

# PROPERTY INFORMATION PACKET

THE DETAILS



450 +/- Acres at 30<sup>th</sup> St. & US HWY 81 | Wellington, KS  
67152

AUCTION: Wednesday, July 24th @ 12:00 PM

12041 E. 13th St. N., Wichita, KS, 67206  
316.683.0612 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION L.L.C.  
REAL ESTATE SPECIALISTS



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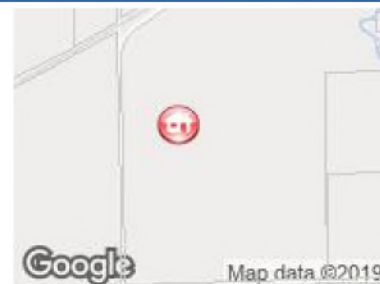
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The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer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

## ALL FIELDS CUSTOMIZABLE



**MLS #** 568302  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Sumner  
**Area** S14 - Wellington  
**Address** 251.5 +/- Acres E. 30th St. & S. Ridge Rd.  
**Address 2**  
**City** Wellington  
**State** KS  
**Zip** 67152  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 0



## GENERAL

<b>List Agent - Agent Name and Phone</b>	RICK W BROCK - HOME: 316-683-0612	<b>List Date</b>	5/20/2019
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-683-0612	<b>Realtor.com Y/N</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display Address</b>	Yes
<b>Showing Phone</b>	1-800-301-2055	<b>VOW: Allow AVM</b>	Yes
<b>Zoning Usage</b>	Agriculture	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Parcel ID</b>	09615-5-22-0-00-00-008.01-0	<b>Sub-Agent Comm</b>	0
<b>Number of Acres</b>	251.50	<b>Buyer-Broker Comm</b>	3
<b>Price Per Acre</b>		<b>Transact Broker Comm</b>	3
<b>Lot Size/SqFt</b>	10,955,340	<b>Variable Comm</b>	Non-Variable
<b>School District</b>	Wellington School District (USD 353)	<b>Virtual Tour Y/N</b>	
<b>Elementary School</b>	Wellington		
<b>Middle School</b>	Wellington		
<b>High School</b>	Wellington		
<b>Subdivision</b>	NONE LISTED ON TAX RECORD		
<b>Legal</b>	Long Legal		

## DIRECTIONS

**Directions** (Wellington) NE Corner of E. 30th St. S. & S. Ridge Rd.

## FEATURES

<b>SHAPE / LOCATION</b>	<b>UTILITIES AVAILABLE</b>	<b>FLOOD INSURANCE</b>	<b>LOCKBOX</b>
Irregular	Electricity	Required	None
<b>TOPOGRAPHIC</b>	Private Water	<b>SALE OPTIONS</b>	<b>AGENT TYPE</b>
Level	<b>IMPROVEMENTS</b>	None	Sellers Agent
Rough	Fencing	<b>EXISTING FINANCING</b>	<b>OWNERSHIP</b>
Stream/River	Other/See Remarks	Other/See Remarks	Trust
Treeline	<b>OUTBUILDINGS</b>	<b>PROPOSED FINANCING</b>	<b>TYPE OF LISTING</b>
<b>PRESENT USAGE</b>	None	Other/See Remarks	Excl Right w/o Reserve
Pasture	<b>MISCELLANEOUS FEATURES</b>	<b>POSSESSION</b>	<b>BUILDER OPTIONS</b>
Recreational	Water Access	At Closing	Open Builder
<b>ROAD FRONTAGE</b>	<b>DOCUMENTS ON FILE</b>	<b>SHOWING INSTRUCTIONS</b>	
Dirt	Aerial Photos	Call Showing #	
Highway	Photographs		
	Sellers Prop. Disclosure		

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$0.00
<b>General Tax Year</b>	2018
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title



## PUBLIC REMARKS

**Public Remarks** LIVE AUCTION WITH ONLINE BIDDING! McCurdy will be offering live streaming during this auction where you will be able to watch, listen, and bid online. This auction is being conducted off-site at the Raymond Frye Complex (320 N. Jefferson Ave) on WEDNESDAY, JULY 24TH AT 12:00 PM. Registration opens at 11:00 AM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. 450 +/- acres being offered Separate & Together in 4 parcels. This ground consists of pasture ground, tillable land and recreational ground. NO MINIMUM, NO RESERVE!!! Parcel 1 is approximately 251.5 +/- acres (subject to survey) of pasture featuring a cattle corral, fencing and ponds. There is a water well for the livestock. This parcel is zoned Agricultural. May be subject to survey dependent upon if tracts are purchased individually or together. Taxes on the individual tracts will be estimated at closing as final amounts will not be available until such time as the survey is finalized. | Offered Separate & Together with Parcels 2, 3 and 4. | Mineral and water rights will convey. Crops planed at the time of sale will remain with the seller. \*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. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$20,000.

## AUCTION

<b>Auction Date</b>	7/24/2019	<b>Auction Location</b>	320 N. Jefferson
<b>Auction Offering</b>	Real Estate Only	<b>Auction Start Time</b>	12:00 PM
<b>1 - Open for Preview</b>		<b>1 - Open End Time</b>	
<b>Broker Reg Deadline</b>	07/23/2019 by 5:00 PM	<b>Broker Registration Req</b>	Yes
<b>Buyer Premium Y/N</b>	Yes		

## 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 2019 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



## ALL FIELDS CUSTOMIZABLE



**MLS #** 568304  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Sumner  
**Area** S14 - Wellington  
**Address** 73.9 +/- Acres E. 30th St. S. & US HWY 81  
**Address 2**  
**City** Wellington  
**State** KS  
**Zip** 67152  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 0



## GENERAL

<b>List Agent - Agent Name and Phone</b>	RICK W BROCK - HOME: 316-683-0612	<b>List Date</b>	5/20/2019
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-683-0612	<b>Realtor.com Y/N</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display Address</b>	Yes
<b>Showing Phone</b>	1-800-301-2055	<b>VOW: Allow AVM</b>	Yes
<b>Zoning Usage</b>	Agriculture	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Parcel ID</b>	09615-5-22-0-00-00-009.00-0	<b>Sub-Agent Comm</b>	0
<b>Number of Acres</b>	73.90	<b>Buyer-Broker Comm</b>	3
<b>Price Per Acre</b>		<b>Transact Broker Comm</b>	3
<b>Lot Size/SqFt</b>	3219084	<b>Variable Comm</b>	Non-Variable
<b>School District</b>	Wellington School District (USD 353)	<b>Virtual Tour Y/N</b>	
<b>Elementary School</b>	Wellington		
<b>Middle School</b>	Wellington		
<b>High School</b>	Wellington		
<b>Subdivision</b>	NONE LISTED ON TAX RECORD		
<b>Legal</b>	S22, T32, R01W, ACRES 73.9, S2-SE4 LESS ROW		

## DIRECTIONS

**Directions** (Wellington) NW Corner of E. 30th St. S. & Hwy. 81/ S.Hoover Rd.

## FEATURES

<b>SHAPE / LOCATION</b>	<b>UTILITIES AVAILABLE</b>	<b>FLOOD INSURANCE</b>	<b>SHOWING INSTRUCTIONS</b>
Rectangular	Electricity	Unknown	Call Showing #
<b>TOPOGRAPHIC</b>	Private Water	<b>SALE OPTIONS</b>	<b>LOCKBOX</b>
Level	<b>IMPROVEMENTS</b>	None	None
Rough	Fencing	<b>EXISTING FINANCING</b>	<b>AGENT TYPE</b>
Stream/River	<b>OUTBUILDINGS</b>	Other/See Remarks	Sellers Agent
Treeline	None	<b>PROPOSED FINANCING</b>	<b>OWNERSHIP</b>
<b>PRESENT USAGE</b>	<b>MISCELLANEOUS FEATURES</b>	Other/See Remarks	Trust
Pasture	Water Access	<b>POSSESSION</b>	<b>TYPE OF LISTING</b>
Recreational	<b>DOCUMENTS ON FILE</b>	At Closing	Excl Right w/o Reserve
<b>ROAD FRONTAGE</b>	Aerial Photos		<b>BUILDER OPTIONS</b>
Dirt	Photographs		Open Builder
Highway	Sellers Prop. Disclosure		

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$212.76
<b>General Tax Year</b>	2018
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title

## PUBLIC REMARKS

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## AUCTION

<b>Auction Date</b>	7/24/2019	<b>Auction Location</b>	230 N. Jefferson
<b>Auction Offering</b>	Real Estate Only	<b>Auction Start Time</b>	12:00 PM
<b>1 - Open for Preview</b>		<b>1 - Open End Time</b>	
<b>Broker Reg Deadline</b>	07/23/2019 by 5:00 PM	<b>Broker Registration Req</b>	Yes
<b>Buyer Premium Y/N</b>	Yes		

## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

Personal Property

## ADDITIONAL PICTURES



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## ALL FIELDS CUSTOMIZABLE



**MLS #** 568310  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Sumner  
**Area** S14 - Wellington  
**Address** 68.9 +/- Acres E. 30th St. S. & US HWY 81  
**Address 2**  
**City** Wellington  
**State** KS  
**Zip** 67152  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 0



## GENERAL

<b>List Agent - Agent Name and Phone</b>	RICK W BROCK - HOME: 316-683-0612	<b>List Date</b>	5/20/2019
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-683-0612	<b>Realtor.com Y/N</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display Address</b>	Yes
<b>Showing Phone</b>	1-800-301-2055	<b>VOW: Allow AVM</b>	Yes
<b>Zoning Usage</b>	Agriculture	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Parcel ID</b>	09615-5-22-0-00-00-010.00-0	<b>Sub-Agent Comm</b>	0
<b>Number of Acres</b>	68.90	<b>Buyer-Broker Comm</b>	3
<b>Price Per Acre</b>		<b>Transact Broker Comm</b>	3
<b>Lot Size/SqFt</b>	3001284	<b>Variable Comm</b>	Non-Variable
<b>School District</b>	Wellington School District (USD 353)	<b>Virtual Tour Y/N</b>	
<b>Elementary School</b>	Wellington		
<b>Middle School</b>	Wellington		
<b>High School</b>	Wellington		
<b>Subdivision</b>	NONE LISTED ON TAX RECORD		
<b>Legal</b>	Long Legal		

## DIRECTIONS

**Directions** (Wellington) NW Corner of E. 30th St. S. & Hwy. 81/ S.Hoover Rd.

## FEATURES

<b>SHAPE / LOCATION</b>	<b>UTILITIES AVAILABLE</b>	<b>FLOOD INSURANCE</b>	<b>SHOWING INSTRUCTIONS</b>
Rectangular	Electricity	Unknown	Call Showing #
<b>TOPOGRAPHIC</b>	Private Water	<b>SALE OPTIONS</b>	<b>LOCKBOX</b>
Level	<b>IMPROVEMENTS</b>	None	None
Rough	Fencing	<b>EXISTING FINANCING</b>	<b>AGENT TYPE</b>
Stream/River	<b>OUTBUILDINGS</b>	Other/See Remarks	Sellers Agent
Treeline	None	<b>PROPOSED FINANCING</b>	<b>OWNERSHIP</b>
<b>PRESENT USAGE</b>	<b>MISCELLANEOUS FEATURES</b>	Other/See Remarks	Trust
Pasture	Water Access	<b>POSSESSION</b>	<b>TYPE OF LISTING</b>
Recreational	<b>DOCUMENTS ON FILE</b>	At Closing	Excl Right w/o Reserve
<b>ROAD FRONTAGE</b>	Aerial Photos		<b>BUILDER OPTIONS</b>
Dirt	Photographs		Open Builder
Highway	Sellers Prop. Disclosure		

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$196.50
<b>General Tax Year</b>	2018
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title



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<b>Buyer Premium Y/N</b>	Yes		

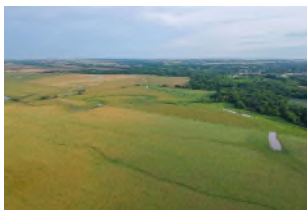
## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

Personal Property

## ADDITIONAL PICTURES



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## ALL FIELDS CUSTOMIZABLE



**MLS #** 568312  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Sumner  
**Area** S14 - Wellington  
**Address** 56 +/- Acres E. 30th St. S. & US HWY 81  
**Address 2**  
**City** Wellington  
**State** KS  
**Zip** 67152  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 0



## GENERAL

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<b>Showing Phone</b>	1-800-301-2055	<b>VOW: Allow AVM</b>	Yes
<b>Zoning Usage</b>	Agriculture	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Parcel ID</b>	09615-5-22-0-00-00-008.01-0	<b>Sub-Agent Comm</b>	0
<b>Number of Acres</b>	56.00	<b>Buyer-Broker Comm</b>	3
<b>Price Per Acre</b>		<b>Transact Broker Comm</b>	3
<b>Lot Size/SqFt</b>	2,439,360	<b>Variable Comm</b>	Non-Variable
<b>School District</b>	Wellington School District (USD 353)	<b>Virtual Tour Y/N</b>	
<b>Elementary School</b>	Wellington		
<b>Middle School</b>	Wellington		
<b>High School</b>	Wellington		
<b>Subdivision</b>	NONE LISTED ON TAX RECORD		
<b>Legal</b>	Long Legal		

## DIRECTIONS

**Directions** (Wellington) NW Corner of E. 30th St. S. & US Hwy. 81/ S.Hoover Rd.

## FEATURES

<b>SHAPE / LOCATION</b>	<b>UTILITIES AVAILABLE</b>	<b>FLOOD INSURANCE</b>	<b>LOCKBOX</b>
Irregular	Electricity	Unknown	None
<b>TOPOGRAPHIC</b>	Private Water	<b>SALE OPTIONS</b>	<b>AGENT TYPE</b>
Level	<b>IMPROVEMENTS</b>	None	Sellers Agent
Rough	Fencing	<b>EXISTING FINANCING</b>	<b>OWNERSHIP</b>
Stream/River	<b>OUTBUILDINGS</b>	Other/See Remarks	Trust
Treeline	None	<b>PROPOSED FINANCING</b>	<b>TYPE OF LISTING</b>
<b>PRESENT USAGE</b>	<b>MISCELLANEOUS FEATURES</b>	Other/See Remarks	Excl Right w/o Reserve
Pasture	Water Access	<b>POSSESSION</b>	<b>BUILDER OPTIONS</b>
Recreational	<b>DOCUMENTS ON FILE</b>	At Closing	Open Builder
Tillable	Aerial Photos	<b>SHOWING INSTRUCTIONS</b>	
<b>ROAD FRONTAGE</b>	Photographs	Call Showing #	
Dirt	Sellers Prop. Disclosure		
Highway			

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$0.00
<b>General Tax Year</b>	2018
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title

## PUBLIC REMARKS

**Public Remarks** LIVE AUCTION WITH ONLINE BIDDING! McCurdy will be offering live streaming during this auction where you will be able to watch, listen, and bid online. This auction is being conducted off-site at the Raymond Frye Complex (320 N. Jefferson Ave) on WEDNESDAY, JULY 24TH AT 12:00 PM. Registration opens at 11:00 AM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. 450 +/- acres being offered Separate & Together in 4 parcels. This ground consists of pasture ground, tillable land and recreational ground. NO MINIMUM, NO RESERVE!!! Parcel 4 has approximately 56 +/- acres (subject to survey) of tillable land and pasture. This property is zoned Agricultural. May be subject to survey dependent upon if tracts are purchased individually or together. Taxes on the individual tracts will be estimated at closing as final amounts will not be available until such time as the survey is finalized. | Offered Separate & Together with Parcels 1, 2 and 3. | Mineral and water rights will convey. Crops planed at the time of sale will remain with the seller. \*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. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. 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 \$7,500.

## AUCTION

<b>Auction Date</b>	7/24/2019	<b>Auction Location</b>	230 N. Jefferson Ave
<b>Auction Offering</b>	Real Estate Only	<b>Auction Start Time</b>	12:00 PM
<b>1 - Open for Preview</b>		<b>1 - Open End Time</b>	
<b>Broker Reg Deadline</b>	07/23/2019 by 5:00 PM	<b>Broker Registration Req</b>	Yes
<b>Buyer Premium Y/N</b>	Yes		

## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

Personal Property

## ADDITIONAL PICTURES



## DISCLAIMER

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# SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 450.3 +/- Acres 30th St & Hoover Rd. - Wellington, KS 67152

Seller: \_\_\_\_\_ Date of Purchase: \_\_\_\_\_

Property currently zoned as: \_\_\_\_\_

**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

☐ None ☐ Does Not Transfer ☒ Working ☐ Not Working ☐ Don't Know

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

### DRAINAGE/SEWAGE SYSTEMS

☒ None ☐ Does Not Transfer ☐ Working ☐ Not Working ☐ Don't Know

Sewer Lines \_\_\_\_\_  
Septic/Laterals \_\_\_\_\_  
Lagoon \_\_\_\_\_  
Tank Size \_\_\_\_\_ Location \_\_\_\_\_  
# Feet of Laterals \_\_\_\_\_  
Other \_\_\_\_\_  
Other \_\_\_\_\_  
Comments: \_\_\_\_\_

Seller's Initials hjd

Buyer's Initials KKP

## PART II

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

Yes No Don't Know

### GAS/ELECTRIC

- 43 ☐ ☒ Is there a propane tank on the property?
- 44 ☐ ☒ If yes, is it ☐ owned ☐ leased?
- 45 ☐ ☒ Is gas connected to property?
- 46 ☐ ☒ If not, distance to nearest source? \_\_\_\_\_
- 47 ☒ ☐ Is electricity connected to property?
- 48 ☒ ☐ If not, distance to nearest source? \_\_\_\_\_
- 49 ☐ ☒ To your knowledge, is there any additional costs to hook up utilities?
- 50 ☐ ☒ If yes, please explain: \_\_\_\_\_

51 \_\_\_\_\_

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

53 \_\_\_\_\_

### DRAINAGE/SEWAGE SYSTEMS

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

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

66 \_\_\_\_\_

### BOUNDARIES/LAND

- 67 ☐ ☒ Have you had a survey of your property?
- 68 ☒ ☐ ☐ Are the boundaries of your property marked in any way?
- 69 ☒ ☐ ☐ Is there any fencing on the boundary(ies) of the property?
- 70 ☒ ☐ ☐ If yes, does the fencing belong to the property?
- 71 ☐ ☒ ☐ To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
- 72 ☐ ☒ ☐ Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?
- 73 ☐ ☐ ☐ Is this property owner responsible for maintenance of any such shared feature?
- 74 ☐ ☒ ☐ Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?

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

76 \_\_\_\_\_

77 \_\_\_\_\_

78 \_\_\_\_\_

### HOMEOWNER'S ASSOCIATION

- 79 ☐ ☐ ☐ Is the property subject to rules or regulations of any homeowner's association?
- 80 ☐ ☐ ☐ Annual dues \$ \_\_\_\_\_ Initiation fee \$ \_\_\_\_\_
- 81 ☐ ☐ To your knowledge, are there any problem relating to any common area?
- 82 ☐ ☐ Have you been notified of any condition which may result in an increase in assessments?
- 83 ☐ ☐ Comments: \_\_\_\_\_
- 84 \_\_\_\_\_
- 85 \_\_\_\_\_

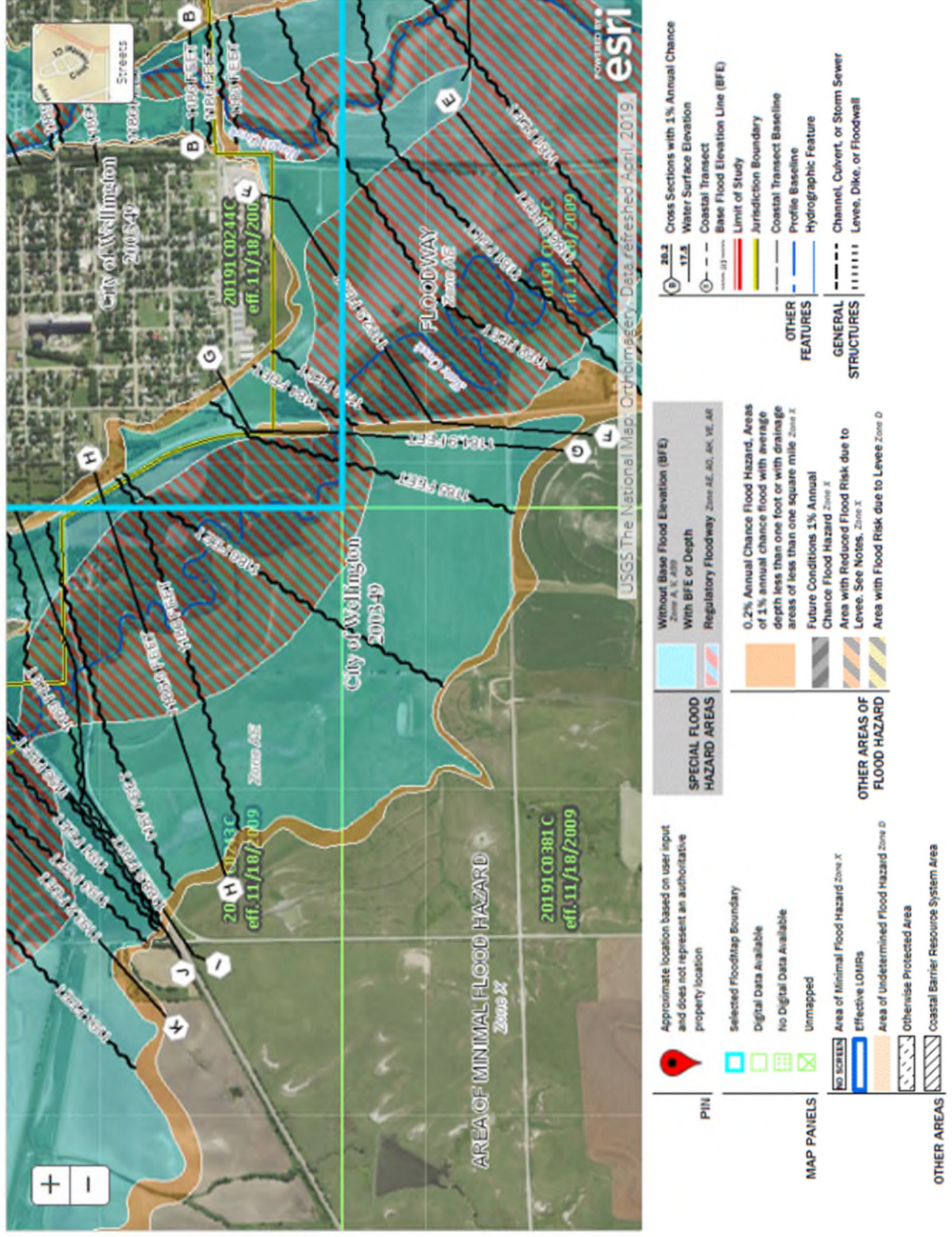
Seller's Initials

*SLP*

Buyer's Initials

*KLP*

## Flood Zones: Zone X & Zone AE





**PART II - Continued**

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

Yes No Don't Know

**ENVIRONMENTAL CONDITIONS**

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

- |    |                          |                                     |  |
|----|--------------------------|-------------------------------------|--|
| 86 |                          |                                     |  |
| 87 |                          |                                     |  |
| 88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Asbestos   |
| 89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Contaminated soil or water (including drinking water)                          |
| 90 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Landfill or buried materials   |
| 91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Methane gas  |
| 92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Oil sheers in wet areas  |
| 93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Radioactive material   |
| 94 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Toxic material disposal (e.g., solvents, chemicals, etc.)                      |
| 95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Underground fuel or chemical storage tanks                                     |
| 96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | EMFs (Electro Magnetic Fields)   |
| 97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Gas or oil wells in area   |
| 98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other  |
| 99 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | To your knowledge, are any of the above conditions present near your property? |

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

**MISCELLANEOUS**

To your knowledge:

- |     |                          |                                     |   |
|-----|--------------------------|-------------------------------------|---|
| 102 |                          |                                     |   |
| 103 |                          |                                     |   |
| 104 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any gas/oil wells on the property or adjacent property?   |
| 105 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the present use of the property a non conforming use?  |
| 106 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any violations of local, state or federal government laws or regulations relating to this property?   |
| 107 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is there any existing or threatened legal or regulatory action affecting this property?   |
| 108 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any current special assessments or do you have knowledge of any future assessments?   |
| 109 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any proposed or pending zoning changes on this or adjacent property?  |
| 110 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?   |
| 111 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any diseased or dead trees or shrubs?   |
| 112 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property located in an area where public authorities have or are contemplating condemnation proceedings?   |
| 113 |                          |                                     |   |
| 114 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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:

\_\_\_\_\_ % 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): \_\_\_\_\_

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 Initials h3p

Buyer's Initials KKP

### 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.

Seller

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.

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.

Buyer

Date

Buyer

Date

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Seller's Initials

Buyer's Initials



## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 450.3 +/- Acres 30th St & Hoover Rd. - Wellington, KS 67152

DOES THE PROPERTY HAVE A WELL? YES ☒ (2) NO ☐

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

Location of Well: Center of South Property line & Center of pasture at windmill

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

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

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

Owner

S. Price

Date

5/20/19

Owner

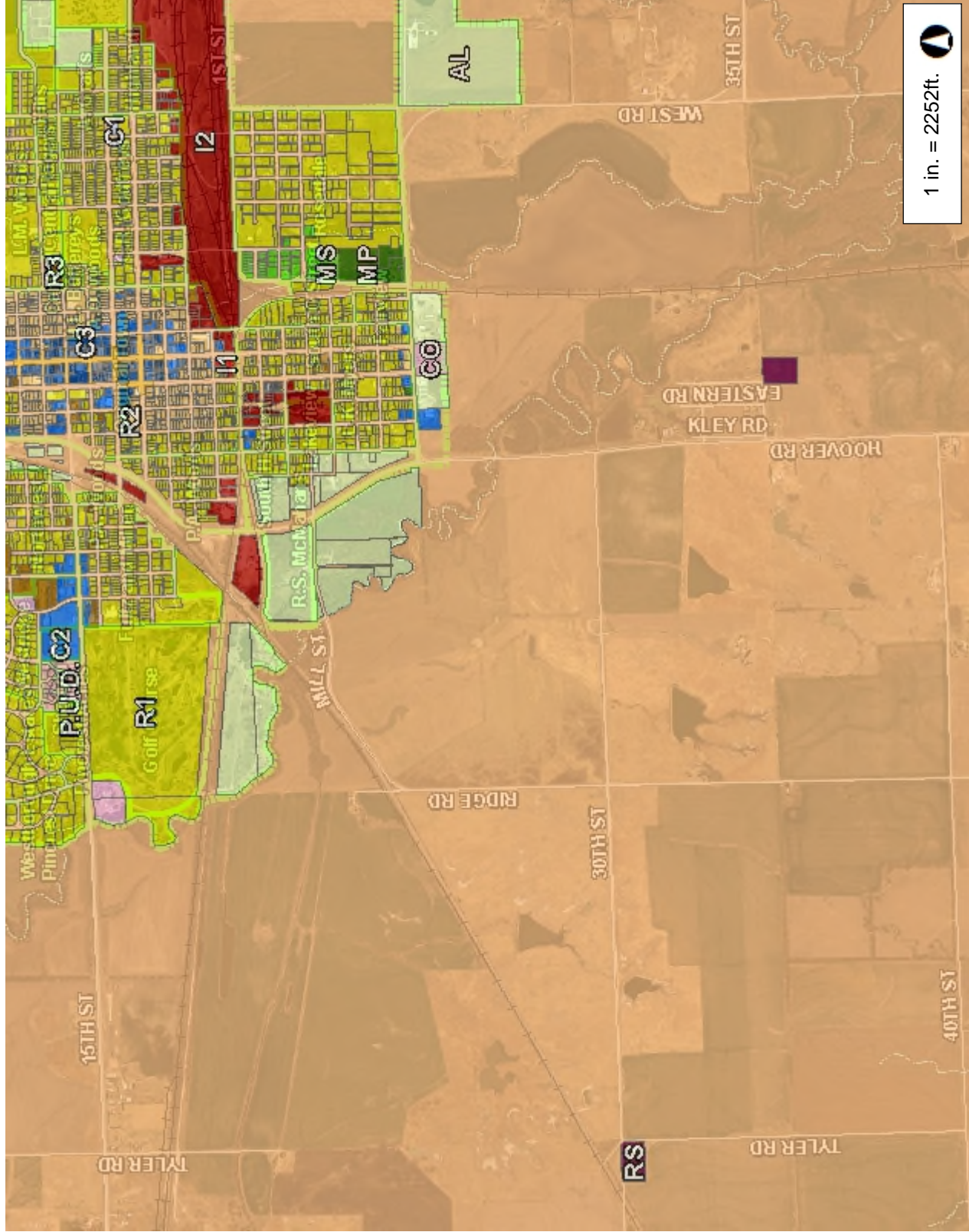
Kearns K. Price

Date

5/20/19



450.3 Acres at 30th St. S. & Hoover Rd. - Wellington, KS - Zoning: AL



1 in. = 2252ft.

4,503.6 0 2,251.81 4,503.6 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



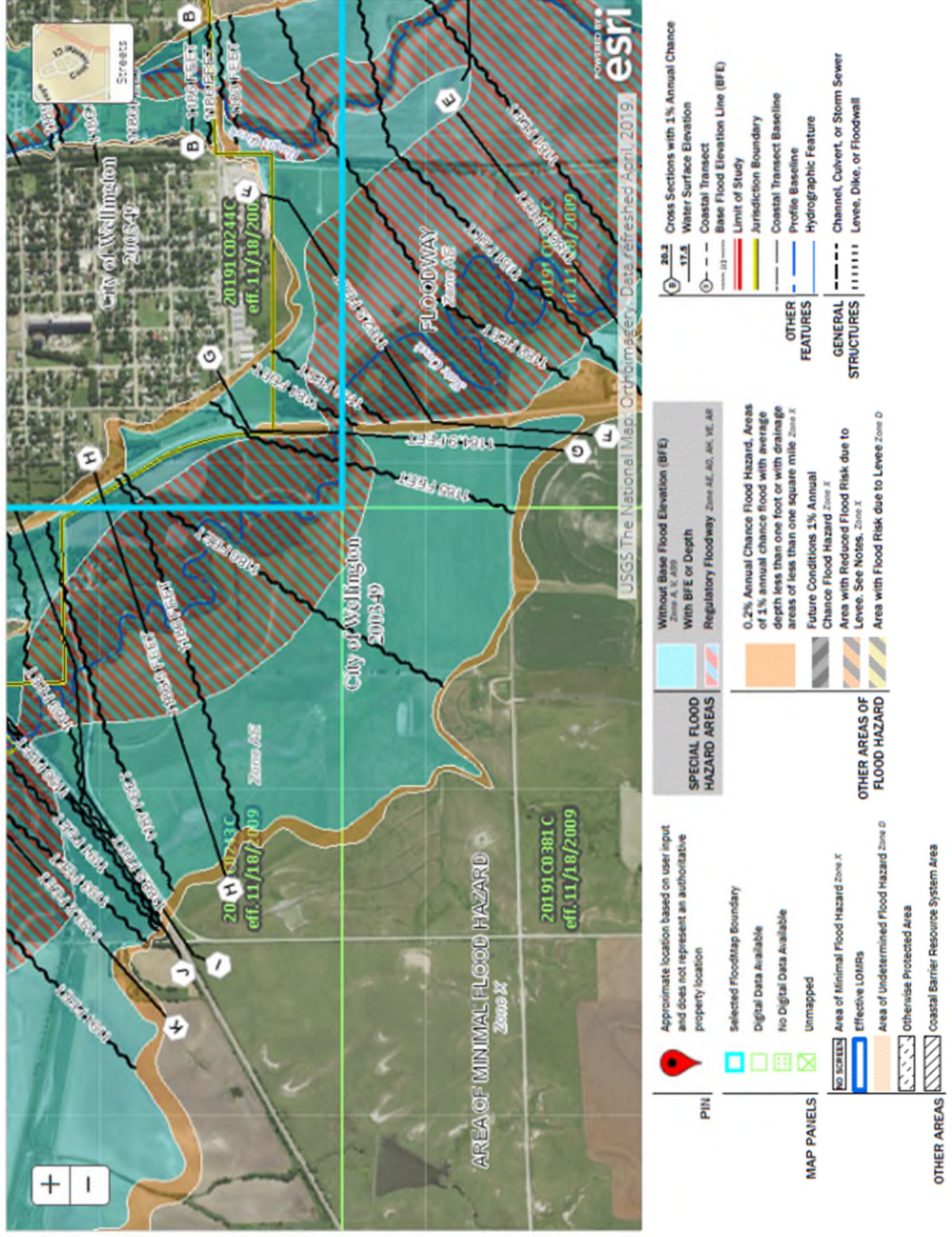
Legend

- Zoning**
- AL - Agricultural
  - C1 - Light Commercial
  - C2 - General Commercial
  - C3 - Central Business
  - CO - Office & Institution
  - CS - Highway Service
  - HCP - Planned Highway Development
  - I1 - Light Industrial
  - I2 - Heavy Industrial
  - MP - Manufactured Home Park
  - MS - Manufactured Home Subdivision
  - P.U.D. - Planned Urban Development
  - R1 - Single-Family Dwelling
  - R2 - Two-Family Dwelling
  - R3 - Multiple-Family Dwelling
  - RS - Residential Suburban
- Zoning Limits Coverage**
- Historic
  - County Road
  - City Road
  - Lake Road
  - Railroad
  - House Number
  - Subdivision
  - City Limit

Notes

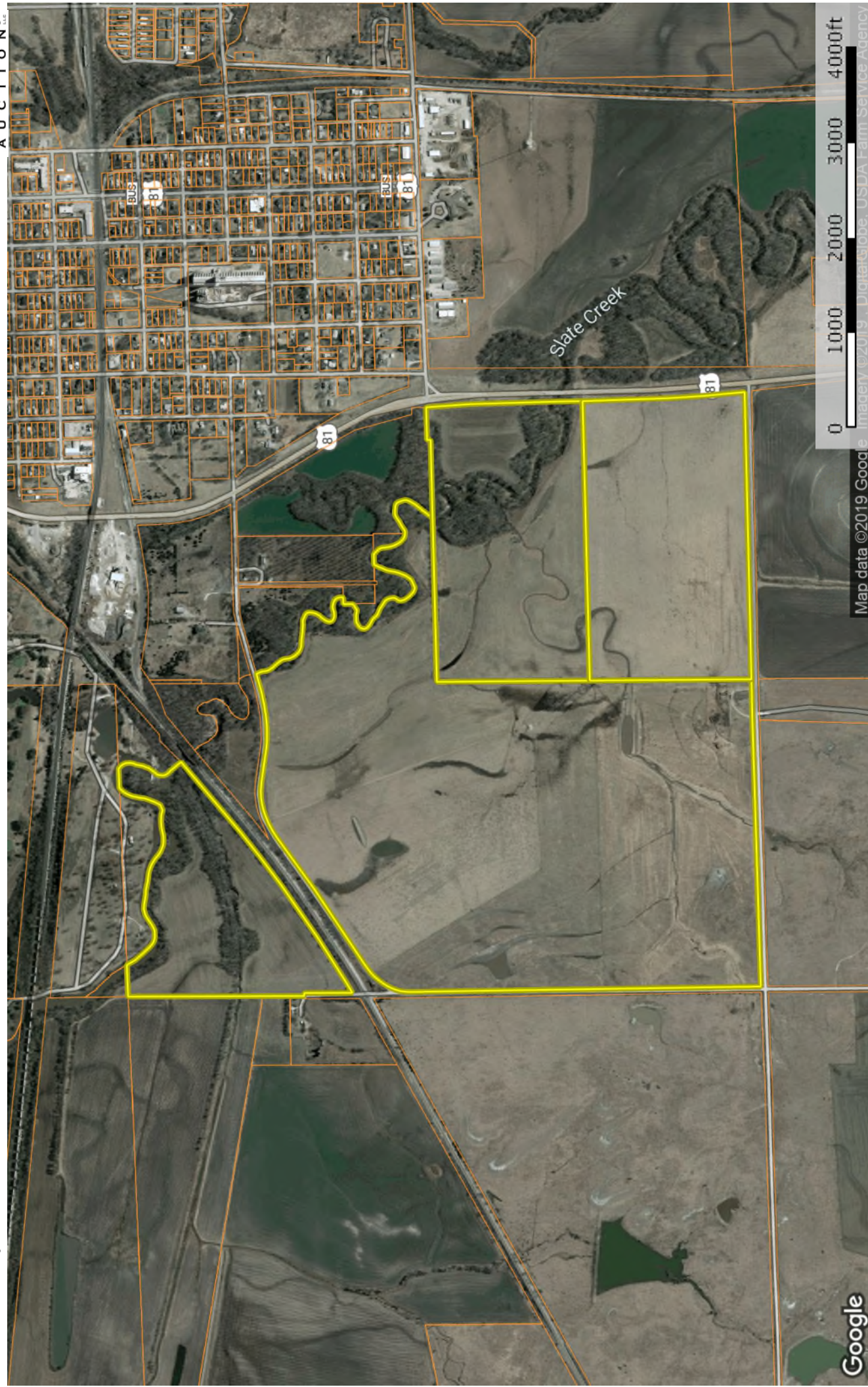


## Flood Zones: Zone X & Zone AE





450± Acres at 30th St S & Hoover Rd, Willington, KS - FEMA  
Sumner County, Kansas, 450 AC +/-



Google

Boundary





## TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy 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 the Contract for Purchase and Sale.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. There will be a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
5. The Real Estate is not offered contingent upon financing.
6. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, or immediately available, certified funds and in the amount set forth by McCurdy. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.
7. Auction announcements take precedence over anything previously stated or printed, including these Terms and Conditions.
8. 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.
9. 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.

10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. 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.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. To the extent permitted under applicable law, McCurdy has the right to establish all bidding increments.
17. 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.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. 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.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.

# GUIDE TO AUCTION COSTS

## WHAT TO EXPECT

### THE SELLER CAN EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- Real Estate Commission (*If Applicable*)
- Advertising Costs
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Any Judgments, Tax Liens, etc. Against the Seller
- Recording Charges Required to Convey Clear Title
- Any Unpaid Taxes and Tax Proration for the Current Year
- Any Unpaid Homeowner's Association Dues
- Rent Deposits and Prorated Rents (*If Applicable*)

### THE BUYER CAN GENERALLY EXPECT TO PAY

- Half of the Owner's Title Insurance
- Half of the Title Company's Closing Fee
- 10% Buyer's Premium (*If Applicable*)
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges for All Documents in Buyer's Name
- Homeowner's Association Transfer / Setup Fee (*If Applicable*)
- All New Loan Charges (*If Obtaining Financing*)
- Lender's Title Policy Premiums (*If Obtaining Financing*)
- Homeowner's Insurance Premium for First Year
- All Prepaid Deposits for Taxes, Insurance, PMI, etc. (*If Applicable*)

