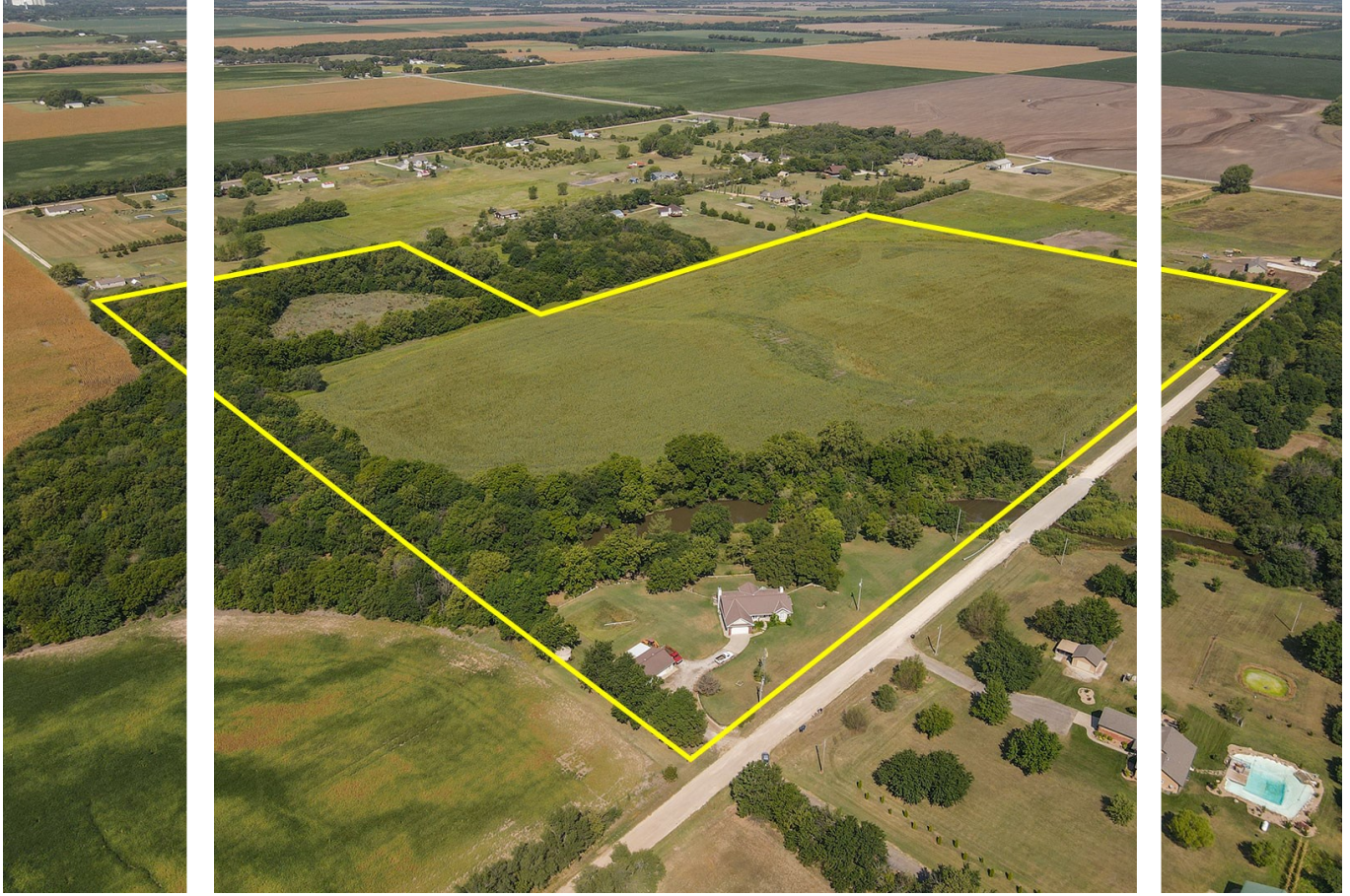


# PROPERTY INFORMATION PACKET | THE DETAILS



**12201 N. Seneca St. | Sedgwick, KS 67135**

AUCTION: Saturday, October 10<sup>th</sup>, 2020 @ 2:00 PM

12041 E. 13th St. N., Wichita, KS, 67206  
316.867.3600 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION  
REAL ESTATE SPECIALISTS



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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 2



**MLS #** 586444  
**Status** Active  
**Contingency Reason**  
**Area** 701  
**Address** 12201 N Seneca St  
**Address 2**  
**City** Sedgwick  
**Zip** 67135  
**Asking Price** \$0  
**Original Price** \$0  
**Picture Count** 36



### KEYWORDS

<b>AG Bedrooms</b>	2	<b>Approx. AGLA</b>	1999
<b>Total Bedrooms</b>	4.00	<b>AGLA Source</b>	Court House
<b>AG Full Baths</b>	2	<b>Approx. BFA</b>	1999.00
<b>AG Half Baths</b>	1	<b>BFA Source</b>	Measured
<b>Total Full Baths</b>	3	<b>Approx. TFLA</b>	3,998
<b>Total Half Baths</b>	1	<b>Lot Size/SqFt</b>	45.26 acre
<b>Total Baths</b>	4	<b>Number of Acres</b>	45.26
<b>Old Total Baths</b>			
<b>Garage Size</b>	4+		
<b>Basement</b>	Yes - Finished		
<b>Levels</b>	One Story		
<b>Approximate Age</b>	21 - 35 Years		
<b>Acreage</b>	10.01 or More		

### GENERAL

<b>List Agent - Agent Name and Phone</b>	Megan Rae Niedens - OFF: 316-683-0612	<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600
<b>Co-List Agent - Agent Name and Phone</b>		<b>Co-List Office - Office Name and Phone</b>	
<b>Showing Phone</b>	800-301-2055	<b>Model Home Phone</b>	
<b>Year Built</b>	1998	<b>Builder</b>	
<b>Est. Completion Date</b>		<b>Building Permit Date</b>	
<b>Parcel ID</b>	20173-023-06-0-14-00-003.00	<b>School District</b>	Valley Center Pub School (USD 262)
<b>Elementary School</b>	Valley Center	<b>Middle School</b>	Valley Center
<b>High School</b>	Valley Center	<b>Subdivision</b>	NONE LISTED ON TAX RECORD
<b>Legal</b>	Long Legal, See Taxes	<b>Realtor.com Y/N</b>	Yes
<b>Display on Public Websites</b>	Yes	<b>Display Address</b>	Yes
<b>VOW: Allow AVM</b>	Yes	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Sub-Agent Comm</b>	0	<b>Buyer-Broker Comm</b>	3
<b>Transact Broker Comm</b>	3	<b>Variable Comm</b>	Non-Variable
<b>Virtual Tour Y/N</b>		<b>Days On Market</b>	30
<b>HotSheet Date</b>	9/9/2020	<b>Price Date</b>	9/9/2020

### ROOMS

<b>Master Bedroom Level</b>	Main	<b>Master Bedroom Dimensions</b>	18.02x15.01
<b>Master Bedroom Flooring</b>	Carpet	<b>Living Room Level</b>	Main
<b>Living Room Dimensions</b>	20.02x19.01	<b>Living Room Flooring</b>	Carpet
<b>Kitchen Level</b>	Main	<b>Kitchen Dimensions</b>	15.01x11.11
<b>Kitchen Flooring</b>	Wood Laminate	<b>Room 1 Type</b>	
<b>Room 2 Type</b>		<b>Room 3 Type</b>	
<b>Room 4 Level</b>	Main	<b>Room 4 Type</b>	Dining Room
<b>Room 4 Dimensions</b>	12.05x14.06	<b>Room 4 Flooring</b>	Wood Laminate
<b>Room 5 Level</b>	Main	<b>Room 5 Type</b>	Bedroom
<b>Room 5 Dimensions</b>	13.10x13.05	<b>Room 5 Flooring</b>	Carpet
<b>Room 6 Level</b>	Main	<b>Room 6 Type</b>	Family Room
<b>Room 6 Dimensions</b>	15.05x21.03	<b>Room 6 Flooring</b>	Wood Laminate
<b>Room 7 Level</b>	Basement	<b>Room 7 Type</b>	Bedroom
<b>Room 7 Dimensions</b>	13.02x9.09	<b>Room 7 Flooring</b>	Carpet
<b>Room 8 Level</b>	Basement	<b>Room 8 Type</b>	Bedroom
<b>Room 8 Dimensions</b>	14.06x11.05	<b>Room 8 Flooring</b>	Carpet
<b>Room 9 Level</b>	Basement	<b>Room 9 Type</b>	Rec. Room
<b>Room 9 Dimensions</b>	37.01x23.05	<b>Room 9 Flooring</b>	Carpet

ROOMS

Room 10 Level	Basement	Room 10 Type	Bonus Room
Room 10 Dimensions	15.02x14.05	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 (Sedgwick) - SW 125th & Ridge - East to Seneca - South to Home

FEATURES

<b>ARCHITECTURE</b> Ranch	<b>FLOOD INSURANCE</b> Unknown	<b>HEATING</b> Forced Air Propane-Owned	<b>LAUNDRY</b> Main Floor Separate Room 220-Electric
<b>EXTERIOR CONSTRUCTION</b> Frame w/More than 50% Mas	<b>UTILITIES</b> Lagoon Propane Gas Private Water	<b>DINING AREA</b> Formal	<b>INTERIOR AMENITIES</b> Ceiling Fan(s) Closet-Walk-In Fireplace Doors/Screens Owned Water Softener Security System Vaulted Ceiling Window Coverings-All Wood Laminate
<b>ROOF</b> Composition	<b>BASEMENT / FOUNDATION</b> View Out Walk Out Below Grade	<b>FIREPLACE</b> One Kitchen/Hearth Room Woodburning Blower	<b>POSSESSION</b> At Closing
<b>LOT DESCRIPTION</b> Irregular River/Creek Wooded	<b>BASEMENT FINISH</b> 2 Bedroom 1 Bath Bsmt Rec/Family Room Bsmt Wet Bar Bsmt Storage 1 Add. Finished Room	<b>KITCHEN FEATURES</b> Eating Bar Pantry Electric Hookup Laminate Counters	<b>PROPOSED FINANCING</b> Other/See Remarks
<b>FRONTAGE</b> Paved Frontage	<b>COOLING</b> Central Electric	<b>APPLIANCES</b> Disposal Microwave Refrigerator Range/Oven	<b>WARRANTY</b> No Warranty Provided
<b>EXTERIOR AMENITIES</b> Balcony Covered Patio Covered Deck Fence-Other/See Remarks Guttering Handicap Access Irrigation Pump Irrigation Well Security Light Storage Building(s) Storm Door(s) Storm Windows/Ins Glass Outbuildings		<b>MASTER BEDROOM</b> Master Bedroom Bath 1/2 Bath/Master Bedroom Shower/Master Bedroom Tub/Shower/Master Bdrm Jetted Tub	<b>OWNERSHIP</b> Individual
<b>GARAGE</b> Attached Detached Oversized Handicap Access		<b>AG OTHER ROOMS</b> Hearth Room	<b>PROPERTY CONDITION REPORT</b> No
<b>FINANCIAL</b>			<b>SHOWING INSTRUCTIONS</b> Appt Req-Call Showing #
<b>Assumable Y/N</b> <b>Currently Rented Y/N</b> <b>Rental Amount</b> <b>General Property Taxes</b> <b>General Tax Year</b> <b>Yearly Specials</b> <b>Total Specials</b>	No No  \$3,868.65 2019 \$0.00 \$2,019.00	<b>HOA Y/N</b> <b>Yearly HOA Dues</b> <b>HOA Initiation Fee</b> <b>Home Warranty Purchased</b> <b>Earnest \$ Deposited With</b>	No   Unknown Security 1st Title
			<b>LOCKBOX</b> Other-See Private Remarks
			<b>TYPE OF LISTING</b> Excl Right w/o Reserve
			<b>AGENT TYPE</b> Sellers Agent



## MARKETING REMARKS

**Marketing Remarks** This property is offered by Megan McCurdy Niedens with McCurdy Auction, LLC. Office: 316-867-3600 Email: mniedens@mccurdyauction.com LIVE AND ONLINE AUCTION EVENT SATURDAY, OCTOBER 10TH, 2020 @ 2:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Great opportunity to purchase a quiet country home on over 45 acres with a creek in Sedgwick, Kansas! This 3,998 square foot home offers 4+ bedrooms and 3.5 bathrooms with a finished walk-out basement. The exterior includes an attached 2-car garage and a 3 car detached garage/shop with a 4-car carport! There is a silo for additional storage and a fenced-in pen for animals. Don't miss the huge back deck that extends the whole length of the home. There are two sets of spiral staircases that lead to the covered, lower level patio. Inside the home is the living/dining room combination that gives you an open floor plan feel with vaulted ceilings. Off the living room, you will find the kitchen which includes plenty of cabinets and countertop space, including a peninsula with additional seating. All kitchen appliances stay with the home and there is a reverse osmosis system for the sink! Past the kitchen is the family room, which provides tons of natural light with the wall of windows overlooking the spacious back deck! Don't overlook the tall ceilings, wood-burning fireplace, and additional bench seating. Conveniently located off the family room is a half bathroom and separate laundry room. The primary bedroom has an en-suite plus a patio door leading to the back porch. The en-suite includes a jetted tub with a separate shower, vanity with seating area, and a walk-in closet! Another bedroom and full bathroom complete the main level. Downstairs you will find a spacious living room with a wet bar, which is perfect for entertaining! Two bedrooms, a bonus room and a full bathroom complete the walk-out basement. Acreage does not have a written lease. All crops, if any, belong to the tenant farmer. \*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 \$25,000.00

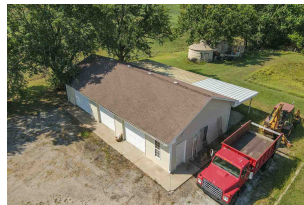
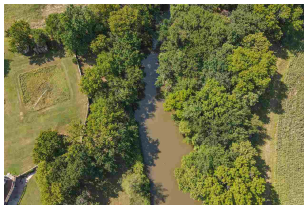
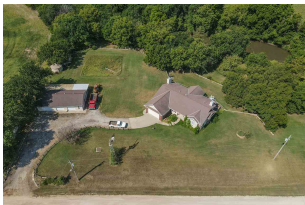
## AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	www.mccurdyauction.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	10/10/2020	
Auction Start Time	2:00 PM	
Broker Registration Req	Yes	
Buyer Premium Y/N	Yes	
Premium Amount	0.10	
Earnest Money Y/N	Yes	
Earnest Amount %/\$	25,000.00	

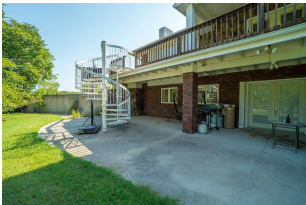
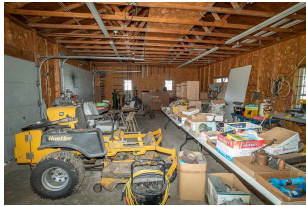
## TERMS OF SALE

Terms of Sale

## ADDITIONAL PICTURES







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## MLS PIP



**MLS #** 586449  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Sedgwick  
**Area** 701  
**Address** 12201 N SENECA ST  
**Address 2**  
**City** Sedgwick  
**State** KS  
**Zip** 67135  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$0  
**For Sale/Auction/For Rent** Auction  
**Associated Document Count** 2



## GENERAL

<b>List Agent - Agent Name and Phone</b>	Megan Rae Niedens - OFF: 316-683-0612	<b>Realtor.com Y/N</b>	Yes
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Display on Public Websites</b>	Yes
<b>Co-List Agent - Agent Name and Phone</b>		<b>Display Address</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Showing Phone</b>	800-301-2055	<b>Sub-Agent Comm</b>	0
<b>Zoning Usage</b>	Rural	<b>Buyer-Broker Comm</b>	3
<b>Parcel ID</b>	20173-023-06-0-14-00-003.00	<b>Transact Broker Comm</b>	3
<b>Number of Acres</b>	45.26	<b>Variable Comm</b>	Non-Variable
<b>Price Per Acre</b>		<b>Virtual Tour Y/N</b>	
<b>Lot Size/SqFt</b>	45.26 acre		
<b>School District</b>	Valley Center Pub School (USD 262)		
<b>Elementary School</b>	Valley Center		
<b>Middle School</b>	Valley Center		
<b>High School</b>	Valley Center		
<b>Subdivision</b>	MNONE		
<b>Legal</b>	THAT PART E1/2 SE1/4 NE1/4 LY S OF LI 740 FT N SE COR & EXTEND WLY 1523 FT TO PT 635 FT N OF S LI NE		

## DIRECTIONS

**Directions** (Sedgwick) - SW 125th & Ridge - East to Seneca - South to Home

## FEATURES

<b>SHAPE / LOCATION</b> Irregular	<b>IMPROVEMENTS</b> Other/See Remarks	<b>SALE OPTIONS</b> Other/See Remarks	<b>AGENT TYPE</b> Designated Sell Agent
<b>TOPOGRAPHIC</b> Level	<b>OUTBUILDINGS</b> Garage Shop	<b>EXISTING FINANCING</b> Other/See Remarks	<b>OWNERSHIP</b> Individual
<b>PRESENT USAGE</b> Other/See Remarks	<b>MISCELLANEOUS FEATURES</b> No Crops Included	<b>PROPOSED FINANCING</b> Other/See Remarks	<b>TYPE OF LISTING</b> Excl Right w/o Reserve
<b>ROAD FRONTAGE</b> Dirt	<b>DOCUMENTS ON FILE</b> Ground Water Addendum	<b>POSSESSION</b> At Closing	<b>HOUSE FEATURES</b> House Listed Under Resid.
<b>UTILITIES AVAILABLE</b> Electricity Lagoon Private Water Propane	<b>FLOOD INSURANCE</b> Unknown	<b>SHOWING INSTRUCTIONS</b> Call Showing #	<b>BUILDER OPTIONS</b> Open Builder
		<b>LOCKBOX</b> Other-See Private Remarks	

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$3,868.65
<b>General Tax Year</b>	2019
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	

HOA Initiation Fee  
Earnest \$ Deposited With Security 1st Title

## PUBLIC REMARKS

**Public Remarks** LIVE AND ONLINE EVENT SATURDAY, OCTOBER 10TH, 2020 @ 2:00 PM. CLEAR TITLE AT CLOSING, NO BACK TAXES ,PREVIEW AVAILABLE. Great opportunity to purchase a quiet country home on over 45 acres with a creek in Sedgwick, Kansas! This 3 ,998 square foot home offers 4+ bedrooms and 3.5 bathrooms with a finished walk-out basement. The exterior includes an attached 2-car garage and a 3 car detached garage/shop with a 4-car carport! There is a silo for additional storage and a fenced-in pen for animals. Don't miss the huge back deck that extends the whole length of the home. There are two sets of spiral staircases that lead to the covered, lower level patio. Inside the home is the living/dining room combination that gives you an open floor plan feel with vaulted ceilings. Off the living room, you will find the kitchen which includes plenty of cabinets and countertop space, including a peninsula with additional seating. All kitchen appliances stay with the home and there is a reverse osmosis system for the sink! Past the kitchen is the family room, which provides tons of natural light with the wall of windows overlooking the spacious back deck! Don't overlook the tall ceilings, wood-burning fireplace, and additional bench seating. Conveniently located off the family room is a half bathroom and separate laundry room. The primary bedroom has an en-suite plus a patio door leading to the back porch. The en-suite includes a jetted tub with a separate shower, vanity with seating area, and a walk-in closet! Another bedroom and full bathroom complete the main level. Downstairs you will find a spacious living room with a wet bar, which is perfect for entertaining! Two bedrooms, a bonus room and a full bathroom complete the walk-out basement. Acreage does not have a written lease. All crops, if any, belong to the tenant farmer. \*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 \$25 ,000.00.

## AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	on site	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	10/10/2020	2 - Open for Preview
Auction Start Time	2:00 PM	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	10/09/2020 @ 5 PM	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	25,000.00	3 - Open End Time

## TERMS OF SALE

Terms of Sale

## PERSONAL PROPERTY

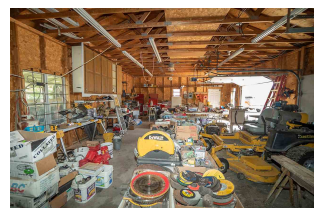
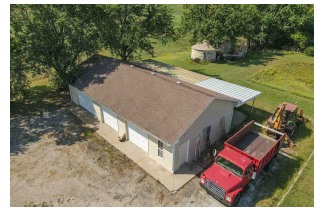
Personal Property

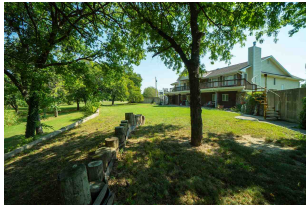
## SOLD

How Sold	Selling Agent - Agent Name and Phone
Sale Price	Co-Selling Agent - Agent Name and Phone
Net Sold Price	\$0
Pending Date	Selling Office - Office Name and Phone
Closing Date	Co-Selling Office - Office Name and Phone
Short Sale Y/N	Appraiser Name
Seller Paid Loan Asst.	Non-Mbr Appr Name
Previously Listed Y/N	
Includes Lot Y/N	
Sold at Auction Y/N	

## ADDITIONAL PICTURES







## DISCLAIMER

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## WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 12201, 12401 & Additional Lots N. Seneca St. - Sedgwick, KS

67135

DOES THE PROPERTY HAVE A WELL? YES ☒ NO ☐

If yes, what type? Irrigation ☐ Drinking ☒ Other ☐

Location of Well: Front Yard under windmill,

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

If yes, what type? Septic ☐ Lagoon ☒

Location of Lagoon/Septic Access: Southwest of Home

Owner

Denny L. Castro Ex

Date

8-10-20

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:  
12201, 12401 & Additional Lots N. Seneca St. - Sedgwick , KS 67135

**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):**

PLE   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):**

PLE   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.

<u>Bonny L. Shuman Ex</u>	<u>8-10-20</u>		
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.





# Security 1<sup>st</sup> Title

File #:

Seneca St.

Property Address:

12201, 12401 & Additional Lots N.  
Sedgwick , KS 67135

## WIRE FRAUD ALERT

### IMPORTANT! YOUR FUNDS MAY BE AT RISK

**\*\*SECURITY 1<sup>ST</sup> 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 1<sup>st</sup> 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 \_\_\_\_\_

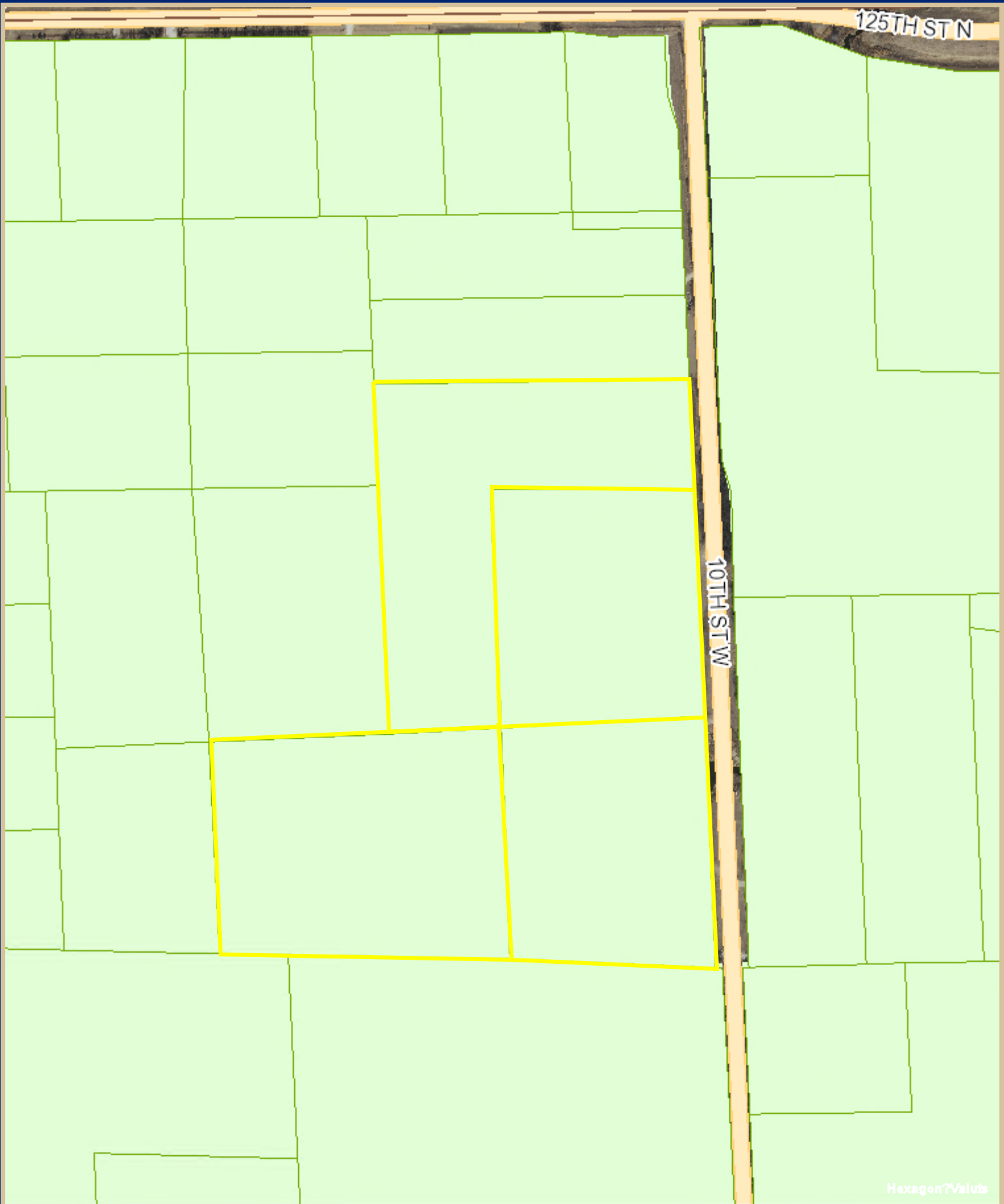
Seller 

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>





Hexagon?Valuts



Geographic Information Services **12201, 12401 & Add Lots N. Seneca**  
*Sedgwick County...*  
*working for you*

Sedgwick, KS 67135  
Zoning - Rural Residential

Exported: 6/11/2020 at 9:27 AM



0 0.035 0.07  
mi  
1 inch = 376 feet

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map. The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.  
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Legend

Flood Plain

Base Flood Approximate



Base Flood Elevations



0.2 Pct Annual Chance



0.2 PCT Annual Chance Flood H

A



A

AE



AE,

AE, FLOODWAY



AE, FLOODWAY

AH



AH

AO



AO

X - Area of Special Consideration



X AREA OF SPECIAL CONSIDER

X

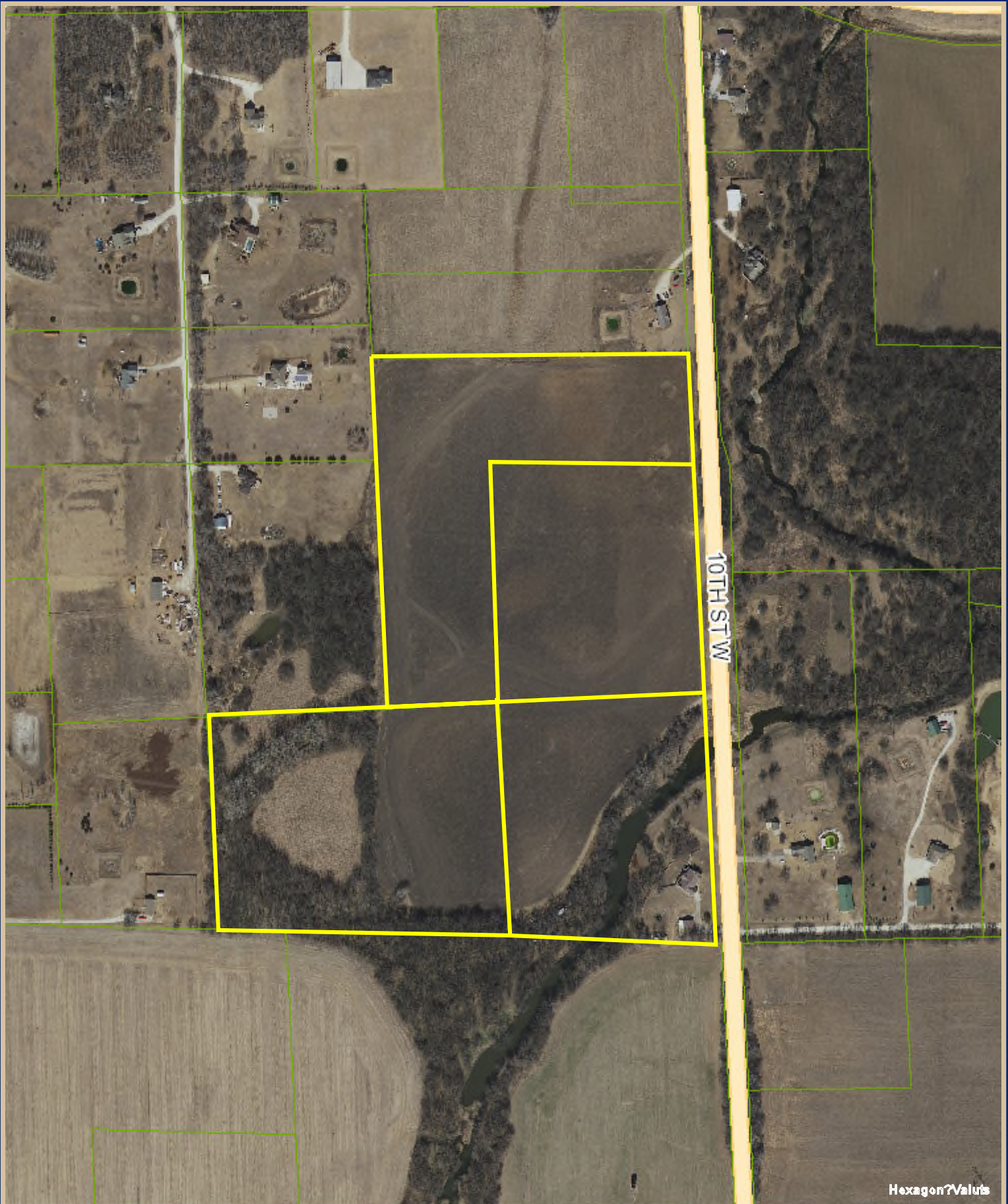


X,

Area Not Included







10TH ST W

Hexagon?Valuts



Geographic Information Services **12201, 12401 & Add Lots N. Seneca**  
*Sedgwick County...*  
*working for you*

Sedgwick, KS 67135  
 Aerial

Exported: 6/11/2020 at 9:06 AM



0 0.035 0.07  
 mi  
 1 inch = 376 feet

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## 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*)

