



10± Acres at 12th Rd. & 51st Rd. | Douglass, KS 67039

AUCTION: BIDDING OPENS: Tues, July 7th @ 2:00 PM

BIDDING CLOSING: Wed, July 15th @ 2:30 PM

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



McCurdy
REAL ESTATE & AUCTION



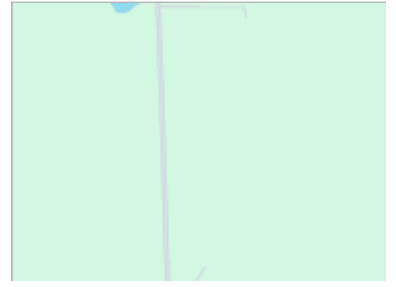
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STANDARD



MLS # 674923
Class Land
Property Type Undeveloped Acreage
County Cowley
Address 10+/- Acres at 12th Rd. & 51st Rd.
Address 2
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Andrew Jones - CELL: 316-323-2790	List Date	6/15/2026
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	10/1/2026
Co-List Agent - Agent Name and Phone		Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone		Display on Public Websites	Yes
Showing Phone	888-874-0581	Display Address	Yes
Zoning Usage	Rural	VOW: Allow AVM	Yes
Parcel ID	061-01-0-00-00-008.02-0	VOW: Allow 3rd Party Comm	Yes
Number of Acres	9.97	Virtual Tour Y/N	
Price Per Acre	0.00	Days On Market	8
Lot Size/SqFt	434293	Cumulative DOM	8
School District	Udall School District (USD 463)	Cumulative DOMLS	
Elementary School	Udall	Input Date	6/23/2026 2:08 PM
Middle School	Udall	Update Date	6/23/2026
High School	Udall	Off Market Date	
Subdivision	NONE LISTED ON TAX RECORD	Status Date	6/23/2026
Legal	S01, T30, R03, ACRES 38.31, SW1/4SW1/4 LESS ROW	HotSheet Date	6/23/2026
		Price Date	6/23/2026

DIRECTIONS

Directions (Douglass) SW 210th St. & SW Butler Rd. - East on SW 210th St., South on SW Tawakoni Rd., Continue South on 51st Rd. to Property

FEATURES

SHAPE / LOCATION	MISCELLANEOUS FEATURES	SHOWING INSTRUCTIONS	MINERALS
Rectangular	None	Call Showing #	Rights Included
Corner	DOCUMENTS ON FILE	LOCKBOX	OTHER LEASES
TOPOGRAPHIC	Aerial Photos	Combination	None
Wooded	Documents Online	AGENT TYPE	PONDS
PRESENT USAGE	Photographs	Sellers Agent	None
None/Vacant	Sellers Prop. Disclosure	OWNERSHIP	PROPERTY USE
ROAD FRONTAGE	Survey	Individual	Residential
Dirt	FLOOD INSURANCE	TYPE OF LISTING	RESTRICTIONS / EASEMENTS
UTILITIES AVAILABLE	Unknown	Excl Right w/o Reserve	None
Other/See Remarks	SALE OPTIONS	BUILDER OPTIONS	TERRAIN
IMPROVEMENTS	Other/See Remarks	Open Builder	Level
None	PROPOSED FINANCING	FENCING	
OUTBUILDINGS	Other/See Remarks	None	
None	POSSESSION		
	At Closing		

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2025
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	

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

PUBLIC REMARKS

Public Remarks Property offered at ONLINE ONLY auction. BIDDING OPENS: Tuesday, July 7th, 2026 at 2:00 PM (ct) | BIDDING CLOSING: Wednesday, July 15th, 2026 at 2:30 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. CLEAR TITLE AT CLOSING, NO BACK TAXES. ONLINE ONLY!!! 10± acres of undeveloped land located southeast of Douglass, Kansas, offering a secluded setting with abundant trees and excellent potential for a future homesite. This rectangular tract features dirt road frontage and provides the opportunity to enjoy country living while remaining within approximately 45 minutes of Wichita. Whether you're looking to build, invest, or create a private rural retreat, this property offers the flexibility and space to make it your own. 10± Acres Southeast of Douglass, KS Rectangular Tract Wooded Acreage Dirt Road Frontage Undeveloped Land Potential Homesite No Zoning Restrictions Private Rural Setting Approximately 45 Minutes from Wichita *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. Full auction terms and conditions provided in the Property Information Packet. Total purchase price will include a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. Property available to preview by appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount of \$10,000. TRACT A: 10± Acres at 12th Rd. & 51st Rd., Douglass, KS 67039 BIDDING CLOSING: Wednesday, July 15th, 2026 at 2:30 PM (ct). Bidding will remain open on this property until 90 seconds has passed without receiving a bid. TRACT B: 20± Acres at 12th Rd. & 51st Rd., Douglass, KS 67039 BIDDING CLOSING: Wednesday, July 15th, 2026 and will close no earlier than 2:40 PM (ct) or 10 minutes immediately following the bidding close for the adjacent property located at 10± Acres at 12th Rd. & 51st Rd., Douglass, KS 67039. The bidding will remain open until 90 seconds has passed without receiving a bid. If Tract A and Tract B are purchased separately, buyers must comply with all Cowley County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized.

MARKETING REMARKS

Marketing Remarks

PRIVATE REMARKS

Private Remarks Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, July 7th, 2026 at 2:00 PM (ct) | BIDDING CLOSING: Wednesday, July 15th, 2026 at 2:30 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment. TRACT A: 10± Acres at 12th Rd. & 51st Rd., Douglass, KS 67039 BIDDING CLOSING: Wednesday, July 15th, 2026 at 2:30 PM (ct). Bidding will remain open on this property until 90 seconds has passed without receiving a bid. TRACT B: 20± Acres at 12th Rd. & 51st Rd., Douglass, KS 67039 BIDDING CLOSING: Wednesday, July 15th, 2026 and will close no earlier than 2:40 PM (ct) or 10 minutes immediately following the bidding close for the adjacent property located at 10± Acres at 12th Rd. & 51st Rd., Douglass, KS 67039. The bidding will remain open until 90 seconds has passed without receiving a bid. If Tract A and Tract B are purchased separately, buyers must comply with all Cowley County requirements regarding a lot split. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized. Taxes on the individual parcels will be estimated at closing as final amounts will not be available until such time as the lot split is finalized.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Online Only	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	7/7/2026	2 - Open for Preview
Auction Start Time	2:00pm	2 - Open/Preview Date
Auction End Date	7/15/2026	2 - Open Start Time
Auction End Time	2:30pm	2 - Open End Time
Broker Registration Req	Yes	3 - Open for Preview
Broker Reg Deadline	07/15/26 @ 2:30pm	3 - Open/Preview Date
Buyer Premium Y/N	Yes	3 - Open Start Time
Premium Amount	0.10	3 - Open End Time
Earnest Money Y/N	Yes	
Earnest Amount %/\$	10,000.00	

TERMS OF SALE

Terms of Sale Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. BIDDING OPENS: Tuesday, January 30th, 2026 at 2 PM (ct) | BIDDING CLOSING: Thursday, January 15th, 2026 at 2:20 PM (ct). Bidding will remain open on this property until 90 seconds have passed without receiving a bid. Property available to preview by appointment.

PERSONAL PROPERTY

Personal Property

SOLD

How Sold
Sale Price
Net Sold Price

Selling Agent - Agent Name and Phone
Co-Selling Agent - Agent Name and Phone
Selling Office - Office Name and Phone

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

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

ADDITIONAL PICTURES



DISCLAIMER

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2026 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

TERMS AND CONDITIONS

Thank you for participating in today's auction. The auction will be conducted by McCurdy Real Estate & Auction, LLC ("McCurdy") on behalf of the owner of the real estate (the "Seller"). The real estate offered for sale at auction (the "Real Estate") is fully described in the Contract for Purchase and Sale, a copy of which is available for inspection from McCurdy.

1. Any person who registers or bids at this Auction (the "Bidder") agrees to be bound by these Terms and Conditions, the auction announcements, and, in the event that Bidder is the successful bidder, the Contract for Purchase and Sale. A bid placed by Bidder will be deemed conclusive proof that Bidder has read, understands, and agrees to be bound by these Terms and Conditions.
2. The Real Estate is not offered contingent upon inspections. The Real Estate is offered at public auction in its present, "as is where is" condition and is accepted by Bidder without any expressed or implied warranties or representations from Seller or McCurdy, including, but not limited to, the following: the condition of the Real Estate; the Real Estate's suitability for any or all activities or uses; the Real Estate's compliance with any laws, rules, ordinances, regulations, or codes of any applicable government authority; the Real Estate's compliance with environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements; the disposal, existence in, on, or under the Real Estate of any hazardous materials or substances; or any other matter concerning the Real Estate. It is incumbent upon Bidder to exercise Bidder's own due diligence, investigation, and evaluation of suitability of use for the Real Estate prior to bidding. It is Bidder's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; easements; covenants; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns; or any other desired inspection. Bidder acknowledges that Bidder has had an opportunity to inspect the Real Estate prior to the auction and that Bidder has either performed all desired inspections or accepts the risk of not having done so. Any information provided by Seller or McCurdy has been obtained from a variety of sources. Seller and McCurdy have not made any independent investigation or verification of the information and make no representation as to its accuracy or completeness. In bidding on the Real Estate, Bidder is relying solely on Bidder's own investigation of the Real Estate and not on any information provided or to be provided by Seller or McCurdy.
3. Notwithstanding anything herein to the contrary, to the extent any warranties or representations may be found to exist, the warranties or representations are between Seller and Bidder. McCurdy may not be held responsible for the correctness of any such representations or warranties or for the accuracy of the description of the Real Estate.
4. It is the sole responsibility of Bidder to monitor McCurdy's website with respect to any updates or information regarding any Real Estate on which Bidder is bidding. Bidder acknowledges that information regarding the Real Estate may be updated or changed on McCurdy's website at any time prior to the conclusion of bidding and that Bidder has timely reviewed the Real Estate information or assumes the risk of not having done so.
5. There will be a 10% buyer's premium (\$2,500.00 minimum) added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate.
6. The Real Estate is not offered contingent upon financing or appraisal.
7. In the event that Bidder is the successful bidder, Bidder must immediately execute the Contract for Purchase and Sale and tender a nonrefundable earnest money deposit in the form of cash, check, ACH or immediately available, certified funds in the amount set forth by McCurdy, by 4:00 p.m. (CST) on the business day following the auction. In the event that Bidder fails to pay the aforementioned earnest money by the time set forth above, Seller may terminate this Contract and proceed forward with selling the Real Estate to another buyer in addition to all other rights Seller may have under these Terms and Conditions. The balance of the purchase price will be due in immediately available, certified funds at closing on the specified closing date. The Real Estate must close within 30 days of the date of the auction, or as otherwise agreed to by Seller and Bidder.

8. In the event the nonrefundable earnest money required to be paid as set forth above is in excess of the purchase price, the earnest money amount shall be reduced to the purchase price which Bidder will be required to pay under the same provisions as set forth above.
9. Auction announcements, postings or notifications (as applicable) take precedence over anything previously stated or printed, including these Terms and Conditions.
10. In the event of a conflict between these Terms and Conditions and any other rules, terms, or agreements governing the use of the online bidding platform, these Terms and Conditions govern.
11. These Terms and Conditions, especially as they relate to the qualifications of potential bidders, are designed for the protection and benefit of Seller and do not create any additional rights or causes of action for Bidder. On a case-by-case basis, and at the sole discretion of Seller or McCurdy, exceptions to certain Terms and Conditions may be made.
12. Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. If the successful Bidder fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
13. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors.
14. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder (at live events) and any guests or minors accompanying Bidder at this auction or components of the auction process and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes. Bidder also agrees that this information may remain in the public domain for perpetuity. The Real Estate may have audio and/or video recording in use.
15. Broker/agent participation is invited. Broker/agents must fulfill the responsibilities and obligations set forth in the Broker Registration form to qualify for a cooperation/referral fee. To register, the completed form must be received and registered with McCurdy no later than 5 p.m. on the business day prior to the auction. In the event they have not fulfilled the requirements for participation, you may be responsible for the financial obligations with them.
16. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
17. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the Real Estate. Any person entering on the Real Estate assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the Real Estate, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
18. McCurdy reserves the right to establish all bidding increments. Should the Bidder have any request on increments, it is the responsibility of Bidder to call McCurdy within a reasonable time prior to the conclusion of the auction.
19. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
20. When creating an online bidding account, Bidder must provide complete and accurate information. Bidder is solely responsible for maintaining the confidentiality and security of their online bidding account and accepts full

responsibility for any use of their online bidding account. In the event that Bidder believes that their account has been compromised, Bidder must immediately inform McCurdy at auctions@mccurdy.com.

21. Bidder uses the online bidding platform at Bidder's sole risk. McCurdy is not responsible for any errors or omissions relating to the submission or acceptance of online bids. McCurdy makes no representations or warranties as to the online bidding platform's uninterrupted function or availability and makes no representations or warranties as to the online bidding platform's compatibility or functionality with Bidder's hardware or software. Neither McCurdy nor any individual or entity involved in creating or maintaining the online bidding platform will be liable for any damages arising out of Bidder's use or attempted use of the online bidding platform, including, but not limited to, damages arising out of the failure, interruption, unavailability, or delay in operation of the online bidding platform.
22. The ability to "pre-bid" or to place a maximum bid prior to the start of the auction is a feature offered solely for Bidder's convenience and should not be construed as a call for bids or as otherwise beginning the auction of any particular lot. Pre-bids will be held by McCurdy until the auction is initiated and will not be deemed submitted or accepted by McCurdy until the auction of that particular lot is formally initiated by McCurdy. If you are bidding against a previously placed max bid or pre-bid, the bid placed first will take precedence. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
23. In the event of issues relating to the availability or functionality of the online bidding platform during the auction, McCurdy may, in its sole discretion, elect to suspend, pause, or extend the scheduled closing time of the auction. This will be a timed online auction and absentee bids which will be entered into the bidding as they are received. If you leave a maximum bid, the bidding platform will bid up to that amount on your behalf and will only use your maximum/whole bid if necessary.
24. Bidder may not use the online bidding platform in any manner that is a violation of these Terms and Conditions or applicable law, or in any way that is designed to damage, disable, overburden, compromise, or impair the function of the online bidding platform, the auction itself, or any other party's use or enjoyment of the online bidding platform.
25. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
26. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
27. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
28. Bidder warrants and represents that they are at least 18 years of age and are fully authorized to bid.
29. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
30. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.
31. In the event that Bidder is the successful bidder but fails to comply with Bidder's obligations as set forth in these Terms and Conditions by 4:00 p.m. (CST) on the business day following the auction, then Bidder will be in breach of these Terms and Conditions and McCurdy may attempt to resell the Real Estate to other potential buyers. Regardless of whether McCurdy is able to successfully resell the Real Estate to another buyer, Bidder will remain liable to Seller for any damages resulting from Bidder's failure to comply with these Terms and Conditions.

SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 29.91+/- Acres At 12th Rd & 51st Rd. - Douglass, KS 67039
 2 Seller: Lewis E. Kosjer Alyssa I. Kosjer Marc Ethan Kosjer Date of Purchase: _____
 3 Property currently zoned as: _____

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on
 5 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,
 6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know
 7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the
 8 form. Prospective Buyers may rely on the information you provide.

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

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

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

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

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

PART I

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

None
 Does Not Transfer
 Working
 Not Working
 Don't Know

WATER SYSTEMS

20
 21 Well/Pump _____
 22 Drinking _____ Irrigation _____
 23 Location _____
 24 Depth _____
 25 Type _____
 26 If on well water, has water ever shown test results of contamination? Yes No
 27 Is the property connected to city rural water systems?
 28 Rural Water Transfer? Yes No Transfer Fee \$ _____
 29 Cistern _____
 30 Other _____
 31 Comments: _____
 32 _____

DRAINAGE/SEWAGE SYSTEMS

33
 34 Sewer Lines _____
 35 Septic/Laterals _____
 36 Lagoon _____
 37 Tank Size _____ Location _____
 38 # Feet of Laterals _____
 39 Other _____
 40 Other _____
 41 Comments: _____
 42 _____

Seller's Initials LEK AIK MEK Buyer's Initials _____

PART II

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

None Does Not Transfer Working Not Working Don't Know

GAS/ELECTRIC

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

Yes No Don't Know

- 53 Is gas connected to property?
54 Is electricity connected to property?
55 To your knowledge, is there any additional costs to hook up utilities?
56 If yes, please explain:
57
58 Comments:
59

DRAINAGE/SEWAGE SYSTEMS

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

BOUNDARIES/LAND

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

Seller's Initials LEK ATK MEK Buyer's Initials

85
86
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Yes
No
Don't Know

HOMEOWNER'S ASSOCIATION

- Is the property subject to rules or regulations of any homeowner's association?
Annual dues \$ _____ Initiation Fee \$ _____
- To your knowledge, are there any problems relating to any common area?
- Have you been notified of any condition which may result in an increase in assessments?
- Comments: _____

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ENVIRONMENTAL CONDITIONS

- To your knowledge, are any of the following substances, materials, or products present on the real property?
- Asbestos
- Contaminated soil or water (including drinking water)
- Landfill or buried materials
- Methane gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (e.g., solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Gas or oil wells in area
- Other
- To your knowledge, are any of the above conditions present near your property?
- Comments: _____

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MISCELLANEOUS

- To your knowledge:
- Are there any gas/oil wells on the property or adjacent property?
- Is the present use of the property a non-conforming use?
- Are there any violations of local, state or federal government laws or regulations relating to this property?
- Is there any existing or threatened legal or regulatory action affecting this property?
- Are there any current special assessments or do you have knowledge of any future assessments?
- Are there any proposed or pending zoning changes on this or adjacent property?
- Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
- Are there any diseased or dead trees or shrubs?
- Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
- Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.
- Comments: _____

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134




- Seller Owns:
- Mineral Rights:
 - % pass with the land to the Buyer _____ % remain with the Seller
 - _____ % are owned by third party _____ unknown
- Are there any oil, gas, or wind leases of record or Other? Please explain: _____
- Crops planted at the time of sale:
 - pass with the land to the Buyer _____ remain with the Seller
 - _____ none _____ negotiable
 - _____ Other (please describe): _____

Seller's Initials LEK AIK MEK Buyer's Initials _____

135 Tenant's rights apply to the subject property with lease or shares as follows: _____
 136 _____
 137 _____
 138 Water Rights:
 139 _____ pass with the land to the Buyer - Permit # _____
 140 _____ remain with the Seller - Permit # _____
 141 have been terminated
 142 Comments: _____
 143 _____

SELLER'S ACKNOWLEDGMENT

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

150  Lewis E. Kosjer 06/15/2026  Alyssa I. Kosjer 06/15/2026
 151 Seller Date Seller Date
 152 OR  Marc Ethan Kosjer 06/15/2026

152 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.
 153 I have not occupied this property in _____ years and am not familiar with all conditions represented in this form.

154 _____
 155 Seller Date Seller Date

BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- 156 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.
 157 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of
 158 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
 159
- 160 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
 161 advised to have the property examined by professional inspectors.
- 162 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical
 163 defects in the property. I state that no important representations concerning the condition of the property are being relied
 164 upon by me except as disclosed above or as fully set forth as follows: _____
 165 _____
- 166 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes
 167 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire
 168 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)
 169 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- 170 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base
 171 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise
 172 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information
 173 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I
 174 may find information by contacting the Metropolitan Area Planning Department.

175 _____
 176 Buyer Date Buyer Date

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

Seller's Initials  Buyer's Initials _____



WATER WELL INSPECTION REQUIREMENTS

Property Address: 29.91+/- Acres At 12th Rd & 51st Rd. - Douglass, KS 67039

Each City and County have different inspection requirements. If you are required to do an inspection our office will email you the information.

For properties within the *City of Wichita* the requirements are:

1. Any type of water well must have a Title Transfer Inspection performed prior to the transfer of the property. The property owner is required to notify the City of Wichita, Department of Environmental Services at the time the property is listed for sale and is responsible for the \$125.00 inspection fee. If the water well on the property is used for personal use (drinking, cooking, or bathing), the well must also be sampled to ensure that the water is potable. A sample fee of \$25.00 per sample will be charged, in addition to the inspection fee. If the well is for irrigation purposes only, the water sample is optional. The City of Wichita will bill for the inspection and sample.
2. All water wells must be located a minimum of 25 feet from a foundation that has been treated for termites (or will require treatment prior to transfer of ownership) with a subsurface pressurized application of a pesticide. Existing wells may remain in a basement so long as they are not within 10 feet of the main sewer line or within 25 feet of foundation if no termite treatment has occurred or is currently needed.

DOES THE PROPERTY HAVE A WELL? YES NO

If yes, what type? Irrigation _____ Drinking Other _____

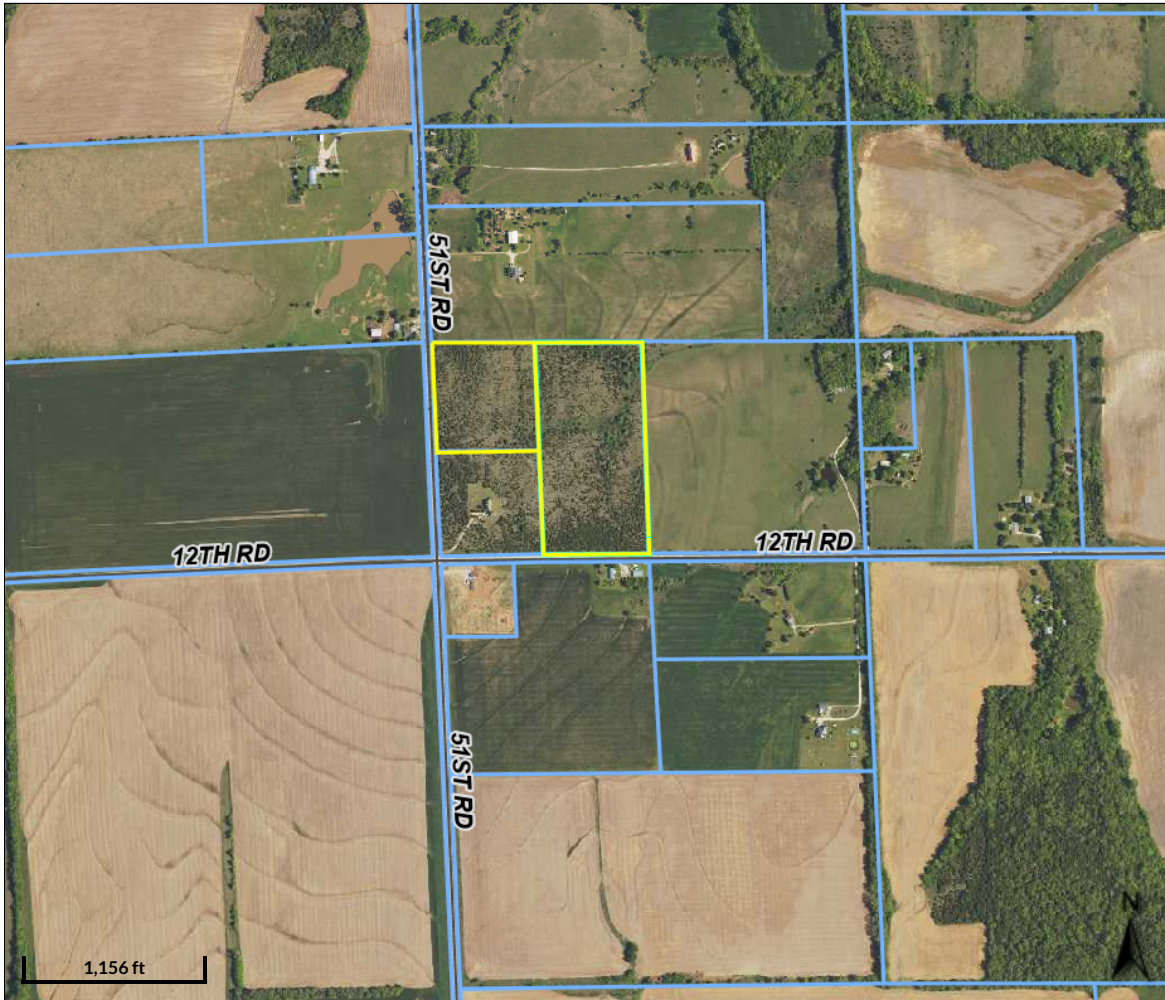
Location of Well: _____

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

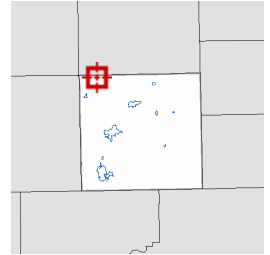
If yes, what type? Septic _____ Lagoon

Location of Lagoon/Septic Access: SE of Home

	<small>Authentisign</small> <i>Lewis E. Kosjer</i>	06/15/2026
Owner/Seller		Date
	<small>Authentisign</small> <i>Alyssa I. Kosjer</i>	06/15/2026
Owner/Seller		Date
	<small>Authentisign</small> <i>Marc Ethan Kosjer</i>	06/15/2026
Buyer		Date
		Date
Buyer		Date



Overview



Legend

Zoning (Arkansas City)

- A
- C-1
- C-2
- C-3
- C-4
- I-1
- I-2
- MP
- MU
- P
- R-1
- R-2
- R-3
- <all other values>
- Parcels
- Corporate Limits
- Roads

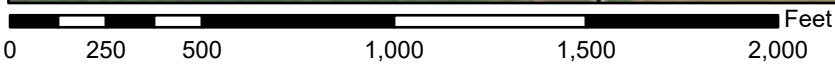
Parcel ID	0610100000008020	Alternate ID	R1006	Owner Address	KOSJER,NICKOLAS P & KOSJER,LEWIS E & KOSJER,MARC E
Sec/Twp/Rng	01-30-03	Class	Farm		1990 51ST RD
Property Address	1990 51ST RD	Acres	38.28		DOUGLASS, KS 67039
	Douglass				
District	054				
Brief Tax Description	S01, T30, R03, ACRES 38.28, SW1/4SW1/4 LESS ROW				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/17/2026
 Last Data Uploaded: 6/17/2026 8:43:31 AM

National Flood Hazard Layer FIRMMette



97°3'57"W 37°28'3"N



1:6,000

97°3'20"W 37°27'35"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

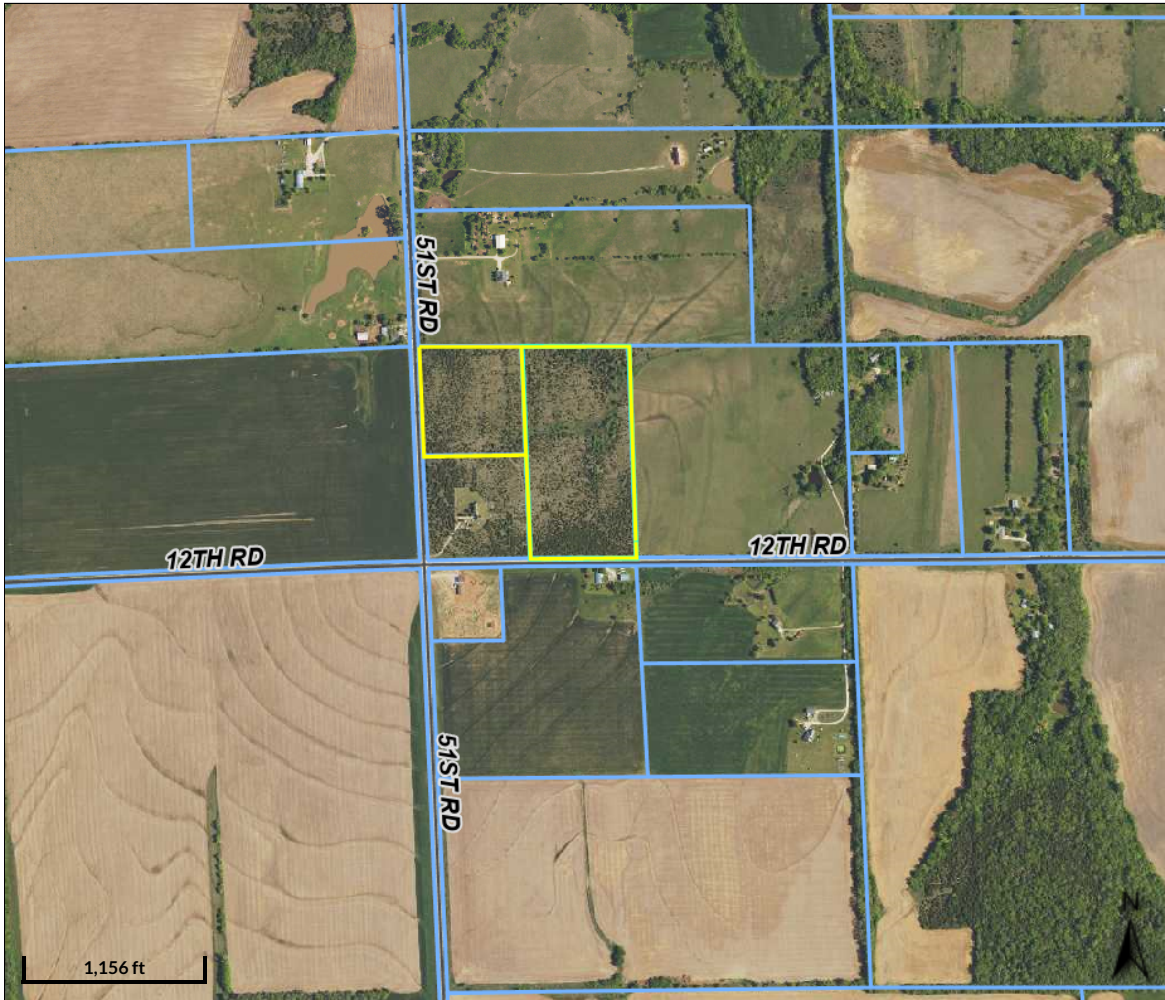
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/17/2026 at 2:42 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

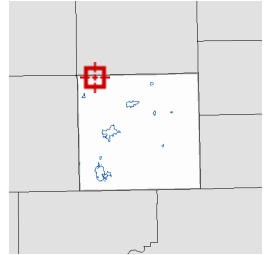
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



Cowley County, KS



Overview



Legend

- Parcels
- Corporate Limits
- Roads

Parcel ID	061010000008020	Alternate ID	R1006	Owner Address	KOSJER,NICKOLAS P & KOSJER,LEWIS E & KOSJER,MARC E
Sec/Twp/Rng	01-30-03	Class	Farm		1990 51ST RD
Property Address	1990 51ST RD	Acres	38.28		DOUGLASS, KS 67039
District	054				
Brief Tax Description	S01, T30, R03, ACRES 38.28, SW1/4SW1/4 LESS ROW				
	(Note: Not to be used on legal documents)				

Date created: 6/17/2026

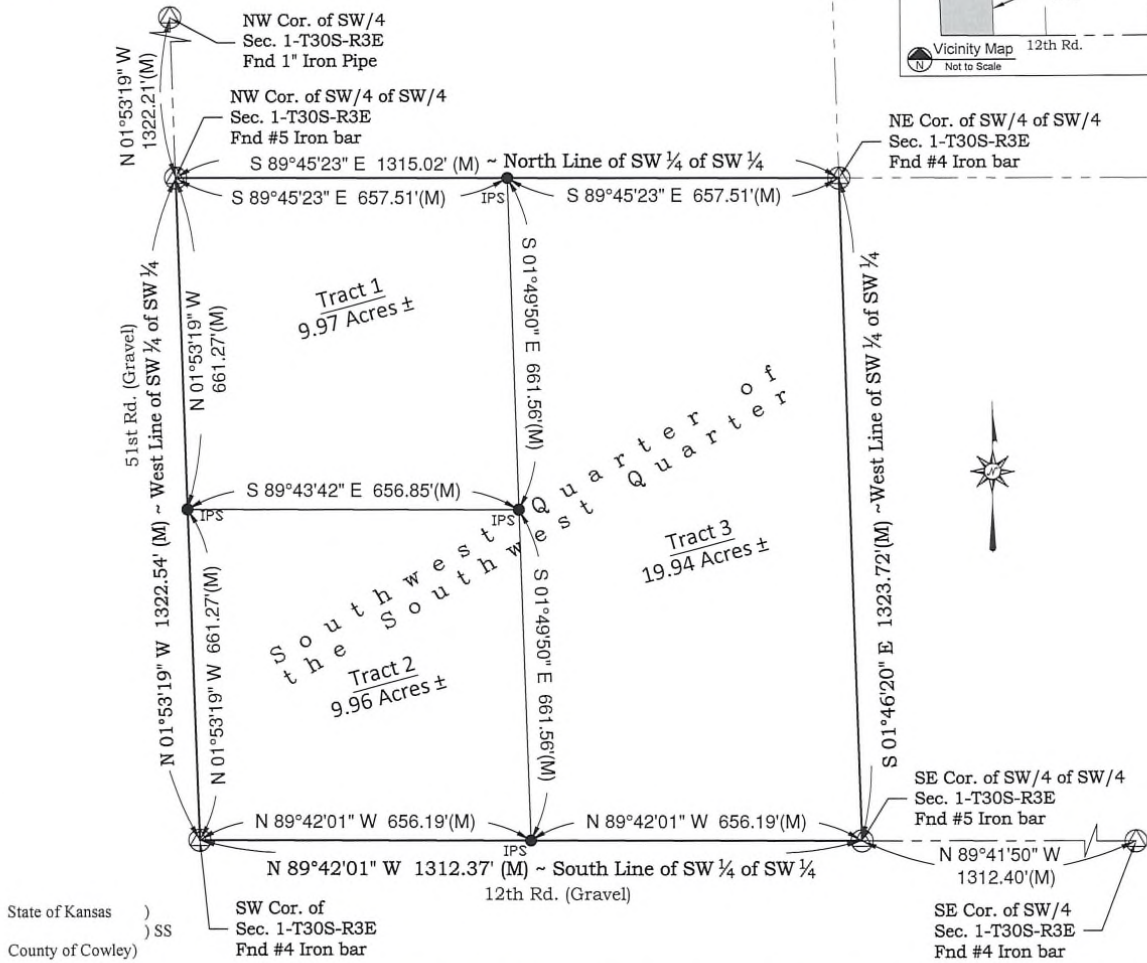
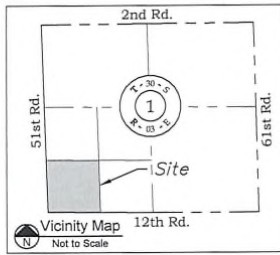
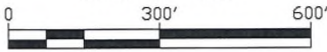
Last Data Uploaded: 6/17/2026 8:43:31 AM

Developed by SCHNEIDER
GEOSPATIAL

Boundary Survey/Split for Kosjer Tract Property

SW/4 of the SW/4 Sec. 1-T30S-R3E, Cowley County, Kansas

Scale: 1" = 300'



We, Merestone Surveying LLC, Surveyors in aforesaid county and state do hereby certify that this 24th day of April, 2026, performed a boundary survey of the following:

Tract 1

A Tract of land situated in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 1, Township 30 South, Range 3 East of the 6th P.M., Cowley County, Kansas, more particularly described as follows: The Northwest Quarter of the Southwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4 SW 1/4) of Section 1, Township 30 South, Range 3 East of the 6th P.M., Cowley County, Kansas, said tract contains an area of 9.97 acres more or less and is subject to any easements and/or right(s) of way of record.

Tract 2

A Tract of land situated in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 1, Township 30 South, Range 3 East of the 6th P.M., Cowley County, Kansas, more particularly described as follows: The Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4 SW 1/4) of Section 1, Township 30 South, Range 3 East of the 6th P.M., Cowley County, Kansas, said tract contains an area of 9.96 acres more or less and is subject to any easements and/or right(s) of way of record.

Tract 3

A Tract of land situated in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 1, Township 30 South, Range 3 East of the 6th P.M., Cowley County, Kansas, more particularly described as follows: The East Half of the Southwest Quarter of the Southwest Quarter (E 1/2 SW 1/4 SW 1/4) of Section 1, Township 30 South, Range 3 East of the 6th P.M., Cowley County, Kansas, said tract contains an area of 19.94 acres more or less and is subject to any easements and/or right(s) of way of record.

Legal descriptions were prepared by Brian Peltier, PS #1517 on April 24th, 2026.

The accompanying sketches are a true and correct exhibit of said survey based on actual field measurements where the monuments are of the character and occupy the positions as indicated.

Boundary Survey Notes:

1. Bearings are based on the West Line of the SW 1/4 SW 1/4 of Section 1 being measured as N 01°53'19" W.
2. Error of Closure is better than 1:20,000
3. Field Work was completed April 9, 2026.
4. Title work was provided, but nothing was plotable.
5. All dimensions shown hereon are measured unless noted.

LEGEND

● IPS = Set 1/2" Iron Bar w/Cap "Merestone CLS 179"	⊙ = Section Corner Found
● EIP = Existing Iron Pin	— = Property Line
	- - - = Section Line
	- - - - = 1/4 Section Line



Brian Peltier, PS #1517

MERESTONE SURVEYING LLC
216 W Rosewood St.
Rose Hill, KS 67133
PH: (316) 425-7770
FAX: (316) 425-7773

Kosjer Property Survey
1990 51st Rd
Douglass, KS 67039

SURVEY EXHIBIT
BOUNDARY SURVEY/SPLIT
SW/4 of SW/4 Sec 1-T30S-R03E
6th P.M. Cowley County, Kansas

Job #:	26-03-121
Date:	April 24, 2026
Dwn by:	BP App'd by: TH
Sheet:	1 of 1
Scale:	As Noted

Real Estate Brokerage Relationships

Kansas law requires real estate licensees to provide the following information about brokerage relationships to prospective sellers and buyers at the first practical opportunity. This brochure is provided for informational purposes and does not create an obligation to use the broker's services.

Types of Brokerage Relationships: A real estate licensee may work with a buyer or seller as a seller's agent, buyer's agent or transaction broker. The disclosure of the brokerage relationship between all licensees involved and the seller and buyer must be included in any contract for sale and in any lot reservation agreement.

Seller's Agent: The seller's agent represents the seller only, so the buyer may be either unrepresented or represented by another agent. In order to function as a seller's agent, the broker must enter into a written agreement to represent the seller. Under a seller agency agreement, all licensees at the brokerage are seller's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a seller's agent and the supervising broker of the designated agent functions as a transaction broker.

Buyer's Agent: The buyer's agent represents the buyer only, so the seller may be either unrepresented or represented by another agent. In order to function as a buyer's agent, the broker must enter into a written agreement to represent the buyer. Under a buyer agency agreement, all licensees at the brokerage are buyer's agents unless a designated agent is named in the agreement. If a designated agent is named, only the designated agent has the duties of a buyer's agent and the supervising broker of the designated agent functions as a transaction broker.

A Transaction Broker is not an agent for either party and does not advocate the interests of either party. A transaction brokerage agreement can be written or verbal.

Duties and Obligations: Agents and transaction brokers have duties and obligations under K.S.A. 58-30,106, 58-30,107, and 58-30,113, and amendments thereto. A summary of those duties are:

An Agent, either seller's agent or buyer's agent, is responsible for performing the following duties:

- promoting the interests of the client with the utmost good faith, loyalty, and fidelity
- protecting the clients confidences, unless disclosure is required
- presenting all offers in a timely manner
- advising the client to obtain expert advice
- accounting for all money and property received
- disclosing to the client all adverse material facts actually known by the agent
- disclosing to the other party all adverse material facts actually known by the agent

The transaction broker is responsible for performing the following duties:

- protecting the confidences of both parties
- exercising reasonable skill and care
- presenting all offers in a timely manner
- advising the parties regarding the transaction
- suggesting that the parties obtain expert advice
- accounting for all money and property received
- keeping the parties fully informed
- assisting the parties in closing the transaction
- disclosing to the parties all adverse material facts actually known by the transaction broker

Agents and Transaction Brokers have no duty to:

- conduct an independent inspection of the property for the benefit of any party
- conduct an independent investigation of the buyer's financial condition
- independently verify the accuracy or completeness of statements made by the seller, buyer, or any qualified third party.

General Information: Each real estate office has a supervising broker or branch broker who is responsible for the office and the affiliated licensees assigned to the office. Below are the names of the licensee providing this brochure, the supervising/branch broker, and the real estate company.

Licensee

Real estate company name approved by the commission

Supervising/branch broker

Buyer/Seller Acknowledgement (not required)

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

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

THE BUYER CAN GENERALLY EXPECT TO PAY

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

