



67± Acres Offered Separate & Together
S. 391st St. W. & Hwy 54
Cheney, KS 67052

AUCTION: BIDDING OPENS: Tues, Dec 9th @ 2:00 PM
BIDDING CLOSING: Wed, Dec 17th @ 2:30 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 DISCLOSURE DENIAL
WATER WELL ORDINANCE
GROUNDWATER ADDENDUM
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
BRRETA DISCLOSURE
GUIDE TO AUCTION COSTS

ALL FIELDS CUSTOMIZABLE



MLS # 665011
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 20± Acres on S 391st St. W.
Address 2 TRACT 1
City Cheney
State KS
Zip 67052
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	11/11/2025
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Single Family	VOW: Allow 3rd Party Comm	Yes
Parcel ID	169-30-0-12-00-001.00A	Virtual Tour Y/N	
Number of Acres	20.00	Days On Market	8
Price Per Acre	0.00	Cumulative DOM	8
Lot Size/SqFt	871200	Cumulative DOMLS	
School District	Cheney School District (USD 268)	Input Date	11/18/2025 4:55 PM
Elementary School	Cheney	Update Date	11/18/2025
Middle School	Cheney	Status Date	11/18/2025
High School	Cheney	HotSheet Date	11/18/2025
Subdivision	NONE LISTED ON TAX RECORD	Price Date	11/18/2025
Legal			

DIRECTIONS

Directions (Cheney) NW corner of S. 391st St. W. & Hwy 54 - approx. 3 miles North of Cheney on S. 391st St. W.

FEATURES

SHAPE / LOCATION Irregular	OUTBUILDINGS None	SHOWING INSTRUCTIONS Call Showing #	MINERALS Rights Included
TOPOGRAPHIC Level	MISCELLANEOUS FEATURES None	LOCKBOX None	OTHER LEASES None
PRESENT USAGE Hay (Various Types)	DOCUMENTS ON FILE Other/See Remarks	AGENT TYPE Sellers Agent	PONDS None
ROAD FRONTAGE Paved County	FLOOD INSURANCE Unknown	OWNERSHIP Corporate	PROPERTY USE Recreation
UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve	RESTRICTIONS / EASEMENTS None
IMPROVEMENTS None	PROPOSED FINANCING Other/See Remarks	BUILDER OPTIONS Open Builder	TERRAIN Meadow Timber Level
	POSSESSION At Closing	FENCING None	

FINANCIAL

Assumable Y/N	No
General 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	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

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AUCTION

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Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	12/9/2025	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	12/16/2025 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	10,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale TRACT 1: 20± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, at 2:30 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. TRACT 2: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, and will close no earlier than 2:35 PM or 5 minutes immediately following the bidding close for the adjacent tract: TRACT 1: 20± Acres on 391st St. & Hwy 54, Cheney, KS 67052. The bidding will remain open until 1 minute has passed without receiving a bid. TRACT 3: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, and will close no earlier than 2:40 PM or 5 minutes immediately following the bidding close for the adjacent tract: TRACT 2: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052. The bidding will remain open until 1 minute has passed without receiving a bid. TRACT 4 : 67± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, and will close no earlier than 2:45 PM or 5 minutes immediately following the bidding close for the final individual tract: TRACT 3: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052. The bidding will remain open until 1 minute has passed without receiving a bid. Possession is immediate; there is no tenant farmer agreement. Sellers interest in the mineral rights do convey to buyer; income is unknown. If sold separately, the seller will have a survey completed. Acreage amounts given for the auction are estimates and not exact. Access to Parcels 2 and 3, if sold separately, will be granted via a 40' easement across the north end of Parcel 1 and then the east and north ends of Parcel 2 as depicted in the aerials. If sold together, a survey and easement will not be completed. The three parcels are being offered "separate and together," meaning there is an opportunity to bid on each parcel individually or all three together. Each parcel will first be offered individually. Upon the close of the individual parcels, bidding on the three parcels together in their entirety will begin, and the starting bid will be the combined total of the high bid for each parcel individually. The high bids for the individual parcels will be held pending the results of the auction of them together. If the high bid on the parcels together exceeds the high bid on each individual parcel, then the high bidder will be required to execute a Sales Contract to purchase all three parcels together. If the total high bid on the parcels together does not exceed the combined high bids on the parcels individually, the high bidders on each individual parcel will execute their respective sales contract for their specific parcel.

PERSONAL PROPERTY

Personal Property

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

ADDITIONAL PICTURES





DISCLAIMER

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ALL FIELDS CUSTOMIZABLE



MLS # 665012
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 23± Acres on S 391st St. W.
Address 2 TRACT 2
City Cheney
State KS
Zip 67052
Status Active
Contingency Reason
Asking Price \$0
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Associated Document Count 1



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Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	88-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Single Family	VOW: Allow 3rd Party Comm	Yes
Parcel ID	169-30-0-12-00-001.00A	Virtual Tour Y/N	
Number of Acres	23.00	Days On Market	8
Price Per Acre	0.00	Cumulative DOM	8
Lot Size/SqFt	1002000	Cumulative DOMLS	
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Elementary School	Cheney	Update Date	11/18/2025
Middle School	Cheney	Status Date	11/18/2025
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FEATURES

SHAPE / LOCATION	OUTBUILDINGS	SHOWING INSTRUCTIONS	MINERALS
Rectangular	None	Call Showing #	Rights Included
TOPOGRAPHIC	MISCELLANEOUS FEATURES	LOCKBOX	OTHER LEASES
Level	None	None	None
PRESENT USAGE	DOCUMENTS ON FILE	AGENT TYPE	PONDS
Recreational	Other/See Remarks	Sellers Agent	None
ROAD FRONTAGE	FLOOD INSURANCE	OWNERSHIP	PROPERTY USE
Paved	Unknown	Corporate	Recreation
County	SALE OPTIONS	TYPE OF LISTING	RESTRICTIONS / EASEMENTS
Highway	Other/See Remarks	Excl Right w/o Reserve	None
UTILITIES AVAILABLE	PROPOSED FINANCING	BUILDER OPTIONS	TERRAIN
Other/See Remarks	Other/See Remarks	Open Builder	Meadow
IMPROVEMENTS	POSSESSION	FENCING	Timber
None	At Closing	None	Level

FINANCIAL

Assumable Y/N	No
General 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	
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Auction Offering	Real Estate Only	1 - Open End Time
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Premium Amount	0.10	3 - Open/Preview Date
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PERSONAL PROPERTY

Personal Property

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

ADDITIONAL PICTURES





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ALL FIELDS CUSTOMIZABLE



MLS # 665014
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area SCKMLS
Address 23± Acres on S 391st St. W.
Address 2 TRACT 3
City Cheney
State KS
Zip 67052
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	11/11/2025
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
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Zoning Usage	Single Family	VOW: Allow 3rd Party Comm	Yes
Parcel ID	169-30-0-12-00-001.00A	Virtual Tour Y/N	
Number of Acres	23.00	Days On Market	8
Price Per Acre	0.00	Cumulative DOM	8
Lot Size/SqFt	1002000	Cumulative DOMLS	
School District	Cheney School District (USD 268)	Input Date	11/18/2025 5:07 PM
Elementary School	Cheney	Update Date	11/18/2025
Middle School	Cheney	Status Date	11/18/2025
High School	Cheney	HotSheet Date	11/18/2025
Subdivision	NONE LISTED ON TAX RECORD	Price Date	11/18/2025
Legal			

DIRECTIONS

Directions (Cheney) NW corner of S. 391st St. W. & Hwy 54 - approx. 3 miles North of Cheney on S. 391st St. W.

FEATURES

SHAPE / LOCATION Rectangular	MISCELLANEOUS FEATURES None	LOCKBOX None	OTHER LEASES None
TOPOGRAPHIC Level	DOCUMENTS ON FILE Other/See Remarks	AGENT TYPE Sellers Agent	PONDS None
PRESENT USAGE Recreational	FLOOD INSURANCE Unknown	OWNERSHIP Corporate	PROPERTY USE Recreation
ROAD FRONTAGE Paved	SALE OPTIONS Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve	RESTRICTIONS / EASEMENTS None
UTILITIES AVAILABLE Other/See Remarks	PROPOSED FINANCING Other/See Remarks	BUILDER OPTIONS Open Builder	TERRAIN Meadow
IMPROVEMENTS None	POSSESSION At Closing	FENCING None	TERRAIN Timber
OUTBUILDINGS None	SHOWING INSTRUCTIONS Call Showing #	MINERALS Rights Included	TERRAIN Level

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2024
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
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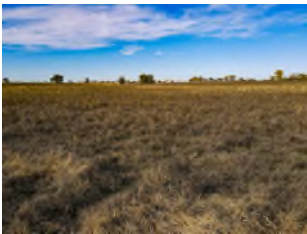
PERSONAL PROPERTY

Personal Property

SOLD

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Seller Paid Loan Asst.	
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Includes Lot Y/N	
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PRESENT USAGE Recreational	DOCUMENTS ON FILE Other/See Remarks	OWNERSHIP Corporate	PROPERTY USE Recreation
ROAD FRONTAGE Paved County Highway	FLOOD INSURANCE Unknown	TYPE OF LISTING Excl Right w/o Reserve	RESTRICTIONS / EASEMENTS None
UTILITIES AVAILABLE Other/See Remarks	SALE OPTIONS Other/See Remarks	BUILDER OPTIONS Open Builder	TERRAIN Meadow Timber Level
IMPROVEMENTS None	PROPOSED FINANCING Other/See Remarks	FENCING None	
	POSSESSION At Closing	MINERALS Rights Included	
	SHOWING INSTRUCTIONS Call Showing #		

FINANCIAL

Assumable Y/N	No
General 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	

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, December 9th, 2025 at 2 PM (cst) | BIDDING CLOSING: Wednesday, December 17, 2025, at 2:45PM (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!!! SELLING REGARDLESS OF PRICE!!! Outstanding 67± acre opportunity positioned at the highly visible northwest corner of US 54 and S 391st Street W (main southern access to Cheney Lake). This exceptional property offers extraordinary versatility; develop multiple homesites among the mature timber, pursue potential development with excellent highway exposure, or hold as a long-term investment in this growing corridor. The tract features substantial road frontage on 391st Street, multiple wooded sections with mature trees, open buildable areas, and the strategic location needed for potential future commercial ventures. Located in Cheney Schools, you'll enjoy proximity to Cheney and Cheney Lake while maintaining quick access to Wichita via Highway 54. Seller's mineral interests convey with the sale, and immediate possession is available. Whether you're seeking farm ground expansion, your dream homesite, or a solid land investment, this property delivers. Selling in three individual parcels or as a complete 67± acre tract—you choose how to buy! Selling regardless of price to the highest bidder. 67± total acres at high-traffic corner location Substantial frontage on US 54 and 391st Street Multiple wooded sections with mature trees Excellent commercial development potential Flexible buying options: individual parcels or complete tract Minutes to Cheney Lake and Wichita Cheney School District Mineral interests convey Immediate possession available SEE FULL DISCLOSURES under Terms of Sale *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 check, or immediately available, certified funds in the amount of \$30,000.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	www.mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	12/9/2025	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	12/16/2025 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	30,000.00	3 - Open End Time

TERMS OF SALE

Terms of Sale TRACT 1: 20± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, at 2:30 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. TRACT 2: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, and will close no earlier than 2:35 PM or 5 minutes immediately following the bidding close for the adjacent tract: TRACT 1: 20± Acres on 391st St. & Hwy 54, Cheney, KS 67052. The bidding will remain open until 1 minute has passed without receiving a bid. TRACT 3: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, and will close no earlier than 2:40 PM or 5 minutes immediately following the bidding close for the adjacent tract: TRACT 2: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052. The bidding will remain open until 1 minute has passed without receiving a bid. TRACT 4 : 67± Acres on 391st St. & Hwy 54, Cheney, KS 67052 BIDDING CLOSING: Wednesday, December 17, 2025, and will close no earlier than 2:45 PM or 5 minutes immediately following the bidding close for the final individual tract: TRACT 3: 23± Acres on 391st St. & Hwy 54, Cheney, KS 67052. The bidding will remain open until 1 minute has passed without receiving a bid. Possession is immediate; there is no tenant farmer agreement. Sellers interest in the mineral rights do convey to buyer; income is unknown. If sold separately, the seller will have a survey completed. Acreage amounts given for the auction are estimates and not exact. Access to Parcels 2 and 3, if sold separately, will be granted via a 40' easement across the north end of Parcel 1 and then the east and north ends of Parcel 2 as depicted in the aerials. If sold together, a survey and easement will not be completed. The three parcels are being offered "separate and together," meaning there is an opportunity to bid on each parcel individually or all three together. Each parcel will first be offered individually. Upon the close of the individual parcels, bidding on the three parcels together in their entirety will begin, and the starting bid will be the combined total of the high bid for each parcel individually. The high bids for the individual parcels will be held pending the results of the auction of them together. If the high bid on the parcels together exceeds the high bid on each individual parcel, then the high bidder will be required to execute a Sales Contract to purchase all three parcels together. If the total high bid on the parcels together does not exceed the combined high bids on the parcels individually, the high bidders on each individual parcel will execute their respective sales contract for their specific parcel.

PERSONAL PROPERTY

Personal Property

SOLD

How Sold
Sale Price
Net Sold Price
Pending Date
Closing Date

Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N

Co-Selling Office - Office Name and Phone
Appraiser Name
Non-Mbr Appr Name

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 2025 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.

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 ACKNOWLEDGEMENT

Property Address: 67.85± Acres on 391st St. W. & Hwy 54 - Cheney, KS 67052 (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:

 Michael Novy 11/11/2025
Signature Date
Michael Novy
Print
President Novy Oil & Gas Inc
Title Company

Signature Date

Print

Title Company

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

BUYER:

Signature Date

Print

Title Company

Signature Date

Print

Title Company



WATER WELL INSPECTION REQUIREMENTS

Property Address: 67.85± Acres On 391st St. W. & Hwy 54 - Cheney, KS 67052

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: _____


Michael Novy 11/11/2025
 Owner/Seller _____ Date _____

Owner/Seller _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

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

6 67.85± Acres On 391st St. W. & Hwy 54 - Cheney, KS 67052

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

Author(s)
MN

Known groundwater contamination or other environmental concerns are:

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

16 MN

_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

22 **BUYER'S ACKNOWLEDGMENT** (please complete c below)

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

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

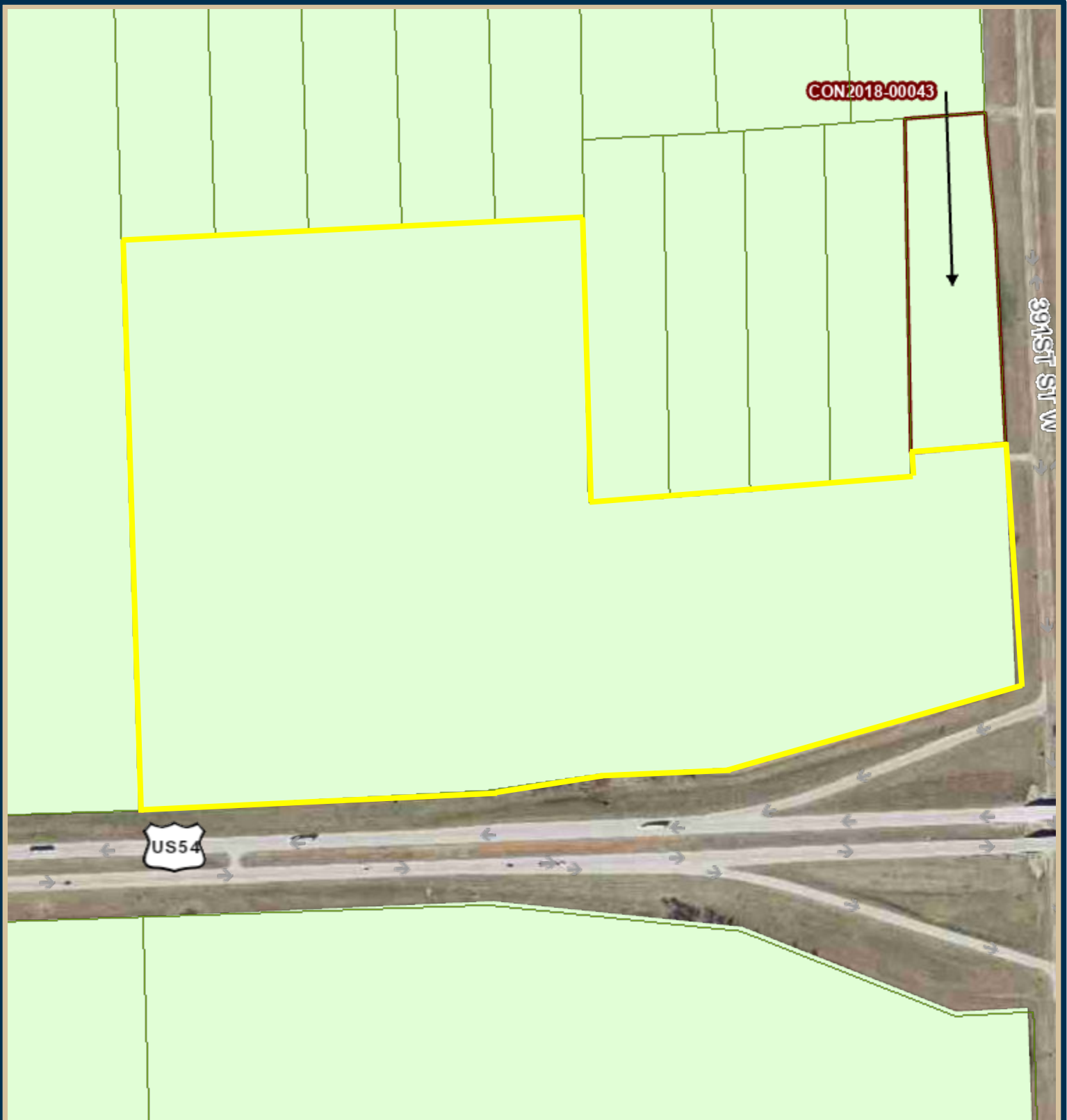
29	Seller	Date
----	--------	------

Buyer _____ Date _____

31	Seller	Date
----	--------	------

Buyer _____ Date _____

Form #1210



67.85 Acres on 391st & Hwy 54, Cheney, KS 67052 - Zoning RR Rural Residential



Geographic Information Services

Sedgwick County...
working for you

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

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

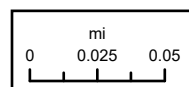
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Date: 11/5/2025

Sedgwick County, Kansas



1:4,514





Sedgwick County, Kansas



Flood Plain

(X) 0.2 Pct Annual Chance

0.2 PCT Annual Chance Flood Hazard

A

A

AE

AE,

AE, FLOODWAY

AE, FLOODWAY

AH

AH

AO

AO

X - Area of Special Consideration

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

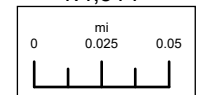
X

X,

Area Not Included



1:4,514



Date: 11/5/2025

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



Geographic Information Services

Sedgwick County...
working for you

67.85 Acres on 391st & Hwy 54, Cheney, KS 67052 - Zoning RR Rural Residential

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



Geographic Information Services

Sedgwick County...
working for you

67.85 Acres on 391st & Hwy 54, Cheney, KS 67052 - Aerial

Date: 11/5/2025

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

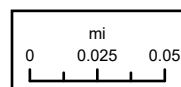
The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

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Sedgwick County, Kansas



1:4,514



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)*

