat without sacrificing proximity to city amenities, this is it. Land like this does not come up often. If you are seeking to expand your operation, own that perfect recreational property or invest in land, this is your chance! Do not wait and register to bid on this remarkable property, which will be sold regardless of price. 38 +/- acres with frontage on SW 70th/21st St and SW Tumbleweed Rd Quick Commute to Andover, Benton and East Wichita Proximity to Santa Fe Lake Productive tillable farmland Dry Creek running through Wooded draws Wildlife Habitat Electric Nearby This larger tract is offered as part of a multi-tract auction comprising five adjacent parcels, totaling 118+/- acres. Buyers have the flexibility to purchase any combination of the available tracts. The auction will be conducted off-site at The Cozine Life Events Center on August 8th at 6:30pm. *A majority of this property is located in the floodplain and is also classified as agricultural use only with Butler County at this time is it not approved for residential structures. Previously this auction was marketed as being five tracts A-E, however due to discussions with the county and platting regulations previous Tracts A and B which were 20+/- acres each are now being merged as one Tract to become 40+/- acres. The remaining tracts that were advertised will remain the same but will be renamed, what was Tract C originally is now Tract B and what were Tracts D and E are now C and D. If there are any question on this change, please contact the auction manager. 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 \$15,000.

AUCTION

Auction Date	8/8/2024	Auction Location	11500 E. 21st St. N.
Auction Offering	Real Estate Only	Auction Start Time	6:30 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	8/7/2024 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



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



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Aerial View



Aerial View



Aerial View



Community



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Aerial View



Aerial View



Aerial View



Community



View



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View



View

DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



Aerial View

MLS # 641721
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 20 +/- Acres on SW Tumbleweed Rd.
Address 2 Tract C
City Andover
State KS
Zip 67002
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/28/2024
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	Braden McCurdy - OFF: 316-683-0612	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	008-301-02-0-00-00-004.00-0	Sub-Agent Comm	0%
Number of Acres	20.00	Buyer-Broker Comm	3%
Price Per Acre	0.00	Transact Broker Comm	3%
Lot Size/SqFt	871200	Variable Comm	Non-Variable
School District	Andover School District (USD 385)	Virtual Tour Y/N	
Elementary School	Robert Martin		
Middle School	Andover		
High School	Andover		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Andover) Northwest Corner of E. 21st St. (SW 70th St.) & SW Tumbleweed Rd.

FEATURES

SHAPE / LOCATION Rectangular	UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Unknown	LOCKBOX None
TOPOGRAPHIC Rolling Treeline	IMPROVEMENTS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
PRESENT USAGE Pasture Recreational Tillable	OUTBUILDINGS None	EXISTING FINANCING Other/See Remarks	OWNERSHIP Trust
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included No Crops Included	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
	DOCUMENTS ON FILE Aerial Photos	POSSESSION At Closing	BUILDER OPTIONS Open Builder
		SHOWING INSTRUCTIONS Call Showing #	

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, OFFSITE AUCTION ON AUGUST 8TH, 2024 AT 6:30 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. NO MINIMUM/NO RESERVE!!! LIVE AUCTION WITH MULTI-TRACT BIDDING!!! Don't let this unique opportunity slip away 20+/- acres available in a highly desirable location near Andover! Positioned close to the intersection of SW 70th/21st St and SW Tumbleweed Rd, this property ensures easy access to Andover, Benton and east Wichita. Situated within the Andover School District, this parcel offers the perfect backdrop for constructing your dream home while maintaining proximity to urban amenities. The property features beautiful rolling farmland and woods, creating an ideal setting for recreation and wildlife. If you're dreaming of a peaceful country lifestyle without sacrificing city conveniences, this is your chance. Don't delay - register today to bid on this exceptional property, which will be sold regardless of price. 20 +/- acres with access from SW Tumbleweed Rd Easy Access to Paved SW 70th/21st St Andover Schools Minutes to Andover, Benton and East Wichita Close to Santa Fe Lake Recreation Area Productive Tillable Farmland Wooded Areas Abundant Wildlife Electric Nearby This tract is part of a multi-tract auction featuring five adjoining parcels, totaling 118+/- acres. Buyers have the option to purchase any combination of the available tracts. The auction will take place off-site at The Cozine Life Events Center on August 8th at 6:30pm. Previously this auction was marketed as being five tracts A-E, however due to discussions with the county and platting regulations previous Tracts A and B which were 20+/- acres each are now being merged as one Tract to become 40+/- acres. The remaining tracts that were advertised will remain the same but will be renamed, what was Tract C originally is now Tract B and what were Tracts D and E are now C and D. If there are any question on this change, please contact the auction manager. 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 \$15,000.

AUCTION

Auction Date	8/8/2024	Auction Location	11500 E. 21st St. N.
Auction Offering	Real Estate Only	Auction Start Time	6:30 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	8/7/2024 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



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Yard



Aerial View



Aerial View



View



Aerial View



Aerial View



Aerial View



View

DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



Aerial View

MLS # 641724
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 20 +/- Acres on SW Tumbleweed Rd.
Address 2 Tract D
City Andover
State KS
Zip 67002
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 3



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	6/28/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
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Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	1-888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Agriculture	VOW: Allow 3rd Party Comm	Yes
Parcel ID	008-301-02-0-00-00-004.00-0	Sub-Agent Comm	0%
Number of Acres	20.00	Buyer-Broker Comm	3%
Price Per Acre	0.00	Transact Broker Comm	3%
Lot Size/SqFt	871200	Variable Comm	Non-Variable
School District	Andover School District (USD 385)	Virtual Tour Y/N	
Elementary School	Robert Martin		
Middle School	Andover		
High School	Andover		
Subdivision	NONE LISTED ON TAX RECORD		
Legal			

DIRECTIONS

Directions (Andover) Northwest Corner of E. 21st St. (SW 70th St.) & SW Tumbleweed Rd.

FEATURES

SHAPE / LOCATION Rectangular	UTILITIES AVAILABLE Other/See Remarks	DOCUMENTS ON FILE Aerial Photos	SHOWING INSTRUCTIONS Call Showing #
TOPOGRAPHIC Rolling Stream/River Treeline	IMPROVEMENTS None	FLOOD INSURANCE Unknown	LOCKBOX None
PRESENT USAGE Pasture Recreational Tillable	OUTBUILDINGS None	SALE OPTIONS None	AGENT TYPE Sellers Agent
ROAD FRONTAGE Gravel	MISCELLANEOUS FEATURES Mineral Rights Included No Crops Included	EXISTING FINANCING Other/See Remarks	OWNERSHIP Trust
		PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
		POSSESSION At Closing	BUILDER OPTIONS Open Builder

FINANCIAL

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

PUBLIC REMARKS

Public Remarks LIVE, OFFSITE AUCTION ON AUGUST 8TH, 2024 AT 6:30 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. NO MINIMUM/NO RESERVE!!! LIVE AUCTION WITH MULTI-TRACT BIDDING!!! Seize this rare chance to own 20+/- acres in a coveted area near Andover! This property, located in the vicinity of SW 70th/21st St and SW Tumbleweed Rd intersection, offers convenient access to Andover, Benton and east Wichita. Falling within the Andover School District, this land presents an excellent opportunity to build your custom dream home while staying connected to urban conveniences. The property boasts picturesque rolling farmland, a secluded wooded area, and Dry Creek providing a sanctuary for diverse wildlife. If you're in search of countryside tranquility without compromising on proximity to city life, look no further. Act now and register to bid on this exceptional property, which will be sold regardless of price. 20 +/- acres with access from SW Tumbleweed Rd Close to Paved SW 70th/21st St Andover Schools Short Distance to Andover, Benton and East Wichita Near Santa Fe Lake Productive Tillable Farmland Wooded areas Dry Creek Diverse Wildlife Habitat Electric Nearby This tract is offered as part of a multi-tract auction comprising five contiguous parcels, totaling 118+/- acres. Buyers can opt to purchase any combination of the available tracts. The auction will be held off-site at The Cozine Life Events Center on August 8th at 6:30pm. Previously this auction was marketed as being five tracts A-E, however due to discussions with the county and platting regulations previous Tracts A and B which were 20+/- acres each are now being merged as one Tract to become 40+/- acres. The remaining tracts that were advertised will remain the same but will be renamed, what was Tract C originally is now Tract B and what were Tracts D and E are now C and D. If there are any question on this change, please contact the auction manager. 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 \$15,000.

AUCTION

Auction Date	8/8/2024	Auction Location	11500 E. 21st St. N.
Auction Offering	Real Estate Only	Auction Start Time	6:30 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	8/7/2024 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



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



Aerial View



View



View



View



View



Aerial View



Aerial View



Aerial View



Aerial View



View



View



View



View



Aerial View



Aerial View



View



View



View



View



View



Aerial View



Aerial View



Aerial View

DISCLAIMER

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McCurdy
REAL ESTATE & AUCTION

SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: 117.6 +/- Acres On SW 70th St. - Andover, KS 67002 (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

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:

Authentisign

Timothy G. Givan

06/27/2024

Signature

Date

Timothy Gavin

Print

First National Bank of Hutchinson,
Co Trustee/Successor Trustee

SRVP/SR Trust Officer

Karen K. Broddle Irrevocable Trust

Title

Company



6-28-2024

Signature

Date

Dwayne Broddle

Print

Co-Trustee

The Karen K. Irrevocable Trust

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



McCurdy
REAL ESTATE & AUCTION

WATER WELL INSPECTION REQUIREMENTS

Property Address: 117.6 +/- Acres On SW 70th St. - Andover, KS 67002

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 X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Owner/Seller

Timothy G. Givan

Authentication

Timothy G. Givan

Date

06/27/2024

Owner/Seller

Date

Buyer

Date

Buyer

Date

UNDERSTANDING MULTI-TRACT BIDDING



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.

Round 1:

- The auction will begin in offering each tract individually – typically the tracts will be offered high bidders choice.
- The high bidder is granted the right to select their choice tract or tracts. In the event that the high bidder selects multiple tracts, their bid is applied to each tract selected.
- The remaining properties are then offered for bidding and the process repeats itself until all tracts have been selected.

ROUND 1 SAMPLE DIGITAL BOARD

BIDDER #	TOTAL BID	PER ACRE	ACRES	TRACTS
35	\$350,000	\$17,500	20	1
49	\$125,000	\$8,333	15	2
18	\$175,000	\$17,500	10	3
33	\$300,000	\$10,000	30	4
87	\$200,000	\$8,000	25	5

Round 2

- Round 2 IS NOT conducted in a standard auction format. Instead, bidders can increase the bid for individual tracts or create any combination they desire of multiple tracts.
- Ringman will assist bidders with calculations to create new combinations and increase existing bids.
- Ringman will communicate bids to the auctioneer.
- As new bids are placed, the board will update to reflect current high bid amounts.
- The board will show the “leaders”, which are the current highest bids, and will show previous bids and combinations.
- The ringman can calculate and the board will show the next amount a bidder would need to place to become the high bidder.
- The auction is complete with there are no more bids or combinations presented to the auctioneer.

ROUND 2 SAMPLE DIGITAL BOARD

BIDDER #	TOTAL BID	PER ACRE	ACRES	TRACTS
Leaderboard				
79	\$490,000	\$14,000	35	1 & 2
62	\$550,000	\$10,000	55	4 & 5
18	\$300,000	\$25,000	10	3
Bidding Combinations “Out”				
35	\$350,000	\$17,500	20	1
49	\$125,000	\$8,333	15	2
33	\$300,000	\$10,000	30	4
87	\$200,000	\$8,000	25	5

**This digital board will update in-time with the most recent combinations or individual tract bids.*

Things to Note:

- “All tract” bids are accepted at any time during Round 2. If you wish to place an “all tract” bid it can be placed though a ringman.
- If you are a high bidder, but a combination bid is placed above you, that does not necessarily mean that you will not become the leader on that individual tract again at some point during the auction. **Additional bids and combinations may put you back in the lead.**
- After all bids are exhausted the auctioneer will declare the winning bidders, which could be for all tracts, combinations or individual tracts.

Zoning: Agricultural District 40



- ### RoadCenterline
- | | | |
|---|-----------------|-----------------|
|  | CITY | CITY |
|  | COUNTY ASPHALT | COUNTY ASPHALT |
|  | COUNTY GRAVEL | COUNTY GRAVEL |
|  | KANSAS TURNPIKE | KANSAS TURNPIKE |

This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

1294 FEET

AREA OF MINIMAL FLOOD HAZARD
Zone X

293.6 FEET V

T27S R3E S3

BUTLER COUNTY
200037

FLOODWAY
Zone AE

20015C0480E
eff. 6/2/2009

1288 FEET

1287.1 FEET

1287.1 FEET

1287 FEET

PROFILE RAISELINE

Zone AE

1289.8 FEET

Zone AE

T27S R3E S10

T27S R3E S11

1285.8 FEET

1286 FEET

Zone AE

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

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
OTHER AREAS		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES	— — — —	Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES	 20.2 17.5	Cross Sections with 1% Annual Chance Water Surface Elevation
	8 — — —	Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
	--- ---	Coastal Transect Baseline
	- - - -	Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		

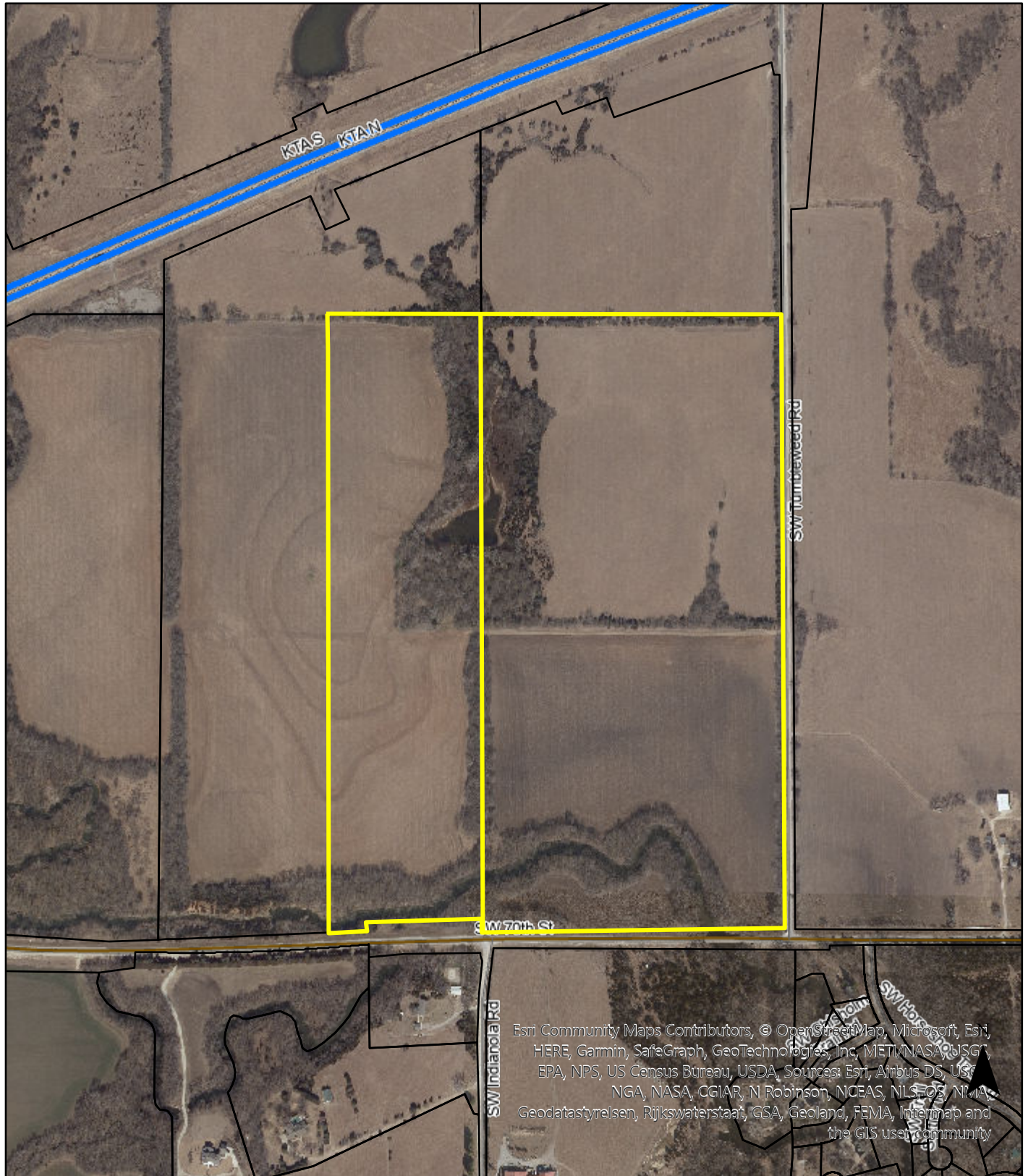
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/26/2023 at 12:50 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

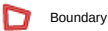
117.6 +/- Acres on SW 70th St., Andover, KS 67002 | Aerial



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	County Boundary		
	Parcels_Data		
	BLDG_LL		
	Condo_Boundaries		
RoadCenterline			
	CITY		CITY
	COUNTY ASPHALT		COUNTY ASPHALT
	COUNTY GRAVEL		COUNTY GRAVEL
	KANSAS TURNPIKE		KANSAS TURNPIKE

This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.



 All Polygons 117.32 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6402	Norge silt loam, 3 to 7 percent slopes	43.64	37.21	0	79	3e
6220	Brewer silty clay loam, rarely flooded	20.73	17.67	0	62	1
6401	Norge silt loam, 1 to 3 percent slopes	18.86	16.08	0	80	2e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	16.27	13.87	0	85	2w
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	8.96	7.64	0	53	2s
8303	Verdigris soils, frequently flooded	7.34	6.26	0	62	5w
4590	Clime-Sogn complex, 3 to 20 percent slopes	1.01	0.86	0	32	6e
5977	Vanoss silt loam, 1 to 3 percent slopes	0.51	0.43	0	74	2e
TOTALS		117.32(*)	100%	-	73.53	2.42

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 39.41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6402	Norge silt loam, 3 to 7 percent slopes	21.22	53.87	0	79	3e
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	8.02	20.36	0	53	2s
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	4.14	10.51	0	85	2w
6401	Norge silt loam, 1 to 3 percent slopes	3.3	8.38	0	80	2e
6220	Brewer silty clay loam, rarely flooded	1.7	4.32	0	62	1
8303	Verdigris soils, frequently flooded	1.03	2.61	0	62	5w
TOTALS		39.41(*)	100%	-	73.28	2.57

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 77.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6402	Norge silt loam, 3 to 7 percent slopes	22.42	28.78	0	79	3e
6220	Brewer silty clay loam, rarely flooded	19.03	24.43	0	62	1
6401	Norge silt loam, 1 to 3 percent slopes	15.56	19.97	0	80	2e
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	12.13	15.57	0	85	2w
8303	Verdigris soils, frequently flooded	6.31	8.1	0	62	5w
4590	Clime-Sogn complex, 3 to 20 percent slopes	1.01	1.3	0	32	6e
3890	Ladysmith silty clay loam, 0 to 1 percent slopes	0.94	1.21	0	53	2s
5977	Vanoss silt loam, 1 to 3 percent slopes	0.51	0.65	0	74	2e

TOTALS		77.91(*)	100%	-	73.66	2.34
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(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

1

2

3

4

5

6

7

8

'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing

Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

TERMS AND CONDITIONS

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

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

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

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

Version (11/22)

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)*

