

# PROPERTY INFORMATION PACKET

## THE DETAILS



**1554 1100 Rd. | Fredonia, KS 66736**

AUCTION: BIDDING OPENS: Tues, August 19<sup>th</sup> @ 2:00 PM

BIDDING CLOSING: Thurs, August 28<sup>th</sup> @ 2:20 PM

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



**McCurdy**  
REAL ESTATE & AUCTION



## **Table of Contents**

PROPERTY DETAIL PAGE  
TERMS AND CONDITIONS  
SELLER'S PROPERTY DISCLOSURE STATEMENT  
WATER WELL ORDINANCE  
AVERAGE UTILITIES  
PRELIMINARY SURVEY  
FLOOR PLANS  
ZONING MAP  
FLOOD ZONE MAP  
AERIAL MAP  
BRRETA DISCLOSURE  
GUIDE TO AUCTION COSTS

ALL FIELDS CUSTOMIZABLE



**MLS #** 659365  
**Status** Active  
**Contingency Reason**  
**Area** SCKMLS  
**Address** 1554 1100 Rd  
**City** Fredonia  
**Zip** 66736  
**Asking Price** \$0  
**Picture Count** 36



KEYWORDS

**AG Bedrooms** 4  
**Total Bedrooms** 4.00  
**AG Full Baths** 2  
**AG Half Baths** 0  
**Total Baths** 2  
**Garage Size** 2  
**Basement** None  
**Levels** 1 - 1/2 Story  
**Approximate Age** 21 - 35 Years  
**Acreage** 10.01 or More

**Approx. AGLA** 2634  
**AGLA Source** Measured  
**Approx. BFA** 0.00  
**BFA Source** Court House  
**Approx. TFLA** 2,634  
**Lot Size/SqFt** 3106699.2  
**Number of Acres** 71.32

GENERAL

**List Agent - Agent Name and Phone** Braden McCurdy - OFF: 316-683-0612  
**List Office - Office Name and Phone** McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600  
**Co-List Agent - Agent Name and Phone**  
**Co-List Office - Office Name and Phone**  
**Showing Phone** 1-888-874-0581  
**Year Built** 2003  
**Parcel ID** 103-151-11-0-00-00-002.02-0  
**School District** Fredonia School District (USD 484)  
**Elementary School** Lincoln  
**Middle School** Fredonia  
**High School** Fredonia  
**Subdivision** NONE LISTED ON TAX RECORD  
**Legal**  
**List Date** 7/13/2025  
**Display Address** Yes  
**Days On Market** 17  
**Input Date** 7/30/2025 8:49 AM  
**Update Date** 7/30/2025  
**Status Date** 7/30/2025  
**Price Date** 7/30/2025

**Master Bedroom Level** Upper  
**Master Bedroom Dimensions** 10.5 x 11.8  
**Master Bedroom Flooring** Concrete  
**Living Room Level** Main  
**Living Room Dimensions** 19.4 x 13.8  
**Living Room Flooring** Concrete  
**Kitchen Level** Main  
**Kitchen Dimensions** 11.11 x 8.10  
**Kitchen Flooring** Concrete  
**Room 4 Type** Bedroom  
**Room 4 Level** Main  
**Room 4 Dimensions** 8.8 x 12.5  
**Room 4 Flooring** Concrete  
**Room 5 Type** Bedroom  
**Room 5 Level** Main  
**Room 5 Dimensions** 9.9 x 11.4  
**Room 5 Flooring** Concrete  
**Room 6 Type** Bedroom  
**Room 6 Level** Upper  
**Room 6 Dimensions** 10.5 x 10.4  
**Room 6 Flooring** Concrete  
**Room 7 Type** Dining Room  
**Room 7 Level** Main  
**Room 7 Dimensions** 22.4 x 15.8  
**Room 7 Flooring** Concrete  
**Room 8 Type** Sun Room/Atrium  
**Room 8 Level** Main  
**Room 8 Dimensions** 25.2 x 14.9  
**Room 8 Flooring** Concrete  
**Room 9 Type** Loft  
**Room 9 Level** Upper  
**Room 9 Dimensions** 25.2 x 25.10  
**Room 9 Flooring** Concrete  
**Room 10 Type** Kitchen  
**Room 10 Level** Main  
**Room 10 Dimensions** 25.2 x 8.2  
**Room 10 Flooring** Concrete  
**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 West of Fredonia - 1100 Rd & Barber Rd - West to property.

FEATURES

|  |  |   |  |
|--|--|---|--|
| <b>ARCHITECTURE</b><br>Log   | <b>GARAGE</b><br>Detached<br>Carport<br>Oversized  | <b>FIREPLACE</b><br>One<br>Living Room<br>Woodburning   | <b>PROPOSED FINANCING</b><br>Other/See Remarks   |
| <b>EXTERIOR CONSTRUCTION</b><br>Frame w/More than 50% Mas  |  |   | <b>WARRANTY</b><br>No Warranty Provided  |
| <b>ROOF</b><br>Metal   | <b>FLOOD INSURANCE</b><br>Unknown  | <b>KITCHEN FEATURES</b><br>Eating Bar<br>Gas Hookup<br>Stone Counters   | <b>OWNERSHIP</b><br>Corporate non-REO  |
| <b>LOT DESCRIPTION</b><br>Irregular<br>Pond/Lake   | <b>UTILITIES</b><br>Septic<br>Propane Gas<br>Rural Water   | <b>MASTER BEDROOM</b><br>Master Bdrm on Sep. Floor  | <b>PROPERTY CONDITION REPORT</b><br>Yes  |
| <b>FRONTAGE</b><br>Unpaved Frontage  | <b>BASEMENT / FOUNDATION</b><br>None   | <b>AG OTHER ROOMS</b><br>Family Room-Main Level<br>Loft<br>Sun Room   | <b>DOCUMENTS ON FILE</b><br>Sellers Prop. Disclosure<br>Aerial Photo   |
| <b>EXTERIOR AMENITIES</b><br>Dock<br>Fence-Other/See Remarks<br>Guttering<br>RV Parking<br>Security Light<br>Storage Building(s)<br>Storm Door(s)<br>Storm Windows/Ins Glass<br>Tennis/Sports Court(s)<br>Other/See Remarks<br>Outbuildings<br>Gated Community | <b>BASEMENT FINISH</b><br>None<br><b>COOLING</b><br>Central<br>Electric<br><b>HEATING</b><br>Forced Air<br>Propane-Owned<br><b>DINING AREA</b><br>Kitchen/Dining Combo | <b>LAUNDRY</b><br>Upper Level<br>220-Electric<br><b>INTERIOR AMENITIES</b><br>Ceiling Fan(s)<br>Fireplace Doors/Screens<br>Skylight(s)<br>Vaulted Ceiling | <b>SHOWING INSTRUCTIONS</b><br>Appt Req-Call Showing #<br><b>LOCKBOX</b><br>None<br><b>TYPE OF LISTING</b><br>Excl Right w/o Reserve<br><b>AGENT TYPE</b><br>Sellers Agent |
| <b>FINANCIAL</b>   |  |   |  |

|                        |        |
|------------------------|--------|
| Assumable Y/N          | No     |
| Currently Rented Y/N   | No     |
| Rental Amount          |        |
| General Property Taxes | \$0.00 |
| General Tax Year       | 2024   |
| Yearly Specials        | \$0.00 |
| Total Specials         | \$0.00 |

|                           |                    |
|---------------------------|--------------------|
| HOA Y/N                   | No                 |
| Yearly HOA Dues           |                    |
| HOA Initiation Fee        |                    |
| Home Warranty Purchased   | Unknown            |
| Earnest \$ Deposited With | Security 1st Title |



REMARKS

**Public Remarks** Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, August 19th, 2025 at 2 PM (cst) | BIDDING CLOSING: Thursday , August 28th, 2025 at 2:20 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! "VALLEY VIEW RANCH" - INCREDIBLE LODGE ON 71.32± ACRES IN THE HEART OF KANSAS. Located approximately 6 miles east of FLINT OAK, 6 miles west of Fredonia and 6 miles south of State Highway 400 you won't want to go back to town after setting foot on this incredible property. This recently surveyed acreage includes the following amenities: Approximately 2 hour drive to Kansas City & Tulsa and 1.5 hour to Wichita Fall River Valley View for miles Automatic Gate & Pipe Fencing (freshly painted - black fence, white tips and red gates) Approximate 8± Acre Lake stocked with Crappie, Chanel Cat, & Bass Boating & Swimming Dock, Gravel Beach & Cabana Building Rural Water Service & Septic Tank Irrigation Sprinkler System serviced By the Lake with 2 Pumps 3-Hole Executive Golf Course - (approximately 500 yards) Lighted & Fenced Tennis/Pickleball & Basketball Court Pistol Range, 200 Yard Shooting Range & Regulation Skeet Course (two throwers & shooting pavilion) RV Parking Pad with Water, Electric & Sewer Campfire Pit Storage Sheds BUNKHOUSE / LODGE / HOME Main Level: 2 Bedrooms, 1 Bath, Kitchen, Great Room with Billiard Area, Log Wall for Trophy Game Display & Elevated Band Stage 2nd Level: 2 Bedrooms, 1 Bath & Loft Sleeping/Office Space? Front Patio with Landscaping & Wire Fencing Around Building Sunroom with Fireplace, Picture Windows & Access to Firepit Area Outdoor /Indoor Commercial Grade Stainless Kitchen (Warming Drawers, FireMagic Commercal Hood, Grill) Indoor Kitchen with Copper Sink, 2 Dishwashers & Large Pantry High End Cabinetry, Gas Stove, Pot Filler Open Dining Area & Great Room for Large Parties & Celebrations RED BARN WITH MANROOM 2,968± Sq. Ft. Red Metal Barn/Shop with 3 Overhead Doors & Full HVAC Loft Fitness Room/Bunkroom Office/Manroom - Sitting Area Shelving and & Cabinetry Hidden Gun Room Maintenance Garage - Fully Insulated with Wood Burning Stove Covered Lean-To Cottage/She-Shed - Screened Porch Sitting or Art Room with Fireplace & HVAC Texas Greehouse Lakewater & Rural Water Risers Around the Property Owned Propane Tank Luxury Chicken Coop/Palace - (chickens remains) Auto-Transfer & Concrete Pad for Power Backup Generator Recent survey just completed and provided in supporting documents. Taxes/square footage, etc. estimated and approximated. McCurdy will be conducting a personal property auction that will end several days following the real estate auction which will afford the Buyer a chance to purchase some items fitting for this property. \*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 (\$2,500.00 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 of \$75,000 for a 45-day closing.

AUCTION

|                         |                 |                      |                                 |
|-------------------------|-----------------|----------------------|---------------------------------|
| Type of Auction Sale    | Absolute        | Method of Auction    | Online Only                     |
| Auction Location        | www.mccurdy.com | Auction Offering     | Real Estate & Personal Property |
| Auction Date            | 8/19/2025       | Auction Start Time   | 2:00 PM                         |
| Broker Registration Req | Yes             | Buyer Premium Y/N    | Yes                             |
| Premium Amount          | 0.10            | Earnest Money Y/N    | Yes                             |
| Earnest Amount %/\$     | 75,000.00       | 1 - Open for Preview |                                 |
| 1 - Open/Preview Date   |                 | 1 - Open Start Time  |                                 |
| 1 - Open End Time       |                 |                      |                                 |

TERMS OF SALE

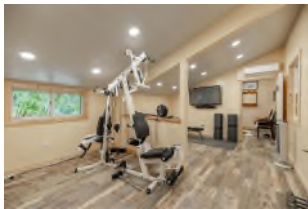
Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES





**DISCLAIMER**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



### 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. 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. 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; easements; covenants; 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 had 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 (\$2,500.00 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 or appraisal.
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, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. 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. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. 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.
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. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder 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.
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 voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process 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. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
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 Real Estate 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 reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
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. 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 account has been compromised, Bidder must immediately inform McCurdy at [auctions@mccurdy.com](mailto:auctions@mccurdy.com).

21. 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 nor 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.
22. The ability to "pre-bid" or to place 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 that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. 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. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. 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.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. 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.
30. 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.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth 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.



# SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 1554 1100 RD FREDONIA 66736  
 Seller: Willow Creek Ranch Date of Purchase: 2002 Jan  
 Property currently zoned as: AG

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

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

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

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

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

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

## PART I

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

None  
Does Not Transfer  
Working  
Not Working  
Don't Know

### WATER SYSTEMS

☐ ☐ ☒ ☐ ☐ Well/Pump IN LAKE  
☐ ☐ ☒ ☐ ☐ Drinking \_\_\_\_\_ Irrigation SPRINKLERS  
 Location \_\_\_\_\_  
 Depth \_\_\_\_\_  
 Type SUBMERSIBLE  
 If on well water, has water ever shown test results of contamination? ☐ Yes ☒ No  
 Is the property connected to ☐ city ☒ rural water systems?  
 Rural Water Transfer? ☒ Yes ☐ No Transfer Fee \$ \_\_\_\_\_  
☐ ☐ ☐ ☐ ☐ Cistern \_\_\_\_\_  
☐ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
 Comments: \_\_\_\_\_

### DRAINAGE/SEWAGE SYSTEMS

☒ ☐ ☐ ☐ ☐ Sewer Lines \_\_\_\_\_  
☐ ☐ ☒ ☐ ☐ Septic/Laterals \_\_\_\_\_  
☒ ☐ ☐ ☐ ☐ Lagoon \_\_\_\_\_  
☐ ☐ ☒ ☐ ☐ Tank Size 4x8 Location North of Bunk House  
☐ ☐ ☐ ☐ ☒ # Feet of Laterals \_\_\_\_\_  
☐ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
☐ ☐ ☐ ☐ ☐ Other \_\_\_\_\_  
 Comments: \_\_\_\_\_

Seller's Initials

KGM CLM

Buyer's Initials



PART II

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

None  
Does Not Transfer  
Working  
Not Working  
Don't Know

GAS/ELECTRIC

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

Yes  
No  
Don't Know

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

DRAINAGE/SEWAGE SYSTEMS

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

BOUNDARIES/LAND

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

Seller's Initials

KSM

Buyer's Initials

AM

Yes No Don't Know

### HOMEOWNER'S ASSOCIATION

Is the property subject to rules or regulations of any homeowner's association?

Annual dues \$ \_\_\_\_\_ Initiation Fee \$ \_\_\_\_\_

To your knowledge, are there any problems relating to any common area?

Have you been notified of any condition which may result in an increase in assessments?

Comments: \_\_\_\_\_

### ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

Asbestos

Contaminated soil or water (including drinking water)

Landfill or buried materials

Methane gas

Oil sheers in wet areas

Radioactive material

Toxic material disposal (e.g., solvents, chemicals, etc.)

Underground fuel or chemical storage tanks

EMFs (Electro Magnetic Fields)

Gas or oil wells in area

Other

To your knowledge, are any of the above conditions present near your property?

Comments: \_\_\_\_\_

### MISCELLANEOUS

To your knowledge:

Are there any gas/oil wells on the property or adjacent property?

Is the present use of the property a non-conforming use?

Are there any violations of local, state or federal government laws or regulations relating to this property?

Is there any existing or threatened legal or regulatory action affecting this property?

Are there any current special assessments or do you have knowledge of any future assessments?

Are there any proposed or pending zoning changes on this or adjacent property?

Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?

Are there any diseased or dead trees or shrubs?

Is the property located in an area where public authorities have or are contemplating condemnation proceedings?

Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

Comments: \_\_\_\_\_

Seller Owns:

Mineral Rights:

100 % pass with the land to the Buyer \_\_\_\_\_ % remain with the Seller

\_\_\_\_\_ % are owned by third party \_\_\_\_\_ unknown

Are there any oil, gas, or wind leases of record or Other? Please explain: \_\_\_\_\_

Crops planted at the time of sale:

\_\_\_\_\_ pass with the land to the Buyer \_\_\_\_\_ remain with the Seller

\_\_\_\_\_ none \_\_\_\_\_ negotiable

\_\_\_\_\_ Other (please describe): \_\_\_\_\_

Seller's Initials KSM CLM Buyer's Initials \_\_\_\_\_



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

**Water Rights:**

\_\_\_\_\_ pass with the land to the Buyer - Permit # \_\_\_\_\_  
 \_\_\_\_\_ remain with the Seller - Permit # \_\_\_\_\_  
 \_\_\_\_\_ have been terminated

Comments: \_\_\_\_\_  
 \_\_\_\_\_

**SELLER'S ACKNOWLEDGMENT**

Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure to other real estate brokers and agents and prospective buyers of the property.

150 WILLOW CREEK RANCH Christine L. McCoy 07/21/2025  
 151 Seller K McCoy Date Seller Date

**OR**

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

154 Kevin McCoy JULY 1, 2025  
 155 Seller Date Seller Date

**BUYER'S ACKNOWLEDGMENT AND AGREEMENT**

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

175 \_\_\_\_\_  
 176 Buyer Date Buyer Date

This form is approved by legal counsel for the REALTORS® of South Central Kansas exclusively for use by members of the REALTORS® of South Central Kansas and other authorized REALTORS®. No warranty is made or implied as to the legal validity or adequacy of this form or that its use is appropriate for all situations. Copyright 2022.

Seller's Initials

Km CLM

Buyer's Initials



**McCurdy**  
REAL ESTATE & AUCTION

## WATER WELL INSPECTION REQUIREMENTS

Property Address: 1554 1100 Rd - Fredonia, KS 66736

**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 ☒



If yes, what type? Irrigation \_\_\_\_\_ Drinking \_\_\_\_\_ Other \_\_\_\_\_

Location of Well: \_\_\_\_\_

**DOES THE PROPERTY HAVE A LAGOON OR SEPTIC SYSTEM?** YES ☒ NO \_\_\_\_\_

If yes, what type? Septic ☒ Lagoon \_\_\_\_\_

Location of Lagoon/Septic Access: \_\_\_\_\_

|              |  |            |      |
|--------------|--|------------|------|
| Owner/Seller |  Kevin S McCoy      | 07/12/2025 | Date |
| Owner/Seller |  Christine L. McCoy | 07/21/2025 | Date |
| Buyer        |  |            | Date |
| Buyer        |  |            | Date |





## AVERAGE MONTHLY UTILITIES

### MISCELLANEOUS INFORMATION

Property Address: 1554 1100 Rd - Fredonia, KS 66736 (the "Real Estate")

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

|                | Utility Provider   Company | 12 Month Avg       |
|----------------|----------------------------|--------------------|
| Electric:      | <u>Four Rivers Coop</u>    | <u>\$875.00/mo</u> |
| Water & Sewer: | <u>RWD</u>                 | <u>\$100.00/mo</u> |
| Gas   Propane: | <u>SEK Coop Owned</u>      | <u>\$250.00/mo</u> |

If propane, is tank owned or leased? ☒ Owned ☐ Leased

*If leased, please provide company name and monthly lease amount:*

\_\_\_\_\_

#### Appliances that Transfer:

Refrigerator? ☒ Yes ☐ No  
 Dishwasher? ☒ Yes ☐ No  
 Stove/Oven? ☒ Yes ☐ No  
 Microwave? ☒ Yes ☐ No

Washer? ☐ Yes ☒ No  
 Dryer? ☐ Yes ☒ No  
 Other? \_\_\_\_\_

Homeowners Association: ☐ Yes ☒ No

Dues Amount: \_\_\_\_\_ Yearly Monthly Quarterly

Initiation Fee: \_\_\_\_\_

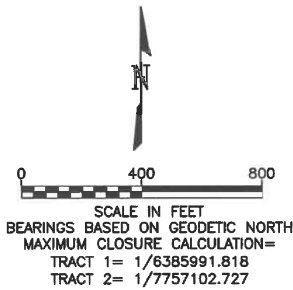
Are there any permanently attached items that will not transfer with the Real Estate (e.g. projector, chandelier, etc.)? No

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*Information provided has been obtained from a variety of sources. McCurdy has not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness.*



REFERENCE DOCUMENTS:

DEED BOOK 305, PAGE 404  
SURVEY BY WALKER, DATED 30 NOV 99  
KS HISTORICAL SOCIETY REFERENCE REPORTS (KSHS)

GENERAL NOTES:

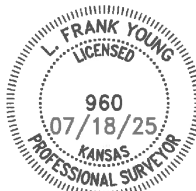
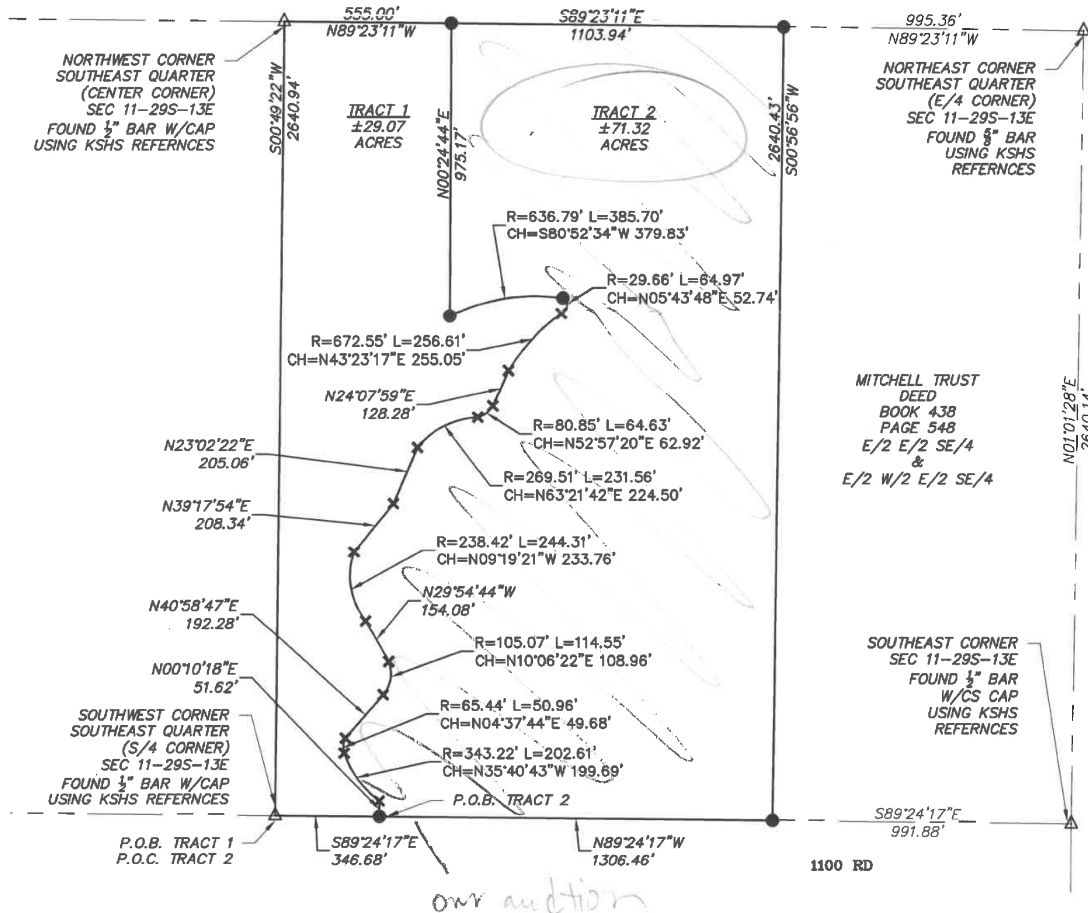
NO GAPS OR OVERLAPS FOUND. EASEMENTS,  
SETBACKS, AND OTHER ENCUMBRANCES OF RECORD  
ARE NOT SHOWN BY SPECIFIC AGREEMENT WITH  
CLIENT. CALCULATED CORNERS WERE NOT  
MONUMENTED ALONG EXISTING DRIVEWAY CENTERLINE  
PER REQUESTED BY CLIENT.

LEGEND

- △ - FOUND SECTION CORNER AS NOTED
- - SET 1/2" X 24" BAR WITH AEA CAP (LS94)
- ✕ - CALCULATED CORNER, NO MONUMENT SET
- - SECTION LINES
- - SURVEYED PROPERTY LINES

FOR  
PRELIMINARY  
REVIEW

RESERVED FOR REGISTER OF DEEDS OFFICE USE



This survey has been reviewed pursuant  
to KSA 58-2005 and is in compliance  
with this act. No other warranties are  
extended or implied.  
Approved \_\_\_\_\_  
Date: William A. Cook, RLS 1020

CERTIFICATE OF SURVEY 1 OF 2  
SW/4 SEC 11-29S-13E  
WILSON COUNTY, KANSAS

Job No. 7088  
Date: 18 Jul 25  
Drawn By: MJC  
Ordered By: Kevin McCoy  
Date of Field Work: 11 Jul 25

Agricultural  
Engineering  
Associates  
1000 Promontory Drive  
Uniontown, Kansas 66779  
620-756-1000

REFERENCE DOCUMENTS:

DEED BOOK 305, PAGE 404  
SURVEY BY WALKER, DATED 30 NOV 99  
KS HISTORICAL SOCIETY REFERENCE REPORTS (KSHS)

GENERAL NOTES:

NO GAPS OR OVERLAPS FOUND.  
EASEMENTS, SETBACKS, AND OTHER  
ENCUMBRANCES OF RECORD ARE  
NOT SHOWN BY SPECIFIC  
AGREEMENT WITH CLIENT.  
CALCULATED CORNERS WERE NOT  
MONUMENTED ALONG EXISTING  
DRIVEWAY CENTERLINE PER  
REQUESTED BY CLIENT.

FOR  
PRELIMINARY  
REVIEW

A PRIVATE SURVEY WAS COMPLETED 18 JULY 2025 FOR KEVIN MCCOY OF TWO TRACTS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 13 EAST, WILSON COUNTY, KANSAS.

PARENT TRACT:

DEED BOOK 305, PAGE 404

THE WEST HALF OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER SECTION 11, TOWNSHIP 29 SOUTH, RANGE 13 EAST, WILSON COUNTY, KANSAS.

TRACTS 1 & 2, ARE DERIVED FROM THE PARENT TRACT CITED ABOVE, AND ARE THUS DESCRIBED AS FOLLOWS:

TRACT 1:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 13 EAST OF THE 6TH PRINCIPAL MERIDIAN, WILSON COUNTY, KANSAS, FURTHER DESCRIBED BY L. FRANK YOUNG, K.S. LICENSE #LS-960 ON 18 JULY 2025, AS FOLLOWS:

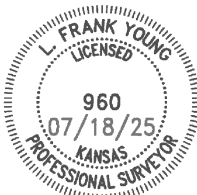
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE S89°24'17"E ON THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 346.68 FEET;  
THENCE N00°10'18"E ALONG THE DRIVEWAY CENTERLINE A DISTANCE OF 51.62 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 343.22 FEET, AND AN ARC LENGTH OF 202.61 FEET, A CHORD OF N35°40'43"W AND A DISTANCE OF 199.69 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 65.44 FEET, AND AN ARC LENGTH OF 50.96 FEET, A CHORD OF N04°37'44"W AND A DISTANCE OF 49.68 FEET;  
THENCE N40°58'47"E ALONG SAID CENTERLINE A DISTANCE OF 192.28 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 105.07 FEET, AND AN ARC LENGTH OF 114.55 FEET, A CHORD OF N10°06'22"E AND A DISTANCE OF 108.96 FEET;  
THENCE N29°54'44"W ALONG SAID CENTERLINE A DISTANCE OF 154.08 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 238.42 FEET, AND AN ARC LENGTH OF 244.31 FEET, A CHORD OF N09°19'21"W AND A DISTANCE OF 233.76 FEET;  
THENCE N39°17'54"E ALONG SAID CENTERLINE A DISTANCE OF 208.34 FEET;  
THENCE N23°02'22"E ALONG SAID CENTERLINE A DISTANCE OF 205.06 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 269.51 FEET, AND AN ARC LENGTH OF 231.56 FEET, A CHORD OF N63°21'42"E AND A DISTANCE OF 224.50 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 80.85 FEET, AND AN ARC LENGTH OF 64.63 FEET, A CHORD OF N52°57'20"E AND A DISTANCE OF 62.92 FEET;  
THENCE N24°07'59"E ALONG SAID CENTERLINE A DISTANCE OF 128.28 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 672.55 FEET, AND AN ARC LENGTH OF 256.61 FEET, A CHORD OF N43°23'17"E AND A DISTANCE OF 255.05 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 29.66 FEET, AND AN ARC LENGTH OF 64.97 FEET, A CHORD OF N05°43'48"E AND A DISTANCE OF 52.74 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 636.79 FEET, AND AN ARC LENGTH OF 385.70 FEET, A CHORD OF S80°52'34"W AND A DISTANCE OF 379.83 FEET;  
THENCE N00°24'44"E TO A POINT ON THE NORTH LINE OF SAID QUARTER A DISTANCE OF 975.17 FEET;  
THENCE N89°23'11"W ALONG SAID NORTH LINE A DISTANCE OF 555.00 FEET;  
THENCE S00°49'22"W ALONG THE WEST LINE OF SAID QUARTER TO THE POINT OF BEGINNING A DISTANCE OF 2640.94 FEET.  
TRACT 1 CONTAINS 29.07 ACRES, MORE OR LESS.

TRACT 2:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 13 EAST OF THE 6TH PRINCIPAL MERIDIAN, WILSON COUNTY, KANSAS, FURTHER DESCRIBED BY L. FRANK YOUNG, K.S. LICENSE #LS-960 ON 18 JULY 2025, AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE S89°24'17"E ON THE SOUTH LINE OF SAID QUARTER TO THE POINT OF BEGINNING A DISTANCE OF 346.68 FEET;  
THENCE N00°10'18"E ALONG THE DRIVEWAY CENTERLINE A DISTANCE OF 51.62 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 343.22 FEET, AND AN ARC LENGTH OF 202.61 FEET, A CHORD OF N35°40'43"W AND A DISTANCE OF 199.69 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 65.44 FEET, AND AN ARC LENGTH OF 50.96 FEET, A CHORD OF N04°37'44"W AND A DISTANCE OF 49.68 FEET;  
THENCE N40°58'47"E ALONG SAID CENTERLINE A DISTANCE OF 192.28 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 105.07 FEET, AND AN ARC LENGTH OF 114.55 FEET, A CHORD OF N10°06'22"E AND A DISTANCE OF 108.96 FEET;  
THENCE N29°54'44"W ALONG SAID CENTERLINE A DISTANCE OF 154.08 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 238.42 FEET, AND AN ARC LENGTH OF 244.31 FEET, A CHORD OF N09°19'21"W AND A DISTANCE OF 233.76 FEET;  
THENCE N39°17'54"E ALONG SAID CENTERLINE A DISTANCE OF 208.34 FEET;  
THENCE N23°02'22"E ALONG SAID CENTERLINE A DISTANCE OF 205.06 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 269.51 FEET, AND AN ARC LENGTH OF 231.56 FEET, A CHORD OF N63°21'42"E AND A DISTANCE OF 224.50 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 80.85 FEET, AND AN ARC LENGTH OF 64.63 FEET, A CHORD OF N52°57'20"E AND A DISTANCE OF 62.92 FEET;  
THENCE N24°07'59"E ALONG SAID CENTERLINE A DISTANCE OF 128.28 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 672.55 FEET, AND AN ARC LENGTH OF 256.61 FEET, A CHORD OF N43°23'17"E AND A DISTANCE OF 255.05 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 29.66 FEET, AND AN ARC LENGTH OF 64.97 FEET, A CHORD OF N05°43'48"E AND A DISTANCE OF 52.74 FEET;  
THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT WITH A RADIUS OF 636.79 FEET, AND AN ARC LENGTH OF 385.70 FEET, A CHORD OF S80°52'34"W AND A DISTANCE OF 379.83 FEET;  
THENCE N00°24'44"E TO A POINT ON THE NORTH LINE OF SAID QUARTER A DISTANCE OF 975.17 FEET;  
THENCE S89°23'11"E ALONG SAID NORTH LINE A DISTANCE OF 1103.94 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN DEED BOOK 438, PAGE 548;  
THENCE S00°56'56"W ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 2640.43 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER;  
THENCE N89°24'17"W ALONG THE SOUTH LINE OF SAID QUARTER TO THE POINT OF BEGINNING A DISTANCE OF 1306.46 FEET.  
TRACT 2 CONTAINS 71.32 ACRES, MORE OR LESS.

I, L. FRANK YOUNG, DO HEREBY CERTIFY THE ABOVE SURVEY WAS CONDUCTED ON THE GROUND UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



L. FRANK YOUNG, P.E., RLS  
KANSAS LICENSE #960

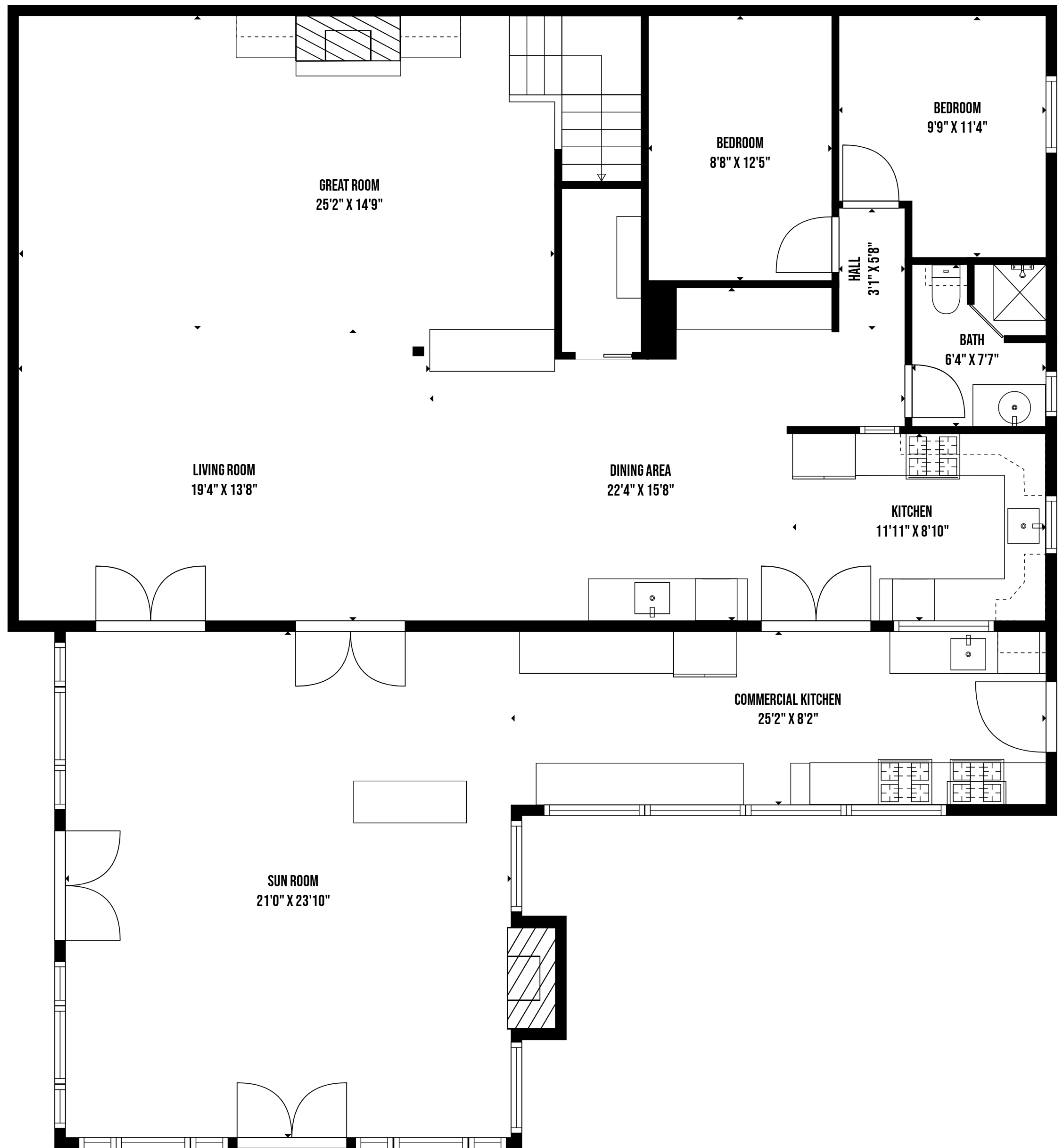
CERTIFICATE OF SURVEY 2 OF 2  
SW/4 SEC 11-29S-13E  
WILSON COUNTY, KANSAS

Job No. 7088  
Date: 18 Jul 25  
Drawn By: MJC  
Ordered By: Kevin McCoy  
Date of Field Work: 11 Jul 25

Agricultural  
Engineering  
Associates  
1000 Promontory Drive  
Uniontown, Kansas 66779  
620-756-1000

This survey has been reviewed pursuant to KSA 58-2005 and is in compliance with this act. No other warranties are extended or implied.

Approved: William A. Cook, RLS 1020  
Date:



**TOTAL: 2634 sq. ft**

FLOOR 1: 2085 sq. ft, FLOOR 2: 549 sq. ft

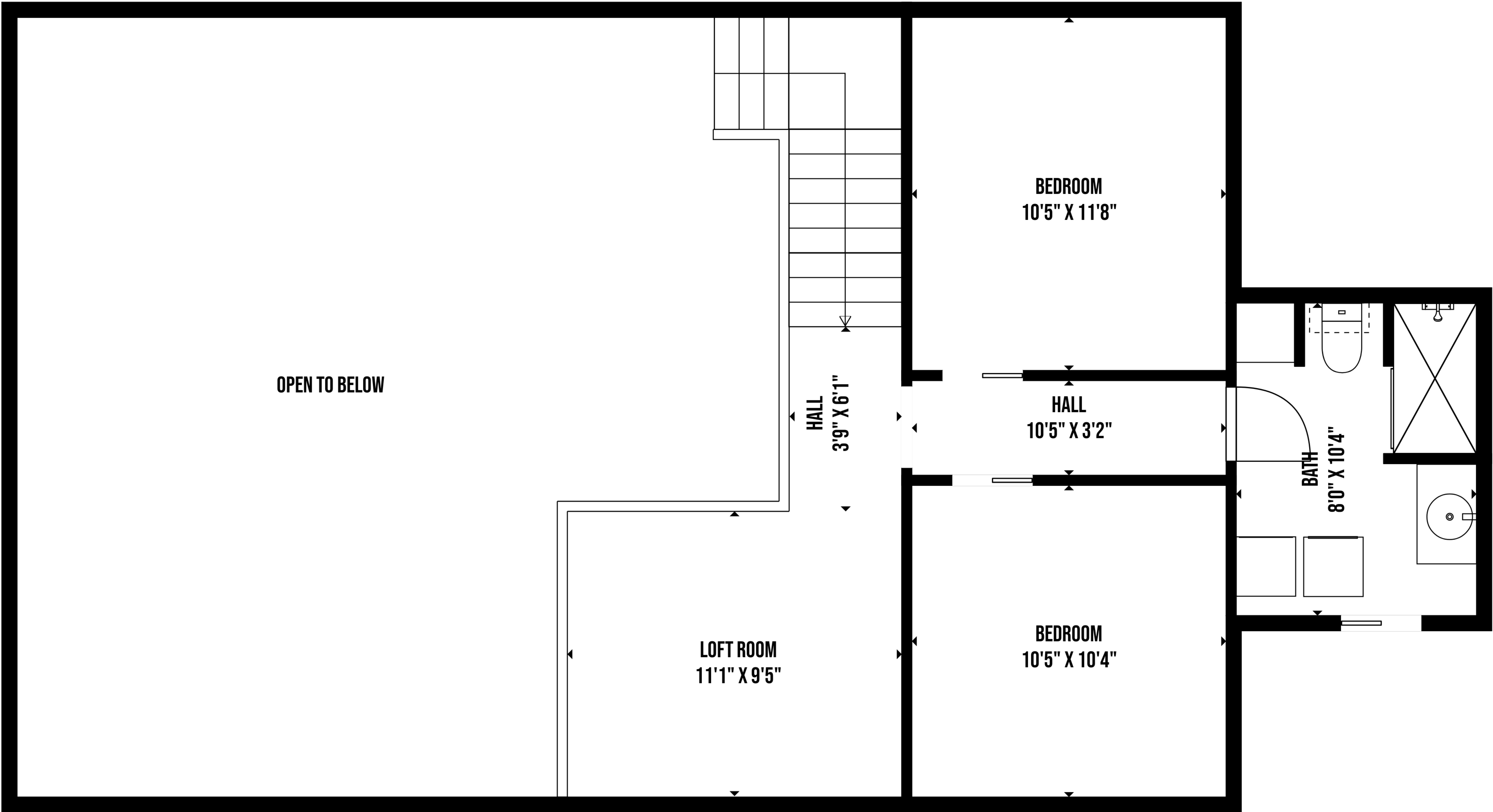
EXCLUDED AREAS: FIREPLACE: 12 sq. ft, OPEN TO BELOW: 571 sq. ft

WALLS: 195 sq. ft

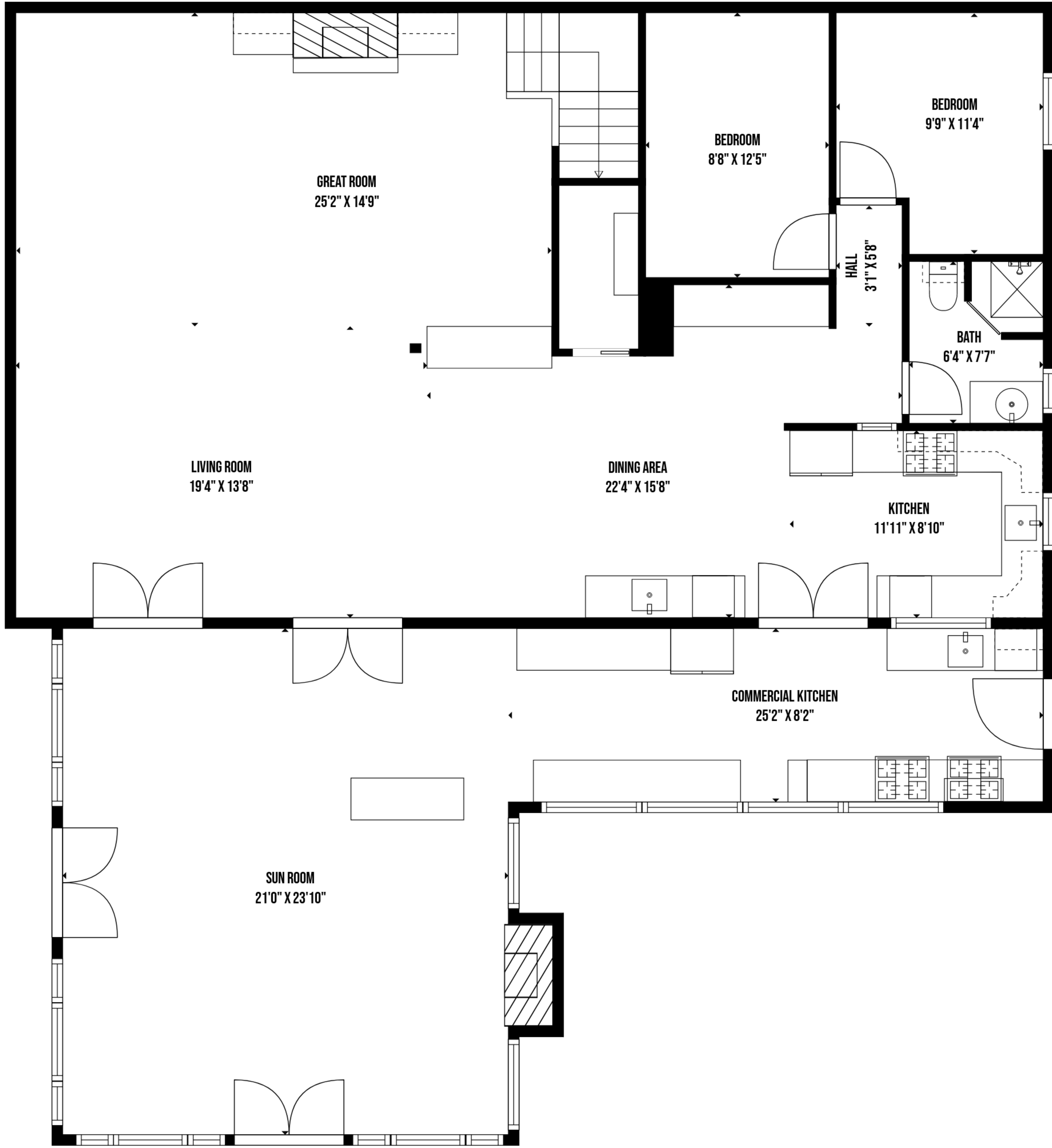
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



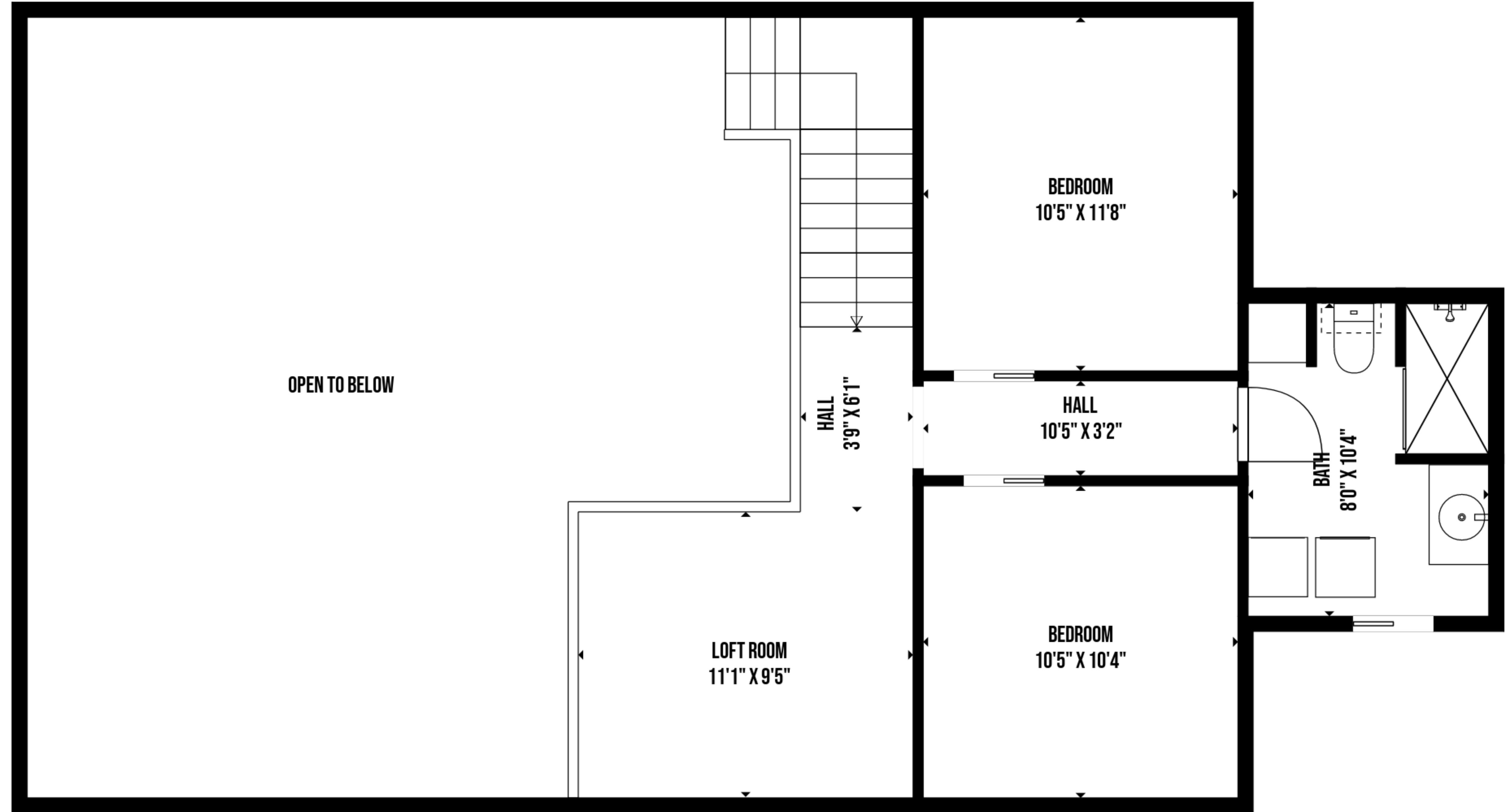








FLOOR 1



FLOOR 2

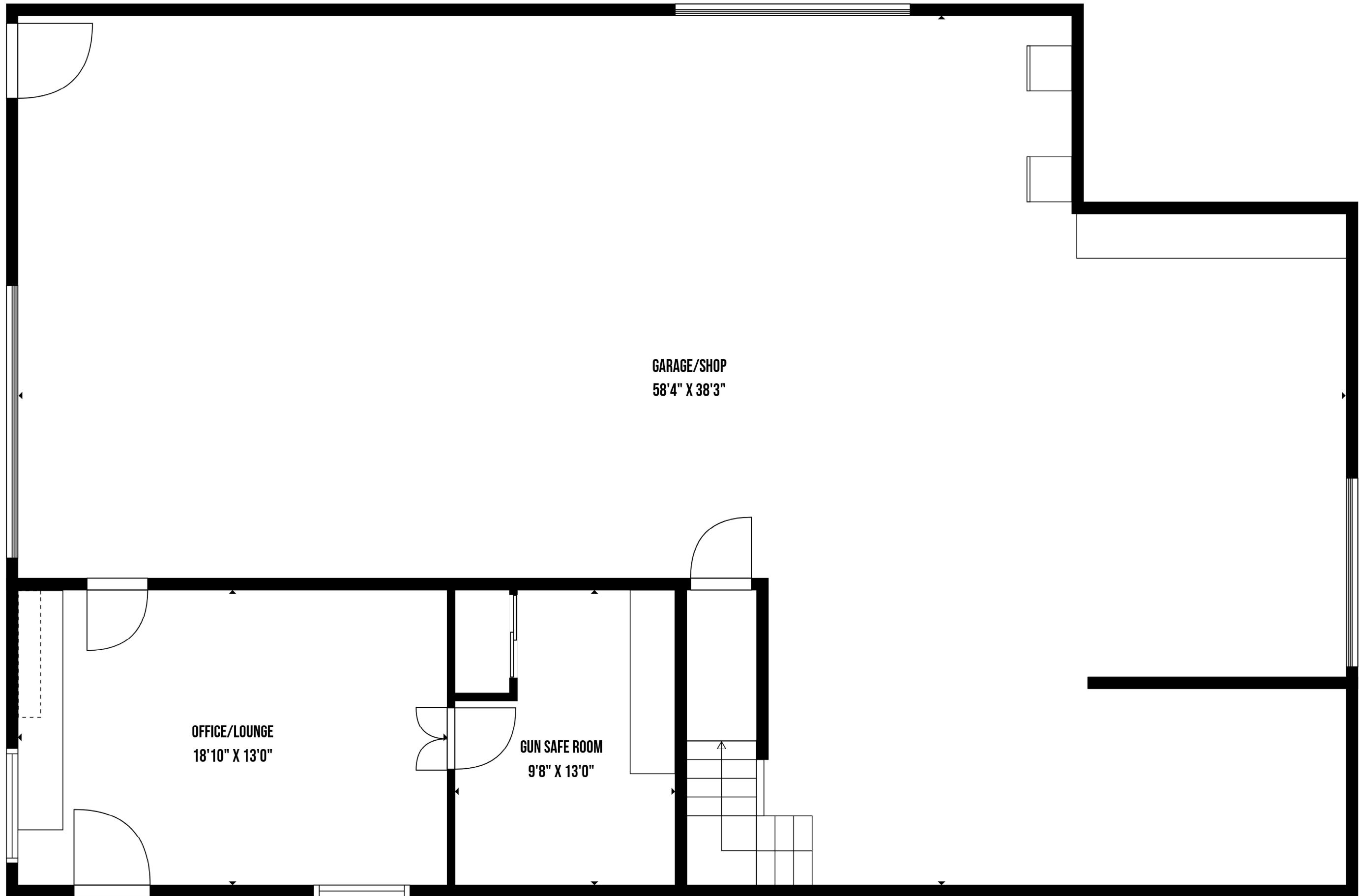
**TOTAL: 2634 sq. ft**

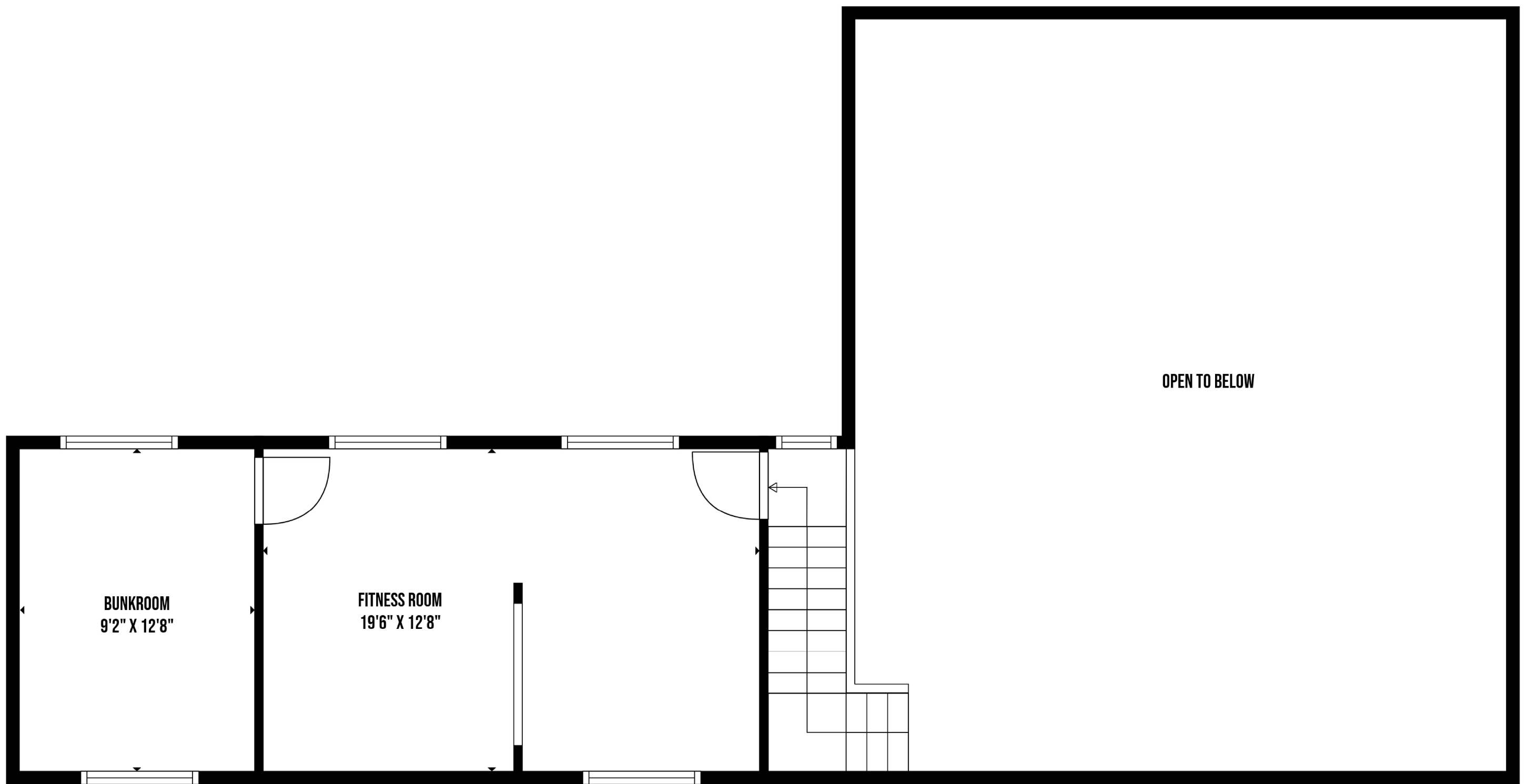
FLOOR 1: 2085 sq. ft, FLOOR 2: 549 sq. ft

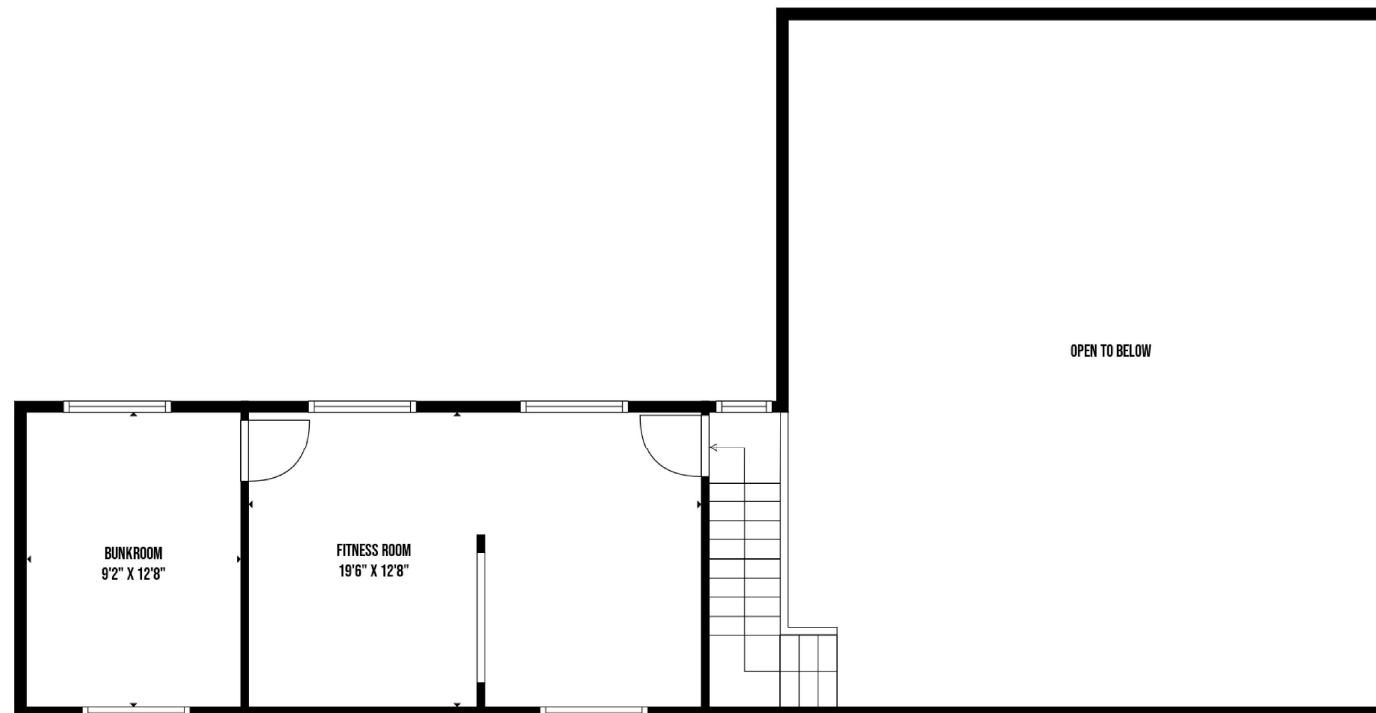
EXCLUDED AREAS: FIREPLACE: 12 sq. ft, OPEN TO BELOW: 571 sq. ft

WALLS: 195 sq. ft

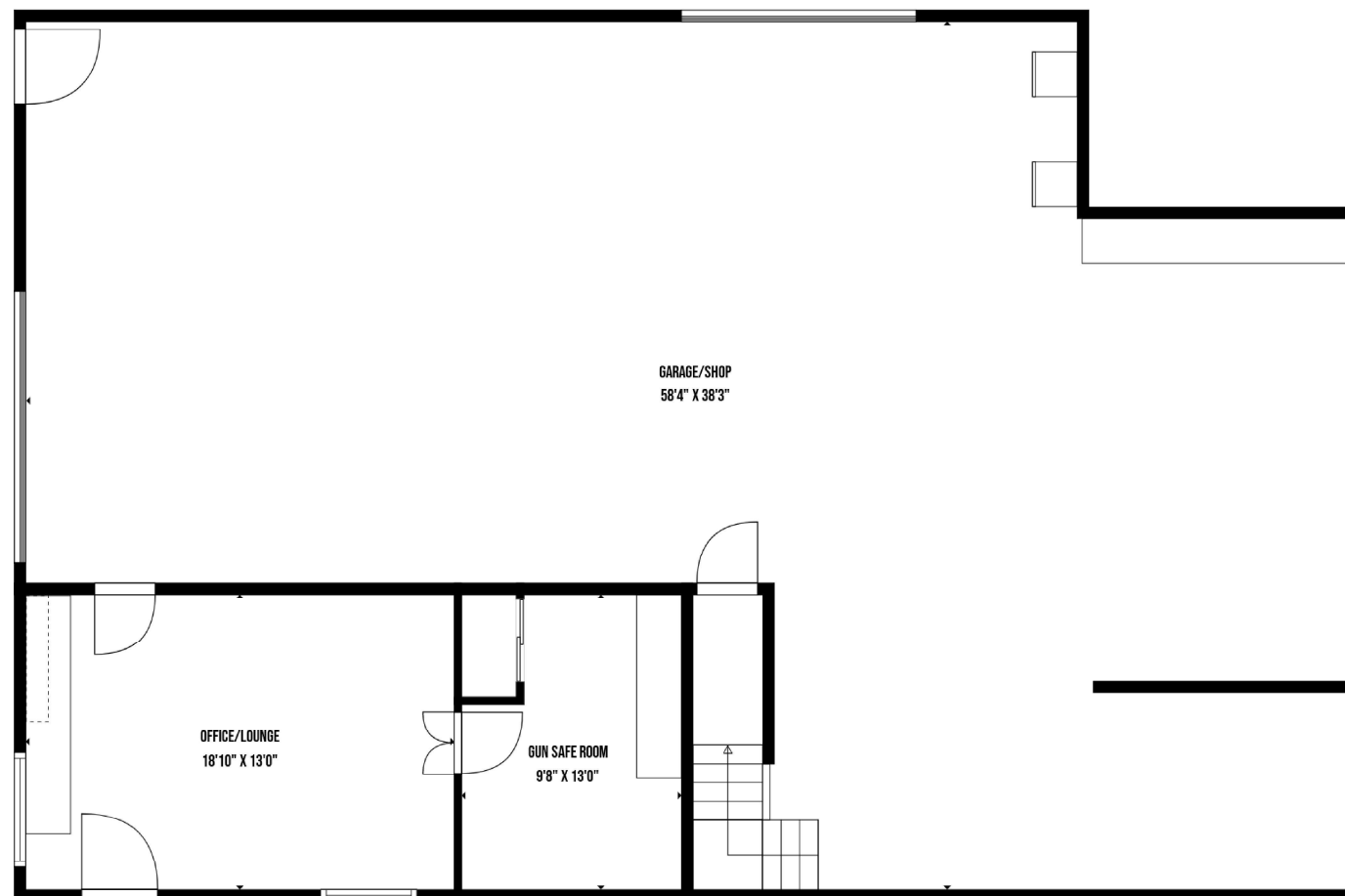








FLOOR 2



FLOOR 1

**TOTAL: 797 sq. ft**

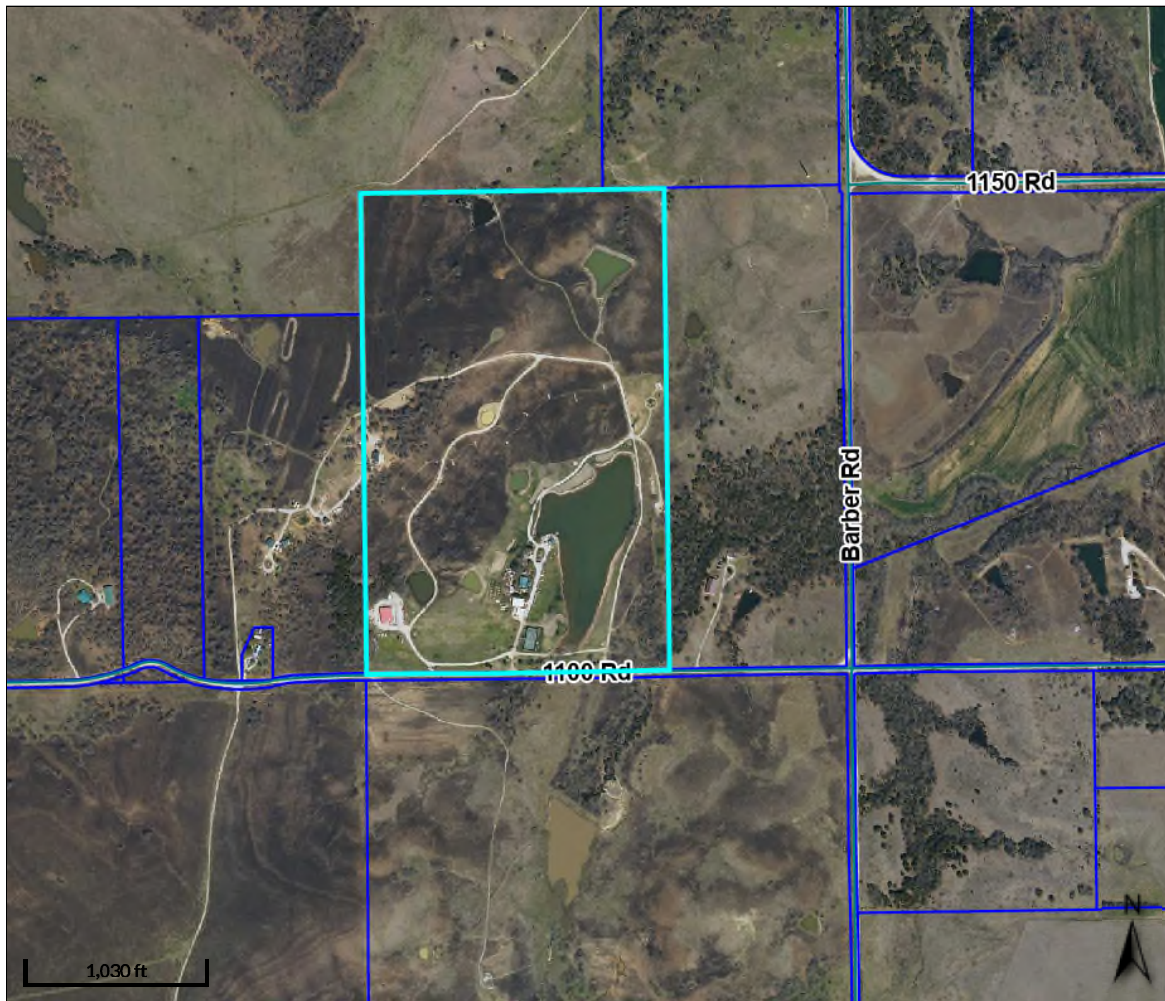
FLOOR 1: 375 sq. ft, FLOOR 2: 422 sq. ft

EXCLUDED AREAS: GARAGE/SHOP: 1718 sq. ft, OPEN TO BELOW: 748 sq. ft

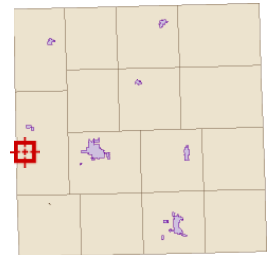
WALLS: 220 sq. ft



1554 1100 Rd, Fredonia, KS 66736 - Zoning A-1 Agricultural



#### Overview



#### Legend

-  PLS Townships
-  City Limits
-  State Highways
-  Federal Highways
-  Roads
-  Parcels

|                  |                     |              |                 |               |
|------------------|---------------------|--------------|-----------------|---------------|
| Parcel ID        | 1031511100000002020 | Alternate ID | R6729           | Owner Address |
| Sec/Twp/Rng      | 11-29-13            | Class        | R - Residential |               |
| Property Address | 1554 1100 RD        | Acreage      | 99.1            |               |
|                  | Fredonia            |              |                 |               |

District 047  
Brief Tax Description S11, T29, R13, ACRES 99.1, W2 SE4 & W2 W2 E2 SE4 EXC R/W  
(Note: Not to be used on legal documents)

**Disclaimer:** Map features are representations of original data sources and do not intend to replace or modify land surveys, deeds or other legal instruments used to describe land ownership or use. Every effort has been made to assure accuracy of data displayed on this map. Information contained on this map may have changed since such information was compiled. Under no circumstances shall Wilson County be responsible to any party for any costs, expenses, damages, to any person or property arising from the use, misuse, sale or reliance on this map.

Date created: 7/29/2025

Last Data Uploaded: 7/28/2025 9:27:40 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL



# National Flood Hazard Layer FIRMMette



95°57'48"W 37°32'11"N



1:6,000

95°57'10"W 37°31'42"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

|                             |  |   |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99  |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                             |  | 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 Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X  |
|                             |  | Area with Flood Risk due to Levee Zone D  |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X   |
|                             |  | Effective LOMRs   |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard Zone D  |
|                             |  | Channel, Culvert, or Storm Sewer  |
|                             |  | Levee, Dike, or Floodwall   |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation   |
|                             |  | 17.5  |
|                             |  | Coastal Transect  |
|                             |  | Base Flood Elevation Line (BFE)   |
|                             |  | Limit of Study  |
|                             |  | Jurisdiction Boundary   |
|                             |  | Coastal Transect Baseline   |
| MAP PANELS                  |  | Profile Baseline  |
|                             |  | Hydrographic Feature  |
|                             |  | 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 6/19/2025 at 2:16 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.

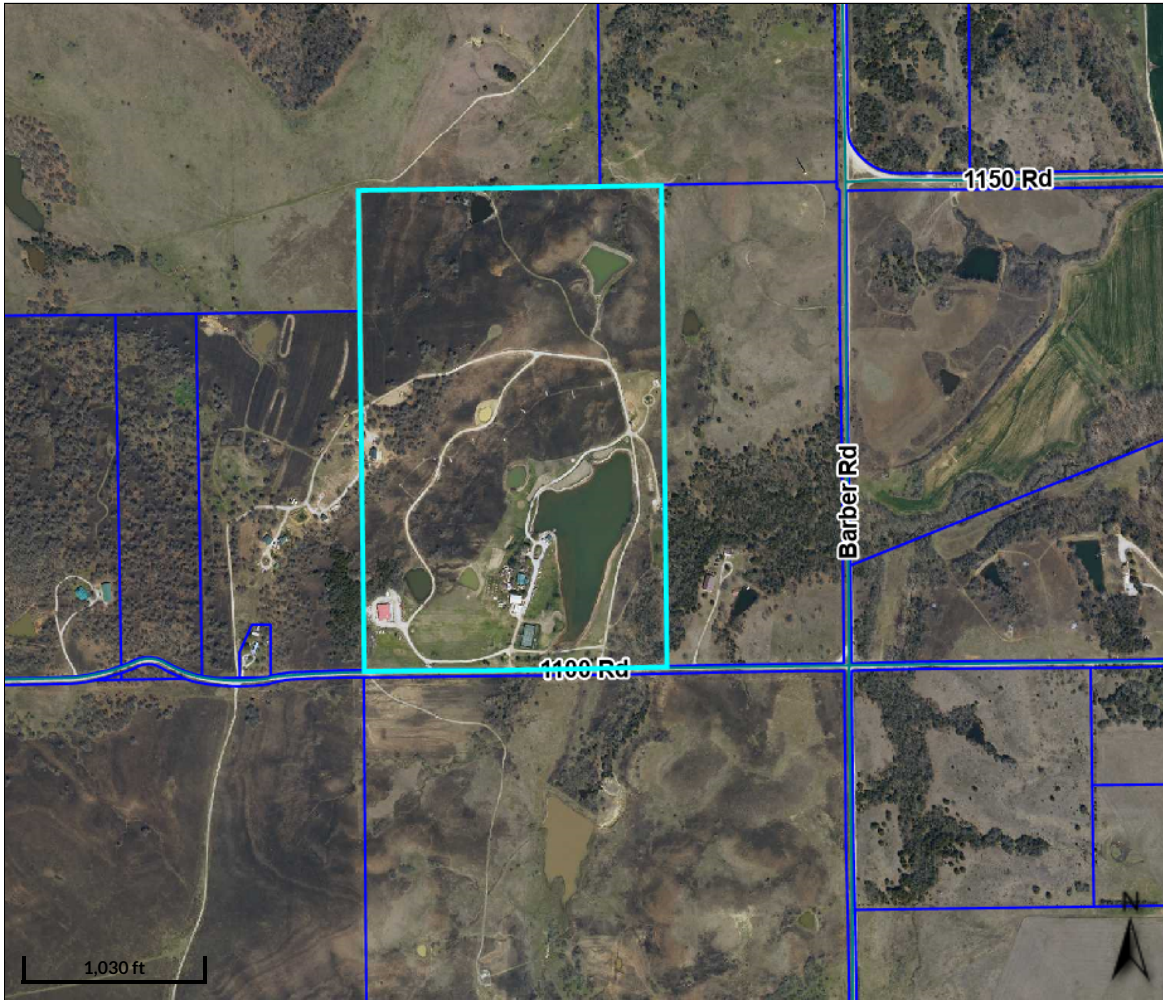
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



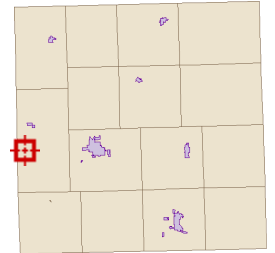


# Beacon™ Wilson County, KS

1554 1100 Rd, Fredonia, KS 66736 - Aerial



## Overview



## Legend

- PLS Townships
- City Limits
- State Highways
- Federal Highways
- Roads
- Parcels

|                       |  |              |                 |               |
|-----------------------|--|--------------|-----------------|---------------|
| Parcel ID             | 1031511100000002020                                      | Alternate ID | R6729           | Owner Address |
| Sec/Twp/Rng           | 11-29-13   | Class        | R - Residential |               |
| Property Address      | 1554 1100 RD   | Acreage      | 99.1            |               |
|                       | Fredonia   |              |                 |               |
| District              | 047  |              |                 |               |
| Brief Tax Description | S11, T29, R13, ACRES 99.1, W2 SE4 & W2 W2 E2 SE4 EXC R/W |              |                 |               |
|                       | (Note: Not to be used on legal documents)                |              |                 |               |

**Disclaimer:** Map features are representations of original data sources and do not intend to replace or modify land surveys, deeds or other legal instruments used to describe land ownership or use. Every effort has been made to assure accuracy of data displayed on this map. Information contained on this map may have changed since such information was compiled. Under no circumstances shall Wilson County be responsible to any party for any costs, expenses, damages, to any person or property arising from the use, misuse, sale or reliance on this map.

Date created: 7/29/2025

Last Data Uploaded: 7/28/2025 9:27:40 PM

Developed by SCHNEIDER  
GEOSPATIAL

## 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*)

