PROPERTY INFORMATION PACKET | THE DETAILS

15038 SW County Line Rd. | Rose Hill, KS 67133

AUCTION: BIDDING OPENS: Sat. August 15th 2020 @ 10:00 AM
BIDDING ENDS: Tues. August 25th 2020 @ 2:00 PM

12041 E. 13th St N, Wichita, KS, 67206
316.867.3600 • 800.544.4489
www.McCurdyAuction.com

McCurdy AUCTION LLC
REAL ESTATE SPECIALISTS

Table of Contents

PROPERTY DETAIL PAGE
SELLERS PROPERTY DISCLOSURE
LEAD BASED PAINT DISCLOSURE
WATER WELL ORDINANCE
GROUNDWATER ADDENDUM
SECURITY 1ST TITLE WIRE FRAUD ALERT
AVERAGE UTILITIES
ZONING MAP
FLOOD ZONE MAP
AERIAL
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy 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 2

MLS #	583535
Status	Active
Contingency Reason	
Area	B31- SW Suburban BTL
Address	15038 S COUNTY LINE RD
Address 2	
City	Rose Hill
Zip	67133
Asking Price	$0
Original Price	$0
Picture Count	36

KEYWORDS

AG Bedrooms	3	**Approx. AGLA**	1799
Total Bedrooms	3.00	**AGLA Source**	Court House
AG Full Baths	2	**Approx. BFA**	1080.00
AG Half Baths	1	**BFA Source**	Measured
Total Full Baths	2	**Approx. TFLA**	2,879
Total Half Baths	1	**Lot Size/SqFt**	82764
Total Baths	3	**Number of Acres**	1.90
Old Total Baths			
Garage Size	2		
Basement	Yes - Finished		
Levels	Tri-Level		
Approximate Age	36 - 50 Years		
Acreage	1.01 - 5 Acres		

GENERAL

List Agent - Agent Name and Phone	RICK W BROCK - HOME: 316-683-0612	**List Office - Office Name and Phone**	McCurdy Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone		**Co-List Office - Office Name and Phone**	
Showing Phone	1-800-301-2055	**Model Home Phone**	
Year Built	1977	**Builder**	
Est. Completion Date		**Building Permit Date**	
Parcel ID	20015-008-314-19-0-00-05-002.00-0	**School District**	Rose Hill Public Schools (USD 394)
Elementary School	Rose Hill	**Middle School**	Rose Hill
High School	Rose Hill	**Subdivision**	PAULS VALLEY ADDITION
Legal	PAUL'S VALLEY ADD , LOT 1 , ACRES 1.9 , SECTION 19 TOWNSHIP 28 RANGE 03E	**Realtor.com Y/N**	Yes
Display on Public Websites	Yes	**Display Address**	Yes
VOW: Allow AVM	Yes	**VOW: Allow 3rd Party Comm**	Yes
Sub-Agent Comm	0	**Buyer-Broker Comm**	3
Transact Broker Comm	3	**Variable Comm**	Non-Variable
Virtual Tour Y/N		**Days On Market**	69
HotSheet Date	7/9/2020	**Price Date**	7/9/2020

ROOMS

Master Bedroom Level	Upper	**Master Bedroom Dimensions**	14.3 x 11.8
Master Bedroom Flooring	Carpet	**Living Room Level**	Main
Living Room Dimensions	13.7 x 21.9	**Living Room Flooring**	Carpet
Kitchen Level	Main	**Kitchen Dimensions**	11 x 10.1
Kitchen Flooring	Wood	**Room 1 Type**	
Room 2 Type		**Room 3 Type**	
Room 4 Level	Main	**Room 4 Type**	Dining Room
Room 4 Dimensions	12.7 x 13.11	**Room 4 Flooring**	Carpet
Room 5 Level	Upper	**Room 5 Type**	Bedroom
Room 5 Dimensions	11.8 x 10.5	**Room 5 Flooring**	Carpet
Room 6 Level	Upper	**Room 6 Type**	Bedroom
Room 6 Dimensions	10.3 x 12.2	**Room 6 Flooring**	Carpet
Room 7 Level	Lower	**Room 7 Type**	Family Room
Room 7 Dimensions	11.2 x 21.5	**Room 7 Flooring**	Carpet
Room 8 Level	Lower	**Room 8 Type**	Family Room
Room 8 Dimensions	18.5 x 11.4	**Room 8 Flooring**	Laminate - Other
Room 9 Level	Basement	**Room 9 Type**	Bonus Room

ROOMS

Room 9 Dimensions	21.1 x 9.10	**Room 9 Flooring**	Carpet
Room 10 Level	Basement	**Room 10 Type**	Bonus Room
Room 10 Dimensions	13.7 x 14.6	**Room 10 Flooring**	Carpet
Room 11 Level		**Room 11 Type**	
Room 11 Dimensions		**Room 11 Flooring**	
Room 12 Level		**Room 12 Type**	
Room 12 Dimensions		**Room 12 Flooring**	

DIRECTIONS

Directions (Rose Hill) E. 47th St. S. & SW County Line Rd. - South to Home.

FEATURES

ARCHITECTURE
Traditional
EXTERIOR CONSTRUCTION
Frame
ROOF
Composition
LOT DESCRIPTION
Corner
FRONTAGE
Paved Frontage
EXTERIOR AMENITIES
Deck
Fence-Wood
Guttering
Irrigation Well
RV Parking
Security Light
Storage Building(s)
Storm Windows/Ins Glass
GARAGE
Attached
Opener
FLOOD INSURANCE
Unknown

UTILITIES
Septic
Natural Gas
Public Water
BASEMENT / FOUNDATION
Full
Std Bsmt Window no-egress
BASEMENT FINISH
Bsmt Storage
2 Add. Finished Rooms
COOLING
Central
Electric
HEATING
Forced Air
Gas
DINING AREA
Formal
FIREPLACE
One
Rec Room/Den
Woodburning

KITCHEN FEATURES
Range Hood
Electric Hookup
APPLIANCES
Dishwasher
Disposal
Microwave
Range/Oven
MASTER BEDROOM
Master Bedroom Bath
Tub/Shower/Master Bdrm
Sep. Tub/Shower/Mstr Bdrm
AG OTHER ROOMS
Exercise Room
Family Room-Main Level
LAUNDRY
Basement
Lower Level
Main Floor
220-Electric
INTERIOR AMENITIES
Ceiling Fan(s)
Fireplace Doors/Screens
Security System

POSSESSION
At Closing
PROPOSED FINANCING
Other/See Remarks
WARRANTY
No Warranty Provided
OWNERSHIP
Corporate non-REO
PROPERTY CONDITION REPORT
Yes
DOCUMENTS ON FILE
Lead Paint
Sellers Prop. Disclosure
SHOWING INSTRUCTIONS
Appt Req-Call Showing #
LOCKBOX
SCKMLS
TYPE OF LISTING
Excl Right w/o Reserve
AGENT TYPE
Sellers Agent

FINANCIAL

Assumable Y/N	No	**HOA Y/N**	No
Currently Rented Y/N	No	**Yearly HOA Dues**	
Rental Amount		**HOA Initiation Fee**	
General Property Taxes	$3,262.08	**Home Warranty Purchased**	Unknown
General Tax Year	2019	**Earnest $ Deposited With**	Security 1st Title
Yearly Specials	$0.00		
Total Specials	$0.00		

MARKETING REMARKS

Marketing Remarks This property is offered by Rick Brock with McCurdy Auction, LLC. Office: 316-867-3600 Email: rbrock@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Saturday, August 15th, 2020 at 10:00 AM (cst) | BIDDING CLOSES: Tuesday, August 25th, 2020 at 2:00PM) (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. No scheduled open house. Property will be available to preview by appointment only. CLEAR TITLE AT CLOSING, NO BACK TAXES ONLINE ONLY!!! Fantastic opportunity to purchase a home on almost 2 acres at the corner of 47th Street and SW County Line Road! This home has 3 bedrooms and 2.5 bathrooms with an attached 2 car garage. There is also a covered front porch, an impressive three-level deck, and a storage shed in the backyard. The home is on an irrigation well and a septic system. The main level of the home provides a spacious living room with arched doorways leading to the formal dining room and kitchen. The dining room has access to the backyard deck and opens up to the kitchen with wood flooring. Appliances include the dishwasher, built-in microwave, and oven. Per seller, County Records for finished living area do not reflect the entire finished living space. The basement finished living area provided is measured and approximate. The upper level of the home features the master bedroom with a walk-in closet and en-suite with a walk-in shower. There are two more bedrooms on the upper level and a full bathroom with a tub/shower combination. Down a few steps from the main level is the lower level with a family room with outside access and a den with a wood-burning fireplace. There is also a half bathroom. The basement has two finished rooms, additional washer & dryer hookups and storage space. Per seller, County Records for finished living area do not reflect the entire finished living space. The basement finished living area provided is measured and approximate. *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. The real estate will be open for previewing one hour prior to the real estate auction, or by scheduled appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount $10,000.

AUCTION

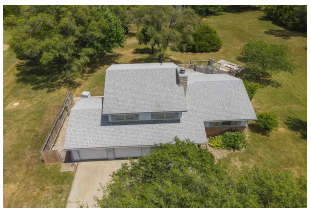
Type of Auction Sale	Reserve
Method of Auction	Online Only
Auction Location	www.mccurdyauction.com
Auction Offering	Real Estate Only
Auction Date	8/15/2020
Auction Start Time	10:00 AM
Broker Registration Req	Yes
Buyer Premium Y/N	Yes
Premium Amount	0.10
Earnest Money Y/N	Yes
Earnest Amount %/$	10,000.00

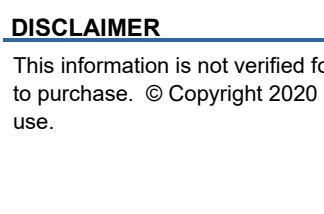
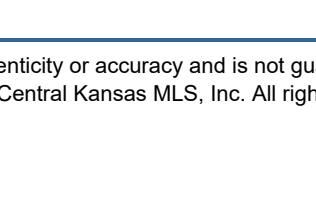
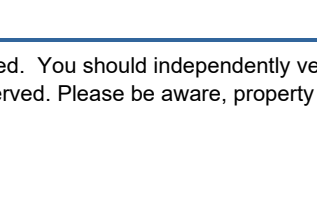
1 - Open for Preview
1 - Open/Preview Date
1 - Open Start Time
1 - Open End Time

TERMS OF SALE

Terms of Sale

ADDITIONAL PICTURES



DISCLAIMER

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Seller's Property Disclosure

(To be completed by Seller)

This report supersedes any list appearing in the MLS

Property Address: 15038 SW County Line Rd - Derby, KS 67037

Seller: Steve Brazill **Date of Purchase:** Unknown

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

APPLIANCES

None	Does Not Transfer	TRANSFERS TO BUYER: Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.
[ ]	[ ]	X	[ ]	[ ]	Disposal
[ ]	[ ]	X	[ ]	[ ]	Dishwasher
[ ]	[ ]	X	[ ]	[ ]	Oven
[ ]	[ ]	X	[ ]	[ ]	Range (Circle One) ❑Gas ❑Electric
[ ]	[ ]	X	[ ]	[ ]	Microwave
					Built in (Circle One) ❑YES ❑NO
X	[ ]	[ ]	[ ]	[ ]	Range Hood
					Vented Outside (Circle One) ❑YES ❑NO
X	[ ]	[ ]	[ ]	[ ]	Kitchen Refrigerator
X	[ ]	[ ]	[ ]	[ ]	Clothes Washer
[ ]	X	[ ]	[ ]	[ ]	Clothes Dryer
X	[ ]	[ ]	[ ]	[ ]	Trash Compactor
X	[ ]	[ ]	[ ]	[ ]	Central Vacuum
X	[ ]	[ ]	[ ]	[ ]	Exterior Attached Gas Grill
[ ]	[ ]	[ ]	[ ]	[ ]	Other:
[ ]	[ ]	[ ]	[ ]	[ ]	Other:
[ ]	[ ]	[ ]	[ ]	[ ]	Other:
[ ]	[ ]	[ ]	[ ]	[ ]	Other:

Comments:

ELECTRICAL

None	Does Not Transfer	TRANSFERS TO BUYER: Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.
[ ]	[ ]	X	[ ]	[ ]	Smoke/Fire Detectors
[ ]	[ ]	X	[ ]	[ ]	Light Fixtures
[ ]	[ ]	X	[ ]	[ ]	Switches/Outlets
[ ]	[ ]	X	[ ]	[ ]	Ceiling Fan(s) . 1 bath has vent fan
[ ]	[ ]	X	[ ]	[ ]	Bathroom Vent Fan(s)
[ ]	[ ]	X	[ ]	[ ]	Telephone Wiring/Blocks/Jacks
[ ]	[ ]	X	[ ]	[ ]	Door Bell
X	[ ]	[ ]	[ ]	[ ]	Intercom
[ ]	[ ]	X	[ ]	[ ]	Garage Door Opener
					Keypad Entry: (Circle One) ❑YES ❑NO
# of Remotes: 2					
[ ]	[ ]	[ ]	[ ]	X	Aluminum Wiring
[ ]	[ ]	[ ]	[ ]	X	Copper Wiring
[ ]	[ ]	X	[ ]	[ ]	220 Volt
				X	Service Panel Total Amps
X	[ ]	[ ]	[ ]	[ ]	Security System
					(Circle One) ❑Own ❑Rent/Financed
					Company

Comments:

BUYER'S INITIALS: _____ _____

SELLER'S INITIALS: SB _____

Instant forms

WATER/SEWAGE SYSTEMS (See Part II Also)

None	Does Not Transfer	Transfers to Buyer: Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.
[ ]	[ ]	X	[ ]	[ ]	Sewage Systems
[ ]	[ ]	X	[ ]	[ ]	Sump Pump not installed
[ ]	[ ]	[ ]	X	[ ]	Backup Sump Pump/Battery
[ ]	[ ]	X	[ ]	[ ]	Plumbing
				X	Type
[ ]	[ ]	X	[ ]	[ ]	Water Heater (Circle One) X Elect ☐ Gas
50 gal 2008				X	Size & Age
X	[ ]	[ ]	[ ]	[ ]	Instant Hot Water
X	[ ]	[ ]	[ ]	[ ]	Water Softener
					(Circle One) ☐ Own ☐ Rent/Lease
					Company
X	[ ]	[ ]	[ ]	[ ]	Water Purifier/Reverse Osmosis
X	[ ]	[ ]	[ ]	[ ]	Underground Sprinkler System
				[ ]	Backflow Device (Circle One) ☐ YES ☐ NO
				[ ]	Date Last Tested or Inspected
X	[ ]	[ ]	[ ]	[ ]	Pool Equipment
X	[ ]	[ ]	[ ]	[ ]	Hot Tub/Spa

Comments:

HEATING & COOLING SYSTEMS

None	Does Not Transfer	Transfers to Buyer: Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.
[ ]	[ ]	X	[ ]	[ ]	Cooling System
Split system					Type FWA
2011					Age Rheem
[ ]	[ ]	X	[ ]		Heating System
Split system				[ ]	Type
2001				X	Age Rheem
X	[ ]	[ ]	[ ]	[ ]	Window/Wall Air Conditioning Units
X	[ ]	[ ]	[ ]	[ ]	Electronic Air Filter
X	[ ]	[ ]	[ ]	[ ]	Humidifier
[ ]	[ ]	[ ]	[ ]	X	Fireplace
[ ]	[ ]	[ ]	[ ]	X	Fireplace Insert
X	[ ]	[ ]	[ ]	[ ]	Wood burning Stove
				X	Chimney/Flue - Date Last Cleaned
X	[ ]	[ ]	[ ]	[ ]	Gas Log Lighter
[ ]	[ ]	X	[ ]	[ ]	Whole House Attic Fan
X	[ ]	[ ]	[ ]	[ ]	Solar Equipment
X	[ ]	[ ]	[ ]	[ ]	Propane Tank
					(Circle One) ☐ Own ☐ Rent/Lease
					Company

Comments:

MEDIA

None	Does Not Transfer	Transfers to Buyer: Working	Not Working	Don't Know	Indicate the condition of the following items by marking only one appropriate box.
X	[ ]	[ ]	[ ]	[ ]	Satellite Dish
X	[ ]	[ ]	[ ]	[ ]	_____# of Rcvrs/Remotes
[ ]	[ ]	[ ]	[ ]	X	Attached Antennaes
[ ]	[ ]	X	[ ]	[ ]	Cable TV Wiring/Jacks
X	[ ]	[ ]	[ ]	[ ]	Attached Television Mount(s)
X	[ ]	[ ]	[ ]	[ ]	Projector(s)
X	[ ]	[ ]	[ ]	[ ]	Projector Screen(s)
X	[ ]	[ ]	[ ]	[ ]	Surround Sound Speakers
X	[ ]	[ ]	[ ]	[ ]	Wired for Surround Sound

Comments:

Any Additional Comments for Part I:

HVAC & Water Heater Info comes from 2018 Appraisal

BUYER'S INITIALS:_____ _____

SELLER'S INITIALS: SM _____ _____

Instant forms

PART II

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.

Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 1 STRUCTURAL FOUNDATION/WALLS
[ ]	X	[ ]	Are any exterior walls covered with Exterior Insulation & Finish System (synthetic stucco)? If YES, are you aware of any adverse conditions?
			Indicate all that apply: [ ] Basement [ ] Crawl Space [ ] Slab
[ ]	X		Are there any structural engineer's report(s) available? If YES, Date of Report:_____ Copy Attached? (Mark One): [ ] YES [ ] NO
			To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)
[ ]	X	[ ]	Movement, shifting, deterioration or other problems with walls or foundation?
X	[ ]	[ ]	Cracks or flaws in the walls, floors or foundation? Minor cracks in basement floor
[ ]	X	[ ]	Problems with driveways, walkways, patios, retaining walls, party walls?
[ ]	X	[ ]	Problems with operation of windows or doors, or broken seals?
[ ]	X		Any corrective actions to items in this section? (Example - Piering, bracing, etc.)
[ ]	[ ]	X	Are there any transferable warranties? Date:_____ (If YES, explain below and attach copy.)
X	[ ]	[ ]	Is there insulation in the walls?
[ ]	[ ]	X	Is there insulation in the floors?

Additional Comments:

YES	NO	DON'T KNOW	SECTION 2 ROOF/INSULATION
		X	Age: Maybe 2009 Type: Composition
X	[ ]	[ ]	To your knowledge, are there any X PAST [ ] PRESENT roof leaks? (Mark One) If any, identify details below.
X	[ ]		During your ownership, has the roof ever been [X] REPLACED? [ ] REPAIRED? (Mark One) If YES, Date: 2009 (Identify details below.)
[ ]	[ ]	X	Are there any transferable warranties? Date:_____ (If YES, explain below and attach copy.)
[ ]	[ ]	X	Do you know of any problems with chimneys or chases? (If YES, explain below.)
[ ]	X	[ ]	Do you know of any problems with roof, roof structure or rain gutters? (If YES, explain below.)
X	[ ]	[ ]	Is there insulation in the ceiling/attic?

Additional Comments: Roof Information from 2018 Appraisal
Not sure if 2009 Roof/Shingle work was complete or partial replacement

YES	NO	DON'T KNOW	SECTION 3 MOLD/MILDEW

According to the EPA, molds are part of the natural environment. Molds reproduce by means of tiny spores that are invisible to the naked eye, and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. Inhaling or touching mold spores may cause allergic reactions in sensitive individuals.

To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)

[ ]	X	[ ]	Presence of any mold/mildew in the property?
[ ]	X	[ ]	Any problems created by mold or mildew for occupants of the structure during your ownership?
[ ]	X		Have you had any inspections for mold or mildew? If YES, Date:_____ (If YES, explain below.)
[ ]	X		Have you received any reports pertaining to mold or mildew on or within the structure? (If YES, attach.)
[ ]	X		Has the property had any professional mold remediation during your ownership? If YES, Date:_____

Additional Comments: # 47-49 Not Known. / Owner not Alive. for sure.

BUYER'S INITIALS:_____ _____

SELLER'S INITIALS: SB _____

Instant Forms

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.
Attach all relevant documentation for further explanation, including any and all repair reports.

SECTION 4
WATER/SEWAGE SYSTEMS

YES	NO	DON'T KNOW	
X	[ ]		Is the property connected to City Water?
[ ]	X		Is the property connected to Rural Water? If YES, Transfer Fee:_____ District:_____
X	[ ]		Is the property connected to any private water systems? (Mark all that apply.)
			[ ] Drinking Well X Irrigation Well [ ] Geo-Thermal Well
			Type: Unknown Location: NW Backyard Depth: UNKNOWN
			Type:_____ Location:_____ Depth:_____
			Type:_____ Location:_____ Depth:_____
[ ]	[ ]	X	Has the water in any wells shown test results of contamination? (If YES, explain below.)
[ ]	X		Is the property connected to a public sewer system? If shared lagoon/septic system, explain below.
X			Is the property connected to a septic system? Date Last Pumped: UNK
			Tank Size: UNK Location: N side of house
			# feet laterals: UNK # Feet infiltrators: UNK Location: UNK
[ ]	X		Is the property connected to a lagoon system? Location:_____
[ ]	X		Is the property connected to some other type of waste disposal system? (If YES, explain below.)
[ ]	X		To your knowledge, is there any problem relating to the waste disposal system?

Additional Comments: 2018 Appraisal Notes "Septic System 2010"

SECTION 5
WATER INTRUSION/LEAKS

To your knowledge, indicate any past or present: (Use Comment Lines for further explanations)

YES	NO	DON'T KNOW	
[ ]	X	[ ]	Any water leakage in or around the fireplace or chimney?
[ ]	X	[ ]	Any water leakage around (If YES, mark all that apply.) [ ] WINDOWS [ ] SKYLIGHTS [ ] DOORS?
[ ]	X	[ ]	Any leaks occurring in any plumbing, water supply lines, drains, sewer lines, etc.?
[ ]	X	[ ]	Any leaks caused by appliances?
[ ]	X	[ ]	Any leaks from any condensation drain lines, humidifier, dehumidifier, etc.?
X	[ ]	[ ]	Any water leakage into (If YES, mark all that apply.) [ ] BASEMENT [ ] CRAWL SPACE
X	[ ]	[ ]	Any accumulation of water within the basement/crawl space?
X	[ ]	[ ]	Sump Pump(s) Location(s): Basement utilities Room
[ ]	[ ]	X	Drain Tiles (If YES, mark all that apply.) [ ] INTERIOR [ ] EXTERIOR

Additional Comments: #84 & 85 – When Sump pump failed.

SECTION 6
PEST, WOOD INFESTATION & DRY ROT

YES	NO	DON'T KNOW	
[ ]	X	[ ]	Do you have any knowledge of the following items on/affecting the property? (Mark all that apply.)
			[ ] WOOD DESTROYING INSECTS [ ] DRY ROT [ ] OTHER WOOD INFESTATION
[ ]	X	[ ]	Any knowledge of any damage to the property caused by the following items? (Mark all that apply.)
			[ ] WOOD DESTROYING INSECTS [ ] DRY ROT [ ] OTHER WOOD INFESTATION
[ ]	[ ]		Have there been any repairs of such damage? (If YES, explain below.)
[ ]	[ ]		Is the property currently under a termite warranty or other coverage by a licensed pest control company?
			Company:_____ Warranty Expiration Date:_____
[ ]	[ ]		Any **wood destroying insects** control reports in the last 5 years? (If YES, explain below.)
[ ]	[ ]		Any professional **wood destroying insects** control treatments in the last 5 years? (If YES, explain below.)
[ ]	[ ]		Any **pest** control reports in the last 5 years? (If YES, explain below.)
[ ]	[ ]		Any professional **pest** control treatments in the last 5 years? (If YES, explain below.)

Additional Comments: #97–103 Not Known. Owner died.

BUYER'S INITIALS:_____ _____

SELLER'S INITIALS: SH _____

Instant forms

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.
Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 7 ENVIRONMENTAL CONDITIONS
[ ]	[ ]	[X]	Is the property located in a subdivision with a master drainage plan?
[ ]	[ ]	[ ]	If YES, is the property in compliance?
[ ]	[X]	[ ]	Has the property ever had any drainage problems during your ownership? (If YES, explain below.)
[ ]	[X]	[ ]	Are there any producing or non-producing gas/oil wells on the property or adjacent property?
[ ]	[ ]	[X]	Do mineral rights convey to buyer? If NO, please define:
			Groundwater contamination has been detected in several areas in the State of Kansas.
[ ]	[X]	[ ]	Are you aware of groundwater contamination or other environmental concerns?
[ ]	[ ]	[X]	Any reports or records pertaining to groundwater contamination or other environmental concerns?
[ ]	[X]	[ ]	Are there any diseased or dead trees and shrubs?
			To your knowledge, are any of the following substances, materials, products on the real property? (YES or NO Only.)
[ ]	[X]		Asbestos
[ ]	[X]		Contaminated soil or water (including drinking water)
[ ]	[X]		Landfill or buried materials
[ ]	[X]		Lead-based paint (If YES, attach disclosure.)
[ ]	[X]		Radon gas in house or well — If YES, has mitigation been performed? (Mark One) [ ] YES [ ] NO
[ ]	[X]		Methane Gas
[ ]	[X]		Oil sheers in wet areas
[ ]	[X]		Radioactive material
[ ]	[X]		Toxic material disposal (solvents, chemicals, etc.)
[ ]	[X]		Underground fuel or chemical storage tanks
[ ]	[X]		EMFs (Electro Magnetic Fields)
[ ]	[X]		Urea formaldehyde foam insulation (UFFI)
[ ]	[X]		Other: NA
[ ]	[X]		Are you aware if any portion of the property has ever been used for the manufacture of, or storage of, chemicals or equipment used in manufacturing methamphetamine, ecstasy, LSD or any other illegal substances?
[ ]	[X]		To your knowledge, are any of the above conditions present near your property?

Comments:

YES	NO	DON'T KNOW	SECTION 8 BOUNDARIES/LAND
[ ]	[ ]	[X]	Have you had a survey of the property? (If YES, attach copy if available.)
[ ]	[ ]	[X]	Are the boundaries of your property marked in any way?
[X]	[X]	[ ]	Is there any fencing on the boundaries of the property?
[X]	[ ]	[ ]	Does fencing belong to the property? If YES, which sides? Part of yard is fenced alt fence belongs to property
[ ]	[X]	[ ]	Are there any features of the property shared in common with adjoining landowners, such as, walls, fences, roads, driveways? (If YES, explain below.)
[ ]	[ ]	[ ]	Is the property owner responsible for maintenance of any such shared feature(s)?
[ ]	[X]	[ ]	To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?
[ ]	[X]	[ ]	To your knowledge, is any portion of the property located in a federally designated flood plain?
[ ]	[ ]	[redacted]	UNK Do you currently, or have you ever, paid flood insurance for the property?
[ ]	[X]	[ ]	To your knowledge, is any portion of the property located in a designated wetlands area?
[ ]	[X]	[ ]	Do you know of any of the following items that have occurred on the property or in the immediate area? (Mark all that apply.)

[ ] EXPANSIVE SOIL
[ ] FILL DIRT
[ ] SLIDING
[ ] SETTLING
[ ] EARTH MOVEMENT
[ ] UPHEAVAL
[ ] EARTH STABILITY PROBLEMS

Comments: Fence is not ~~on~~ along property boundaries — it just covers a small interior section of property.

BUYER'S INITIALS:_____ _____

SELLER'S INITIALS: SS _____

Instant Forms

Answer each question with one answer to the best of your knowledge. Specify relevant details in Additional Comment lines.
Attach all relevant documentation for further explanation, including any and all repair reports.

YES	NO	DON'T KNOW	SECTION 9 SPECIAL ASSESSMENTS AND HOMEOWNER'S ASSOCIATION
			The law requires that the Seller disclose the existence of special assessments against a property.
[ ]	[X]	[ ]	Any current/pending bonds, assessments, or special taxes that apply to property?
[ ]	[X]	[ ]	The property may be subject to special assessments or is located in an improvement district? (Refer to relevant tax disclosure - Mark One). [ ] Owner [ ] County [ ] Public Record [ ] Other:_____
[ ]	[X]	[ ]	Is the property subject to rules or regulations of an active Homeowner's Association?
		[ ]	Annual Dues?_____ Initiation Fee?_____
		[ ]	Homeowner's Association contact information:_____
[ ]	[X]	[ ]	Is the property subject to a right of first refusal?
[ ]	[X]	[ ]	Is the property subject to covenants, conditions, and restrictions of a Homeowner's Association or subdivision restrictions?
[ ]	[X]	[ ]	Any violations of such covenants and restrictions?

Comments:

YES	NO	DON'T KNOW	SECTION 10 MISCELLANEOUS
[ ]	[ ]	[X]	Have any improvements or repairs (including, but not limited to, HVAC, plumbing, electrical, structural additions) been made to the property **without obtaining required permits?**
[ ]	[X]	[ ]	Are any local, state, or federal agencies requiring repairs, alterations, or corrections of any existing conditions?
[ ]	[X]	[ ]	Is the present use of the property a non-conforming use?
[ ]	[ ]	[X]	Have you had any insurance claims in the past five years?
[ ]	[ ]	[X]	Were repairs made? If so,
[ ]	[X]	[ ]	Is there any unrepaired damage due to hail, storm, wind, fire or flood?
[ ]	[X]	[ ]	Are there any stains, tears, burns, holes, etc., in the property that are not readily visible?
[X]	[ ]	[ ]	Does a pet(s) reside or has a pet(s) ever resided in or on the property?
[ ]	[X]	[ ]	Is there any damage due to pets, interior/exterior, including, but not limited to, odors, stains, etc.?
[ ]	[X]	[redacted]	Do all window and door treatments remain? If NO, please list: LIVING ROOM + DINING ROOM treatments DO NOT STAY
[ ]	[X]	[redacted]	Does any other personal property remain? If YES, please list:_____
[ ]	[X]	[ ]	Does the property contain any of the following? (Mark all that apply.)
[ ]	[X]	[ ]	[ ] Swimming Pool [ ] Spa [ ] Hot Tub [ ] Sauna [ ] Water Feature
[ ]	[X]	[ ]	If YES, are either of the following heated? [ ] Swimming Pool [ ] Spa If yes, type of heat?_____
[ ]	[X]	[ ]	Are you aware of any past or present problems relating to the swimming pool, spa, hot tub, sauna or water feature? Explain: N/A
[ ]	[ ]	[X]	Is the property in a holistic, conservation or special review district, that requires any alterations or improvements to the Property, be approved by a board or commission?
[ ]	[X]	[ ]	Are there any other facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property?
[ ]	[ ]	[X]	Are there any transferable warranties on the property or any of its components?

Comments:

Any Additional Comments For Part II:

BUYER'S INITIALS:_____ _____

SELLER'S INITIALS: SB _____ _____

Instant Forms

SELLER'S ACKNOWLEDGEMENT

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 is occupant: [ ] YES [X] NO

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.

SELLER: _____ 5/09/00 **SELLER:** _____
Date Date

BUYER'S ACKNOWLEDGEMENT AND AGREEMENT

1. I have personally 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 REALTORS® 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 REALTORS® 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 www.ink.org/public/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: _____ **BUYER:** _____
Date Date

This form is approved by legal counsel for the Wichita Area Association of REALTORS® exclusively for use by members of the Wichita Area Association of REALTORS® 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 March 2014.

Instant forms

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address 15038 SW County Line Rd - Derby, KS 67037

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

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

(a) Presence of lead-based paint and/or lead-based paint hazards ***(initial one)***:

SB Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing; ***or***

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

(b) Records and Reports available to the Seller ***(initial one)***:

SB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing; ***or***

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

BUYER'S ACKNOWLEDGMENT (please complete c, d, and e below)

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

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

(e) Buyer has ***(initial one)***:

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; **or**

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S/LICENSEE'S ACKNOWLEDGMENT (initial below)

AB (f) Agent/Licensee has informed the Seller of the Seller=s obligation under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

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

Seller	Date 5/15/20	Buyer	Date
Seller	Date	Buyer	Date
Agent/Licensee	Date 5-15-20	Agent/Licensee	Date

This contract is for use by Lonny Ray McCurdy. Use by any other party is illegal and voids the contract.
Instant Forms

McCurdy AUCTION LLC
REAL ESTATE SPECIALISTS

WATER WELL AND WASTEWATER SYSTEM INFORMATION

SS 5/15/20

Property Address: 15038 SW County Line Rd - Derby, KS 67037

DOES THE PROPERTY HAVE A WELL? YES X **NO** ~~X~~ SS

If yes, what type? Irrigation X Drinking ____ Other ____

Location of Well: Backyard NWE. of House

SS 5/15/20

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

If yes, what type? Septic X Lagoon ____

Location of Lagoon/Septic Access: North side of Yard

[signature] 5/15/20

Owner Date

Owner Date

ADDENDUM _____
(Groundwater)

THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is entered into effective on the last date set forth below.

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

The parties are proposing the sale and purchase of certain property, commonly known as:
15038 SW County Line Rd - Derby, KS 67037

The parties are advised to obtain expert advice in regard to any environmental concerns.

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

(a) Presence of groundwater contamination or other environmental concerns **(initial one):**

SB/X Seller has no knowledge of groundwater contamination or other environmental concerns; or
_____ Known groundwater contamination or other environmental concerns are:

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

SB/X Seller has no reports or records pertaining to groundwater contamination or other environmental concerns; or
_____ Seller has provided the Buyer with all available records and reports pertaining to groundwater contamination or other environmental concerns (list document below):

BUYER'S ACKNOWLEDGMENT (please complete c below)

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

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

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

This form is approved by legal counsel for the Wichita Area Association of REALTORS® exclusively for use by members of the Wichita Area Association of REALTORS® 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.

Instanet Forms

Security 1st Title

File #:

Property Address:
15038 SW County Line Rd
Derby, KS 67037

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

****SECURITY 1ST TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED****

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1st Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.**
- **DO NOT FORWARD wire instructions to any other parties.**
- **ALWAYS VERIFY WIRE INSTRUCTIONS, specifically the ABA routing number and account number, by calling the party who is receiving the funds.**
- **DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.**
- **DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.**

ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW
Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer _____ Seller _____ 5/15/20

For more information on wire-fraud scams or to report an incident, please refer to the following links:

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

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

McCurdy AUCTION LLC
REAL ESTATE SPECIALISTS

AVERAGE MONTHLY UTILITIES

MISCELLANEOUS INFORMATION

Property Address: 15038 SW County Line Rd, Rose Hill, KS 67133 (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:	Butler Electric Cooperative	$1,980.00/year
Water & Sewer:	City of Rose Hill for Water / On Septic not City Sewer	$539.00/year
Gas | Propane:	Kansas Gas Service	$563.00/Year

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

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

NA

Appliances that Transfer:

Refrigerator?	☐ Yes	☑ No	Washer?	☐ Yes	☑ No
Dishwasher?	☑ Yes	☐ No	Dryer?	☐ Yes	☑ No
Stove/Oven?	☑ Yes	☐ No	Other?		
Microwave?	☑ Yes	☐ No			

Homeowners Association: ☐ Yes ☑ No

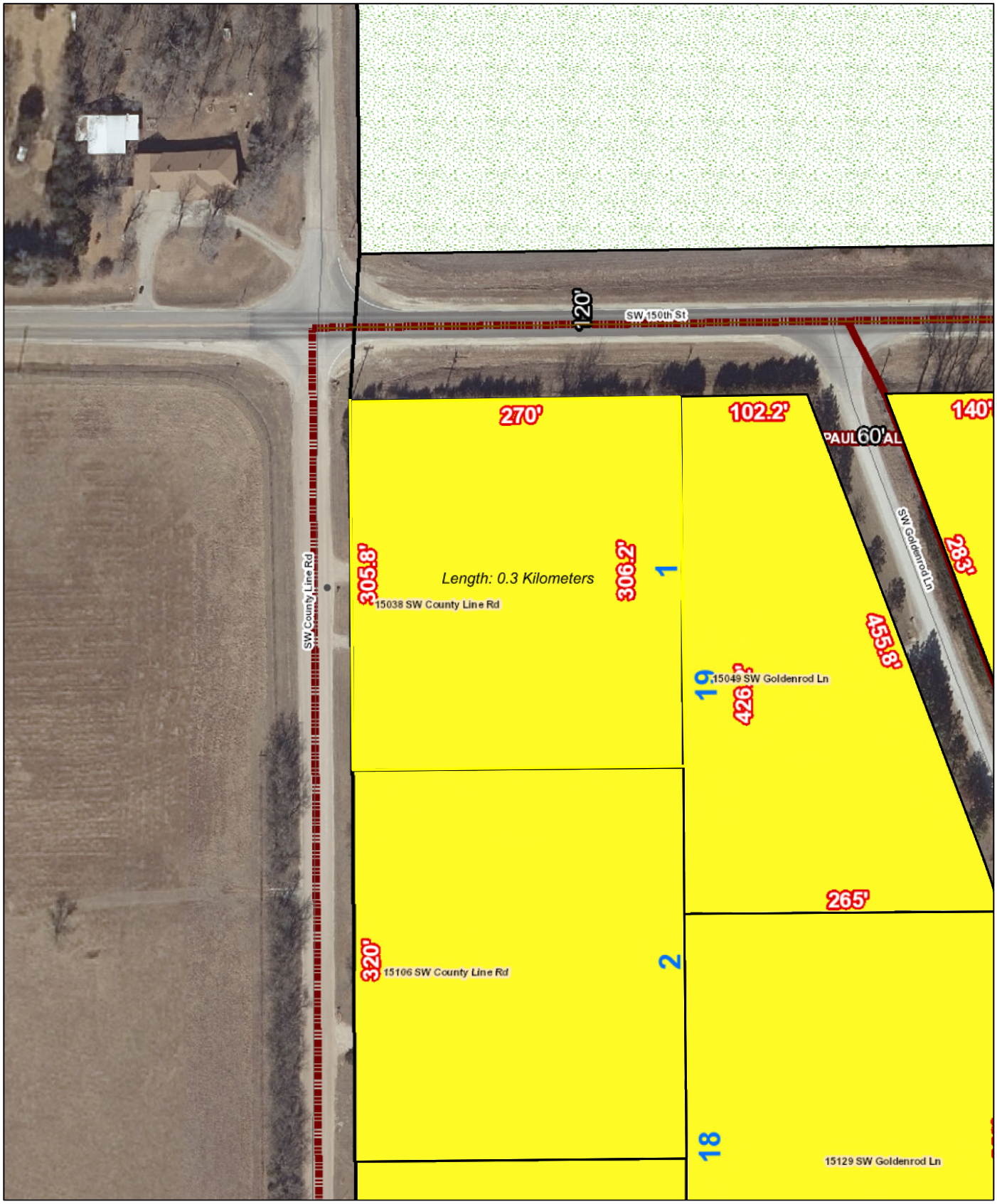
Dues Amount: NA ☐ Yearly ☐ Monthly ☐ Quarterly

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.

15038 SW County Line Rd, Rose Hill, KS 67133 - Zoning RR



1/16/2020, 8:56:17 AM

Parcel Data
Parcel_Data_BldgLL
BLDG_LL
Municipal Boundaries
AddressPoints
RoadCenterline
CITY
COUNTY ASPHALT
COUNTY GRAVEL
KANSAS TURNPIKE
PAPER
PRIVATE
STATE HWY
TOWNSHIP
US HWY
Lot_Lines
Contiguous Lot and Parcel Lines
Contiguous Parcel Lines
Lot and Parcel Lines

1:1,128

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Butler County GIS/Mapping

The information contained on this map is to locate, identify and inventory real property for taxing purposes, and not to be utilized in place of a survey for boundary determinations.

15038 SW County Line Rd, Rose Hill, KS 67133 - Flood Zone

1/15/2020, 5:06:18 PM

- Parcel Data
- Parcel_Data_BldgLL
- BLDG_LL

1:1,128

0 0.01 0.01 0.03 mi

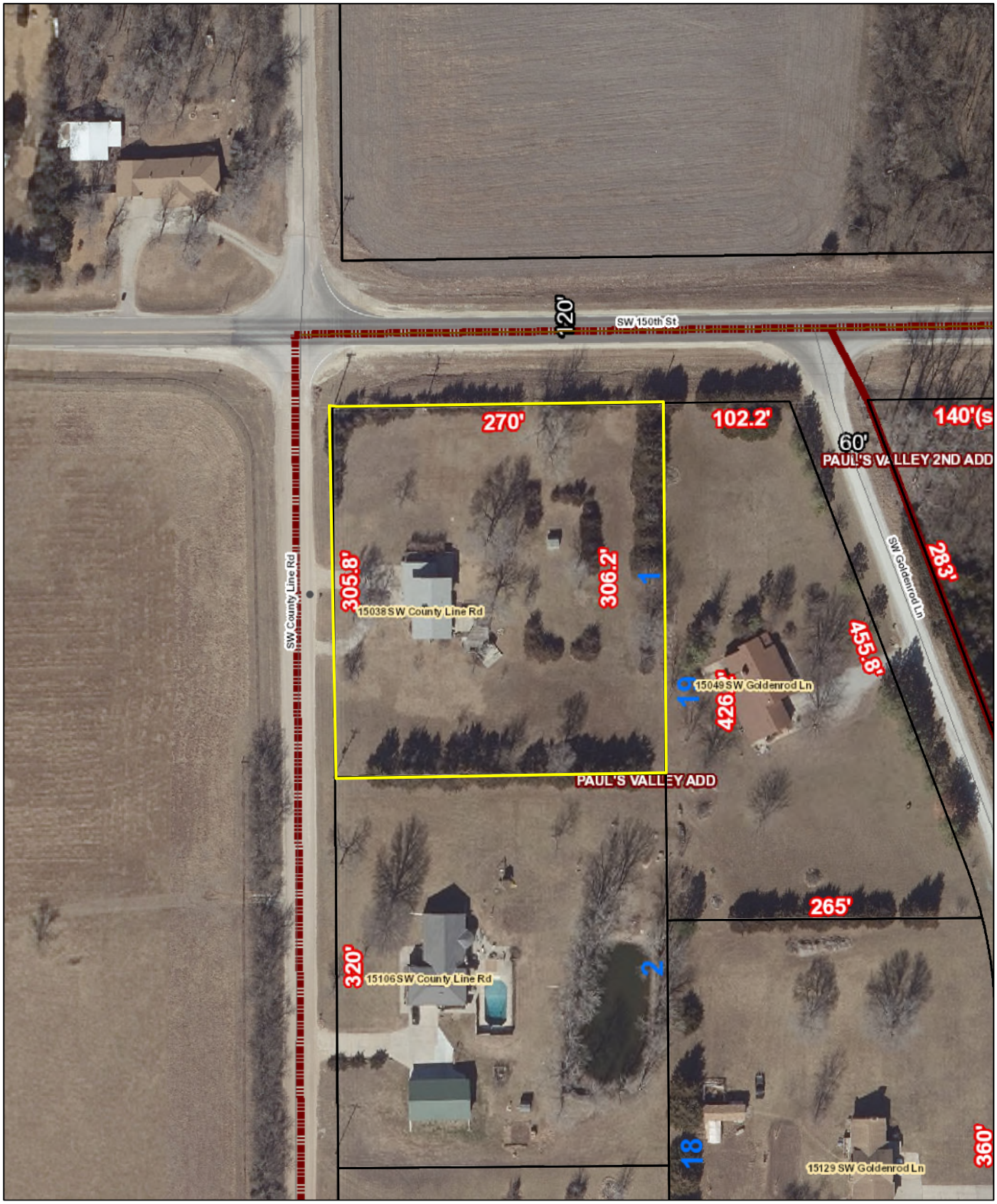
0 0.01 0.02 0.04 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Butler County GIS/Mapping

The information contained on this map is to locate, identify and inventory real property for taxing purposes, and not to be utilized in place of a survey for boundary determinations.

15038 SW County Line Rd, Rose Hill, KS 67133 - Aerial



1/15/2020, 4:29:56 PM

Parcel Data
Parcel_Data_BldgLL
BLDG_LL
Municipal Boundaries
AddressPoints

RoadCenterline
CITY
COUNTY ASPHALT
COUNTY GRAVEL
KANSAS TURNPIKE
PAPER
PRIVATE
STATE HWY
TOWNSHIP
US HWY

Lot_Lines
Contiguous Lot and Parcel Lines
Contiguous Parcel Lines
Lot and Parcel Lines
Lot Lines
Parcel Lines
Cemetery_Plats
Subdivision Plats

1:1,128

0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Butler County GIS/Mapping

The information contained on this map is to locate, identify and inventory real property for taxing purposes, and not to be utilized in place of a survey for boundary determinations.

McCurdy AUCTION LLC
REAL ESTATE SPECIALISTS

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, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale.

2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has been provided an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.

3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.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.

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 guests or minors accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.

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. McCurdy reserves 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)*

McCurdy AUCTION LLC
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