

PROPERTY INFORMATION PACKET | THE DETAILS



7 Residential Tracts – High Bidder’s Choice **13510 SW 220th St & 6 Add’l Tracts** **Douglass, KS 67039**

LIVE-STREAM AUCTION: Thurs, Nov 21st @ 5:30PM

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



McCurdy
REAL ESTATE & AUCTION



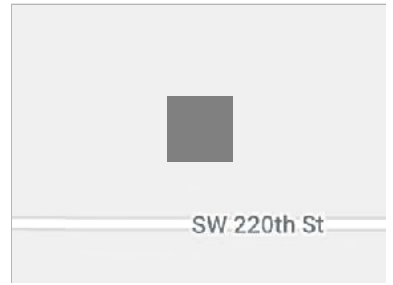
Table of Contents

PROPERTY DETAIL PAGE
TERMS AND CONDITIONS
LIMITED-KNOWLEDGE SELLER'S DISCLOSURE
WATER WELL ORDINANCE
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
PLAT MAP
BRRETA DISCLOSURE
GUIDE TO AUCTION COSTS

ALL FIELDS CUSTOMIZABLE



MLS # 646968
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 13510 SW 220th St
Address 2 Tract 1
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Braden McCurdy - OFF: 316-683-0612	List Date	10/16/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Single Family	VOW: Allow 3rd Party Comm	Yes
Parcel ID	425-22-0-00-00-032-00-0	Virtual Tour Y/N	
Number of Acres	8.90	Days On Market	19
Price Per Acre	0.00	Cumulative DOM	19
Lot Size/SqFt	387,684	Cumulative DOMLS	
School District	Rose Hill Public Schools (USD 394)	Input Date	11/1/2024 2:48 PM
Elementary School	Rose Hill	Update Date	11/1/2024
Middle School	Rose Hill	Status Date	11/1/2024
High School	Rose Hill	HotSheet Date	11/1/2024
Subdivision	Marriah Ranch	Price Date	11/1/2024
Legal	MARRIAH RANCH, S22, T29, R03E, LOT 1, ACRES 8.9		

DIRECTIONS

Directions Douglass - West on 1st St/SW 210th St, South on SW Indianola Rd, West on SW 220th to property

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS None	FLOOD INSURANCE Unknown	LOCKBOX None
TOPOGRAPHIC Level Treeline	OUTBUILDINGS Garage Equipment Barn	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
PRESENT USAGE Recreational	MISCELLANEOUS FEATURES None	PROPOSED FINANCING Other/See Remarks	OWNERSHIP Individual
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Aerial Photos Plat	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
UTILITIES AVAILABLE Electricity	Restrictions/Covenants Other/See Remarks	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N No
General Taxes \$985.48
General Tax Year 2023
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 THIS PROPERTY IS BEING OFFERED IN AN AUCTION VIA LIVE STREAM WITH REAL TIME BIDDING, AUCTION BEGINS AT 5:30PM ON NOVEMBER 21, 2024. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. PROPERTY IS SELLING WITH CLEAR TITLE AT CLOSING AND NO BACK TAXES. PROPERTY PREVIEWS AVAILABLE. LIVESTREAM ONLINE ONLY!!! Here is an opportunity to build on large lots off a country road. With a road already in place, pick your lot and build your dream home! Enjoy country living near Rose Hill and Douglass! 8.9+/- Acres Corner Lot Approximately 5 Miles to Douglass and Approximately 6 Miles to Rose Hill Treelined Marriah Ranch Platted Subdivision Barndominiums Allowed, Subject to Declarant Approval Animals Allowed Per Seller: Electric available. Water line available on SW 220th Rd or dig for well. Covenants permit well, lagoon, and septic. The property is offered subject to the rules, regulations, and restrictions of the subdivision Marriah Ranch. *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 \$7,500.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/21/2024	2 - Open for Preview
Auction Start Time	5:30pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/20/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	7,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





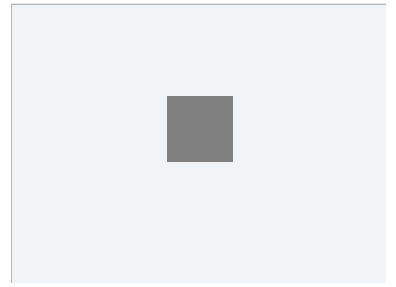
DISCLAIMER

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

ALL FIELDS CUSTOMIZABLE



MLS # 646972
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 9.2+/- Acres on SW 220th
Address 2 Tract 2
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone Braden McCurdy - OFF: 316-683-0612
List Office - Office Name and Phone McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone
Co-List Office - Office Name and Phone
Showing Phone 888-874-0581
Zoning Usage Single Family
Parcel ID 425-22-0-00-00-031-00-0
Number of Acres 9.20
Price Per Acre 0.00
Lot Size/SqFt 400,752
School District Rose Hill Public Schools (USD 394)
Elementary School Rose Hill
Middle School Rose Hill
High School Rose Hill
Subdivision Marriah Ranch
Legal MARRIAH RANCH, S22, T29, R03E, LOT 2, ACRES 9.2
List Date 10/16/2024
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm Yes
Virtual Tour Y/N
Days On Market 19
Cumulative DOM 19
Cumulative DOMLS
Input Date 11/1/2024 3:10 PM
Update Date 11/1/2024
Status Date 11/1/2024
HotSheet Date 11/1/2024
Price Date 11/1/2024

DIRECTIONS

Directions Douglass - West on 1st St/SW 210th St, South on SW Indianola Rd, West on SW 220th to property

FEATURES

SHAPE / LOCATION Rectangular
TOPOGRAPHIC Level, Treeline
PRESENT USAGE Recreational
ROAD FRONTAGE Dirt
UTILITIES AVAILABLE Electricity
IMPROVEMENTS None
OUTBUILDINGS None
MISCELLANEOUS FEATURES None
DOCUMENTS ON FILE Aerial Photos, Plat, Restrictions/Covenants, Other/See Remarks
FLOOD INSURANCE Unknown
SALE OPTIONS Other/See Remarks
PROPOSED FINANCING Other/See Remarks
POSSESSION At Closing
SHOWING INSTRUCTIONS Call Showing #
LOCKBOX None
AGENT TYPE Sellers Agent
OWNERSHIP Individual
TYPE OF LISTING Excl Right w/o Reserve
BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N No
General Taxes \$87.42
General Tax Year 2023
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 THIS PROPERTY IS BEING OFFERED IN AN AUCTION VIA LIVE STREAM WITH REAL TIME BIDDING, AUCTION BEGINS AT 5:30PM ON NOVEMBER 21, 2024. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. PROPERTY IS SELLING WITH CLEAR TITLE AT CLOSING AND NO BACK TAXES. PROPERTY PREVIEWS AVAILABLE. LIVESTREAM ONLINE ONLY!!! ONLINE ONLY!!! Terrific residential lot in a new subdivision! Tract 2 - 9.2+/- acre corner lot! Here is an opportunity to build on large lots off a country road. With a road already in place, pick your lot and build your dream home! Enjoy country living near Rose Hill and Douglass! 9.2+/- Acres Approximately 5 Miles to Douglass and Approximately 6 Miles to Rose Hill Treelined Marriah Ranch Platted Subdivision Barndominiums Allowed, Subject to Declarant Approval Animals Allowed Per Seller: Electric available. Water line available on SW 220th Rd or dig for well. Covenants permit well, lagoon, and septic. The property is offered subject to the rules, regulations, and restrictions of the subdivision Marriah Ranch. *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 \$7,500.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/21/2024	2 - Open for Preview
Auction Start Time	5:30pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/20/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	7,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





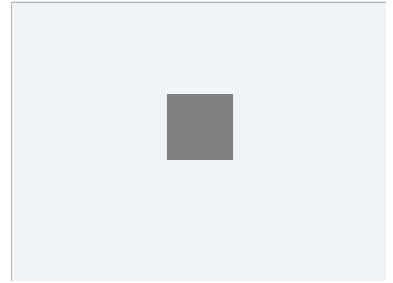
DISCLAIMER

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

ALL FIELDS CUSTOMIZABLE



MLS # 646979
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 9.1+/- Acres on SW 220th
Address 2 Tract 4
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Braden McCurdy - OFF: 316-683-0612	List Date	10/16/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Single Family	VOW: Allow 3rd Party Comm	Yes
Parcel ID	425-22-0-00-00-027-00-0	Virtual Tour Y/N	
Number of Acres	9.10	Days On Market	19
Price Per Acre	0.00	Cumulative DOM	19
Lot Size/SqFt	396,396	Cumulative DOMLS	
School District	Rose Hill Public Schools (USD 394)	Input Date	11/1/2024 3:29 PM
Elementary School	Rose Hill	Update Date	11/1/2024
Middle School	Rose Hill	Status Date	11/1/2024
High School	Rose Hill	HotSheet Date	11/1/2024
Subdivision	Marriah Ranch	Price Date	11/1/2024
Legal	MARRIAH RANCH, S22, T29, R03E, LOT 4, ACRES 9.1		

DIRECTIONS

Directions Douglass - West on 1st St/SW 210th St, South on SW Indianola Rd, West on SW 220th, North on Marriah

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS None	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level Treeline	OUTBUILDINGS None	SALE OPTIONS Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE Recreational	MISCELLANEOUS FEATURES None	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Aerial Photos Plat	POSSESSION At Closing	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Electricity	Restrictions/Covenants Other/See Remarks	SHOWING INSTRUCTIONS Call Showing #	
		LOCKBOX None	

FINANCIAL

Assumable Y/N No
General Taxes \$130.14
General Tax Year 2023
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 THIS PROPERTY IS BEING OFFERED IN AN AUCTION VIA LIVE STREAM WITH REAL TIME BIDDING, AUCTION BEGINS AT 5:30PM ON NOVEMBER 21, 2024. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. PROPERTY IS SELLING WITH CLEAR TITLE AT CLOSING AND NO BACK TAXES. PROPERTY PREVIEWS AVAILABLE. LIVESTREAM ONLINE ONLY!!! ONLINE ONLY!!! Terrific residential lot in a new subdivision! Tract 4 - 9.1+/- acre corner lot! Here is an opportunity to build on oversized lots off a country road. With a road already in place, pick your lot and build your dream home! Enjoy country living near Rose Hill and Douglass! 9.1+/- Acres Approximately 5 Miles to Douglass and Approximately 6 Miles to Rose Hill Treelined Marriah Ranch Platted Subdivision Barndominiums Allowed, Subject to Declarant Approval Animals Allowed Per Seller: Electric available. Water line available on SW 220th Rd or dig for well. Covenants permit well, lagoon, and septic. The property is offered subject to the rules, regulations, and restrictions of the subdivision Marriah Ranch. *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 \$7,500.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/21/2024	2 - Open for Preview
Auction Start Time	5:30pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/20/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	7,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





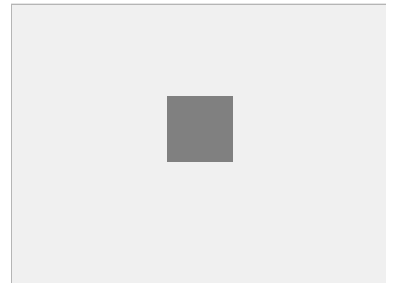
DISCLAIMER

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

ALL FIELDS CUSTOMIZABLE



MLS # 646975
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 7.3+/- Acres on SW 220th
Address 2 Tract 3
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Braden McCurdy - OFF: 316-683-0612	List Date	10/16/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Single Family	VOW: Allow 3rd Party Comm	Yes
Parcel ID	425-22-0-00-00-026-00-0	Virtual Tour Y/N	
Number of Acres	7.30	Days On Market	19
Price Per Acre	0.00	Cumulative DOM	19
Lot Size/SqFt	317,988	Cumulative DOMLS	
School District	Rose Hill Public Schools (USD 394)	Input Date	11/1/2024 3:19 PM
Elementary School	Rose Hill	Update Date	11/1/2024
Middle School	Rose Hill	Status Date	11/1/2024
High School	Rose Hill	HotSheet Date	11/1/2024
Subdivision	Marriah Ranch	Price Date	11/1/2024
Legal	MARRIAH RANCH, S22, T29, R03E, LOT 3, ACRES 7.3		

DIRECTIONS

Directions Douglass - West on 1st St/SW 210th St, South on SW Indianola Rd, West on SW 220th, North on Marriah

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	FLOOD INSURANCE	LOCKBOX
Rectangular	None	Unknown	None
Corner	OUTBUILDINGS	SALE OPTIONS	AGENT TYPE
TOPOGRAPHIC	None	Other/See Remarks	Sellers Agent
Level	MISCELLANEOUS FEATURES	PROPOSED FINANCING	OWNERSHIP
Treeline	None	Other/See Remarks	Individual
PRESENT USAGE	DOCUMENTS ON FILE	POSSESSION	TYPE OF LISTING
Recreational	Aerial Photos	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	Plat	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Dirt	Restrictions/Covenants	Call Showing #	Open Builder
UTILITIES AVAILABLE	Other/See Remarks		
Electricity			

FINANCIAL

Assumable Y/N No
General Taxes \$111.32
General Tax Year 2023
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 THIS PROPERTY IS BEING OFFERED IN AN AUCTION VIA LIVE STREAM WITH REAL TIME BIDDING, AUCTION BEGINS AT 5:30PM ON NOVEMBER 21, 2024. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. PROPERTY IS SELLING WITH CLEAR TITLE AT CLOSING AND NO BACK TAXES. PROPERTY PREVIEWS AVAILABLE. LIVESTREAM ONLINE ONLY!!! ONLINE ONLY!!! Terrific residential lot in a new subdivision! Tract 3 - 7.3+/- acre corner lot! Here is an opportunity to build on large lots off a country road. With a road already in place, pick your lot and build your dream home! Enjoy country living near Rose Hill and Douglass! 7.3+/- Acres Corner Lot Approximately 5 Miles to Douglass and Approximately 6 Miles to Rose Hill Treelined Marriah Ranch Platted Subdivision Barndominiums Allowed, Subject to Declarant Approval Animals Allowed Per Seller: Electric available. Water line available on SW 220th Rd or dig for well. Covenants permit well, lagoon, and septic. The property is offered subject to the rules, regulations, and restrictions of the subdivision Marriah Ranch. *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 \$7,500.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/21/2024	2 - Open for Preview
Auction Start Time	5:30pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/20/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	7,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





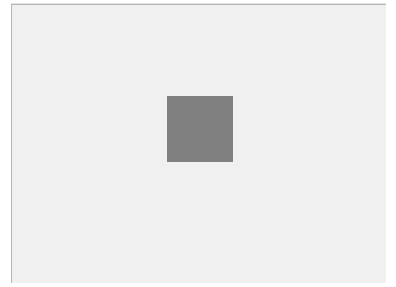
DISCLAIMER

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

ALL FIELDS CUSTOMIZABLE



MLS # 646981
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 9+/- Acres on SW 220th
Address 2 Tract 5
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone Braden McCurdy - OFF: 316-683-0612
List Office - Office Name and Phone McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone
Co-List Office - Office Name and Phone
Showing Phone 888-874-0581
Zoning Usage Single Family
Parcel ID 425-22-0-00-00-028-00-0
Number of Acres 9.00
Price Per Acre 0.00
Lot Size/SqFt 392,040
School District Rose Hill Public Schools (USD 394)
Elementary School Rose Hill
Middle School Rose Hill
High School Rose Hill
Subdivision Marriah Ranch
Legal MARRIAH RANCH, S22, T29, R03E, LOT 5, ACRES 9
List Date 10/16/2024
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm Yes
Virtual Tour Y/N
Days On Market 19
Cumulative DOM 19
Cumulative DOMLS
Input Date 11/1/2024 3:38 PM
Update Date 11/1/2024
Status Date 11/1/2024
HotSheet Date 11/1/2024
Price Date 11/1/2024

DIRECTIONS

Directions Douglass - West on 1st St/SW 210th St, South on SW Indianola Rd, West on SW 220th, North on Marriah

FEATURES

SHAPE / LOCATION Rectangular
TOPOGRAPHIC Level, Treeline
PRESENT USAGE Recreational
ROAD FRONTAGE Dirt
UTILITIES AVAILABLE Electricity
IMPROVEMENTS None
OUTBUILDINGS None
MISCELLANEOUS FEATURES None
DOCUMENTS ON FILE Aerial Photos, Plat, Restrictions/Covenants, Other/See Remarks
FLOOD INSURANCE Unknown
SALE OPTIONS Other/See Remarks
PROPOSED FINANCING Other/See Remarks
POSSESSION At Closing
SHOWING INSTRUCTIONS Call Showing #
LOCKBOX None
AGENT TYPE Sellers Agent
OWNERSHIP Individual
TYPE OF LISTING Excl Right w/o Reserve
BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N No
General Taxes \$138.76
General Tax Year 2023
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 THIS PROPERTY IS BEING OFFERED IN AN AUCTION VIA LIVE STREAM WITH REAL TIME BIDDING, AUCTION BEGINS AT 5:30PM ON NOVEMBER 21, 2024. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. PROPERTY IS SELLING WITH CLEAR TITLE AT CLOSING AND NO BACK TAXES. PROPERTY PREVIEWS AVAILABLE. LIVESTREAM ONLINE ONLY!!! ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! Terrific residential lot in a new subdivision! Tract 5 - 9+/- acre corner lot, is selling to the highest bidder, regardless of price! Here is an opportunity to build on oversized lots off a country road. With a road already in place, pick your lot and build your dream home! Enjoy country living near Rose Hill and Douglass! 9+/- Acres Approximately 5 Miles to Douglass and Approximately 6 Miles to Rose Hill Treelined Marriah Ranch Platted Subdivision Barndominiums Allowed, Subject to Declarant Approval Animals Allowed Per Seller: Electric available. Water line available on SW 220th Rd or dig for well. Covenants permit well, lagoon, and septic. The property is offered subject to the rules, regulations, and restrictions of the subdivision Marriah Ranch. *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 \$7,500.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/21/2024	2 - Open for Preview
Auction Start Time	5:30pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/20/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	7,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

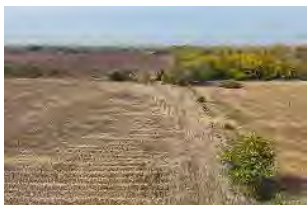
PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





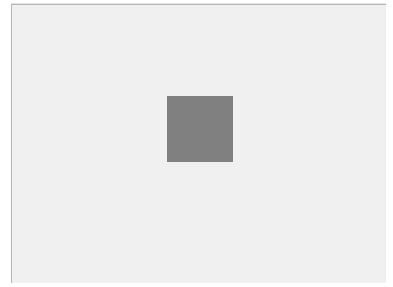
DISCLAIMER

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

ALL FIELDS CUSTOMIZABLE



MLS # 646982
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 8.7+/- Acres on SW 220th
Address 2 Tract 6
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone Braden McCurdy - OFF: 316-683-0612
List Office - Office Name and Phone McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600
Co-List Agent - Agent Name and Phone
Co-List Office - Office Name and Phone
Showing Phone 888-874-0581
Zoning Usage Single Family
Parcel ID 425-22-0-00-00-029-00-0
Number of Acres 8.70
Price Per Acre 0.00
Lot Size/SqFt 378,972
School District Rose Hill Public Schools (USD 394)
Elementary School Rose Hill
Middle School Rose Hill
High School Rose Hill
Subdivision Marriah Ranch
Legal MARRIAH RANCH, S22, T29, R03E, LOT 6, ACRES 8.7
List Date 10/16/2024
Realtor.com Y/N Yes
Display on Public Websites Yes
Display Address Yes
VOW: Allow AVM Yes
VOW: Allow 3rd Party Comm Yes
Virtual Tour Y/N
Days On Market 19
Cumulative DOM 19
Cumulative DOMLS
Input Date 11/1/2024 3:46 PM
Update Date 11/1/2024
Status Date 11/1/2024
HotSheet Date 11/1/2024
Price Date 11/1/2024

DIRECTIONS

Directions Douglass - West on 1st St/SW 210th St, South on SW Indianola Rd, West on SW 220th, North on Marriah

FEATURES

SHAPE / LOCATION Rectangular
TOPOGRAPHIC Level, Treeline
PRESENT USAGE Recreational
ROAD FRONTAGE Dirt
UTILITIES AVAILABLE Electricity
IMPROVEMENTS None
OUTBUILDINGS None
MISCELLANEOUS FEATURES None
DOCUMENTS ON FILE Aerial Photos, Plat, Restrictions/Covenants, Other/See Remarks
FLOOD INSURANCE Unknown
SALE OPTIONS Other/See Remarks
PROPOSED FINANCING Other/See Remarks
POSSESSION At Closing
SHOWING INSTRUCTIONS Call Showing #
LOCKBOX None
AGENT TYPE Sellers Agent
OWNERSHIP Individual
TYPE OF LISTING Excl Right w/o Reserve
BUILDER OPTIONS Open Builder

FINANCIAL

Assumable Y/N No
General Taxes \$133.26
General Tax Year 2023
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 THIS PROPERTY IS BEING OFFERED IN AN AUCTION VIA LIVE STREAM WITH REAL TIME BIDDING, AUCTION BEGINS AT 5:30PM ON NOVEMBER 21, 2024. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. PROPERTY IS SELLING WITH CLEAR TITLE AT CLOSING AND NO BACK TAXES. PROPERTY PREVIEWS AVAILABLE. LIVESTREAM ONLINE ONLY!!! ONLINE ONLY!!! NO MINIMUM, NO RESERVE!!! Terrific residential lot in a new subdivision! Tract 6 - 8.7+/- acre corner lot, selling to the highest bidder, regardless of lot! Here is an opportunity to build on oversized lots off a country road. With a road already in place, pick your lot and build your dream home! Enjoy country living near Rose Hill and Douglass! 8.7+/- Acres Approximately 5 Miles to Douglass and Approximately 6 Miles to Rose Hill Treelined Marriah Ranch Platted Subdivision Barndominiums Allowed, Subject to Declarant Approval Animals Allowed Per Seller: Electric available. Water line available on SW 220th Rd or dig for well. Covenants permit well, lagoon, and septic. The property is offered subject to the rules, regulations, and restrictions of the subdivision Marriah Ranch. *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 \$7,500.

AUCTION

Type of Auction Sale	Absolute	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/21/2024	2 - Open for Preview
Auction Start Time	5:30pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/20/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	7,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

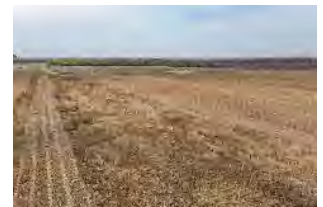
PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES



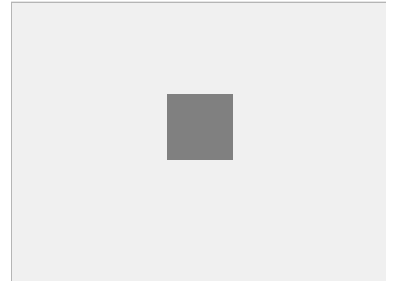
DISCLAIMER

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 2024 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

ALL FIELDS CUSTOMIZABLE



MLS # 646983
Class Land
Property Type Undeveloped Acreage
County Butler
Area SCKMLS
Address 9.1+/- Acres on SW 220th
Address 2 Tract 7
City Douglass
State KS
Zip 67039
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 1



GENERAL

List Agent - Agent Name and Phone	Braden McCurdy - OFF: 316-683-0612	List Date	10/16/2024
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display on Public Websites	Yes
Co-List Office - Office Name and Phone		Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Zoning Usage	Single Family	VOW: Allow 3rd Party Comm	Yes
Parcel ID	425-22-0-00-00-030-00-0	Virtual Tour Y/N	
Number of Acres	8.70	Days On Market	19
Price Per Acre	0.00	Cumulative DOM	19
Lot Size/SqFt	396,396	Cumulative DOMLS	
School District	Rose Hill Public Schools (USD 394)	Input Date	11/1/2024 3:53 PM
Elementary School	Rose Hill	Update Date	11/1/2024
Middle School	Rose Hill	Status Date	11/1/2024
High School	Rose Hill	HotSheet Date	11/1/2024
Subdivision	Marriah Ranch	Price Date	11/1/2024
Legal	MARRIAH RANCH, S22, T29, R03E, LOT 7, ACRES 9.1		

DIRECTIONS

Directions Douglass - West on 1st St/SW 210th St, South on SW Indianola Rd, West on SW 220th, North on Marriah

FEATURES

SHAPE / LOCATION Rectangular	IMPROVEMENTS None	FLOOD INSURANCE Unknown	AGENT TYPE Sellers Agent
TOPOGRAPHIC Level Treeline	OUTBUILDINGS None	SALE OPTIONS Other/See Remarks	OWNERSHIP Individual
PRESENT USAGE Recreational	MISCELLANEOUS FEATURES None	PROPOSED FINANCING Other/See Remarks	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Aerial Photos Plat	POSSESSION At Closing	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Electricity	Restrictions/Covenants Other/See Remarks	SHOWING INSTRUCTIONS Call Showing #	
		LOCKBOX None	

FINANCIAL

Assumable Y/N No
General Taxes \$126.60
General Tax Year 2023
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 THIS PROPERTY IS BEING OFFERED IN AN AUCTION VIA LIVE STREAM WITH REAL TIME BIDDING, AUCTION BEGINS AT 5:30PM ON NOVEMBER 21, 2024. ONLINE BIDDING IS AVAILABLE THROUGH SELLER AGENT'S WEBSITE. PROPERTY IS SELLING WITH CLEAR TITLE AT CLOSING AND NO BACK TAXES. PROPERTY PREVIEWS AVAILABLE. LIVESTREAM ONLINE ONLY!!! ONLINE ONLY!!! Terrific residential lot in a new subdivision! Tract 7 - 9.1+/- acre corner lot! Here is an opportunity to build on oversized lots off a country road. With a road already in place, pick your lot and build your dream home! Enjoy country living near Rose Hill and Douglass! 9.1+/- Acres Approximately 5 Miles to Douglass and Approximately 6 Miles to Rose Hill Treelined Marriah Ranch Platted Subdivision Barndominiums Allowed, Subject to Declarant Approval Animals Allowed Per Seller: Electric available. Water line available on SW 220th Rd or dig for well. Covenants permit well, lagoon, and septic. The property is offered subject to the rules, regulations, and restrictions of the subdivision Marriah Ranch. *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 \$7,500.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date
Auction Location	mccurdy.com	1 - Open Start Time
Auction Offering	Real Estate Only	1 - Open End Time
Auction Date	11/21/2024	2 - Open for Preview
Auction Start Time	5:30pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	11/20/2024 @ 5pm	2 - Open End Time
Buyer Premium Y/N	Yes	3 - Open for Preview
Premium Amount	0.10	3 - Open/Preview Date
Earnest Money Y/N	Yes	3 - Open Start Time
Earnest Amount %/\$	7,500.00	3 - Open End Time

TERMS OF SALE

Terms of Sale See terms and conditions

PERSONAL PROPERTY

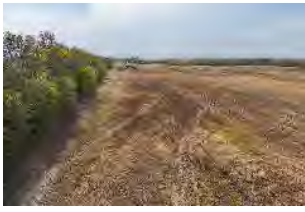
Personal Property

SOLD

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

ADDITIONAL PICTURES





DISCLAIMER

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 2024 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.



McCurdy
REAL ESTATE & AUCTION

LIMITED-KNOWLEDGE SELLER'S DISCLOSURE

Property Address: 13510 SW 220th St. & 6 Add'l Lots - Douglass, KS 67039 (the "Real Estate")

Please provide below, to the best of your knowledge, the requested information related to the Real Estate.

Occupancy: Tenant-Occupied Owner-Occupied Vacant

Lease information (if applicable):

Written Lease: Yes No

Term of Lease: Month-to-Month Fixed Expiration Date (Please provide date): _____

Rent Amount: _____ Tenant current on rent: Yes No

Deposit Amount: _____

Appliances Transferring with the Real Estate:

Refrigerator: Yes No None/Unknown
Stove/Oven: Yes No None/Unknown
Dishwasher: Yes No None/Unknown

Microwave: Yes No None/Unknown
Washer: Yes No None/Unknown
Dryer: Yes No None/Unknown

Utilities:

Utility Provider/Company

Utility On or Off

Utility Paid By

Electric: _____ On Off Tenant Owner

Water/Sewer: _____ On Off Tenant Owner

Gas: _____ On Off Tenant Owner

Propane: _____ On Off Tenant Owner

Propane tank information (if applicable): Owned Leased

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

Other Utility: _____ On Off Tenant Owner

Have any utility meters been removed? Yes No Unknown

If yes, please provide details including type of meter and applicable address or unit:

Code Violations:

Does the property have any code violations? Yes No Unknown

If yes, please provide details: _____

Special Assessments or Fees:

Is the Real Estate located in an improvement district? Yes No Unknown

Is the Real Estate subject to any current or future special tax assessments or fees that you are aware of? Yes No Unknown

Special Assessment/Fee Amount (give a good faith estimate if exact amount is unknown): _____

Explanation of Assessment or Fee: _____

Homeowners Association:

Is the property subject to HOA fees? Yes No Unknown

Dues Amount: _____ Yearly Monthly Quarterly

Initiation Fee: _____

Property Disclosures:

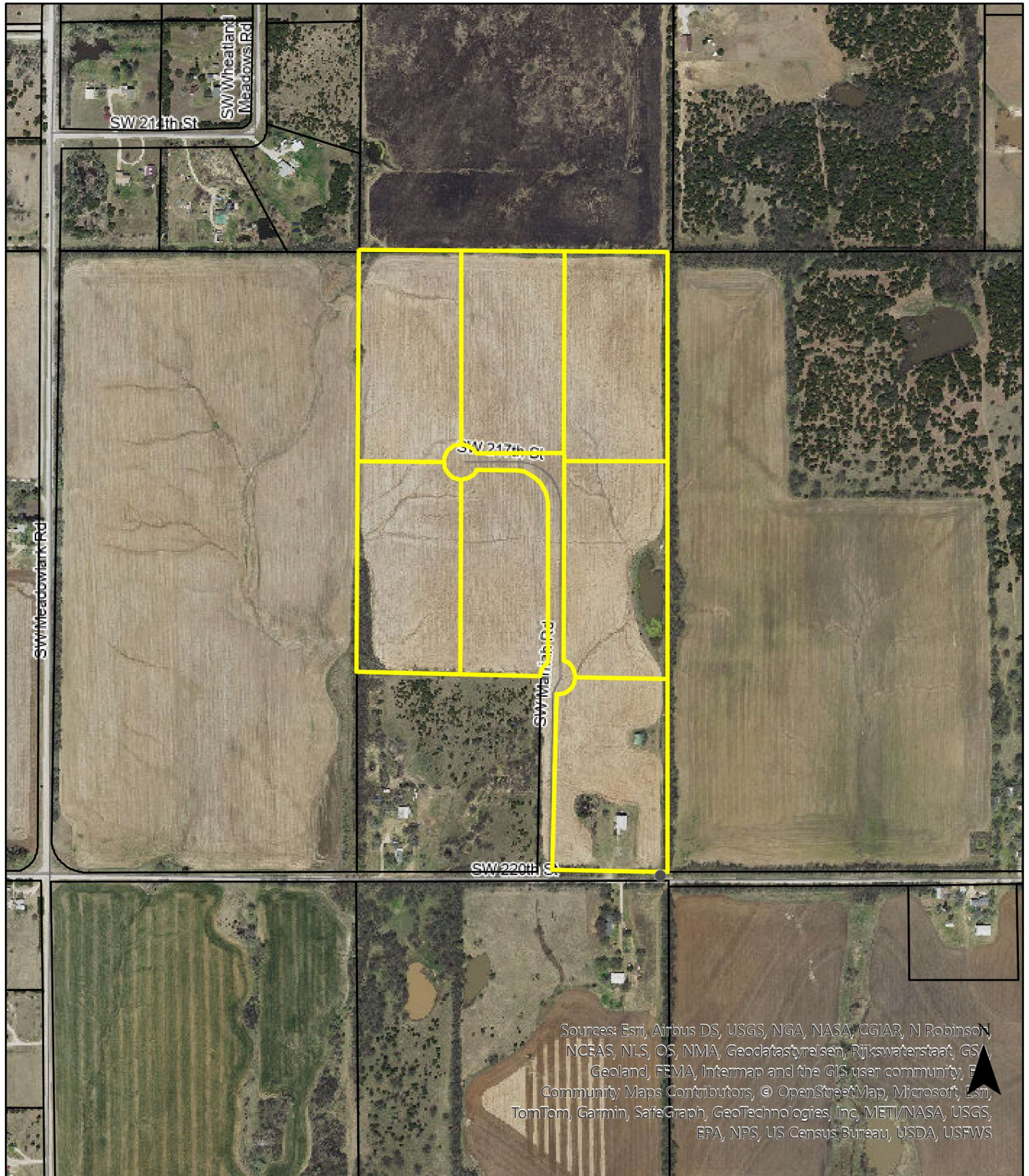
Are there any permanently attached items that will not transfer with the Real Estate (e.g. theatre projector, chandelier, etc.) (if none, write "none")? _____

None

Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

None

Zoning Agricultural - 13510 SW 220th St., Douglass



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastymalsen, Rijkswaterstaat, GS, Geoland, FEMA, Intermap and the GIS user community, Esri, Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

- Parcel Data
- BLDG LL
- RoadCenterline
- ROAD_TYPE
- CITY
- COUNTY ASPHALT
- COUNTY GRAVEL
- KANSAS TURNPIKE
- PAPER
- PRIVATE
- STATE HWY
- TOWNSHIP
- US HWY
- <all other values>
- Condo_Boundaries
- Municipal Boundaries
- CountyBoundary

2021_38097-A2.sid 2
 RGB
 Red: Band_1
 Green: Band_2
 Blue: Band_3

R This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

National Flood Hazard Layer FIRMMette



97°5'56"W 37°30'33"N



Legend

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

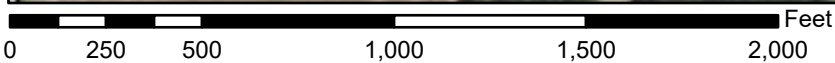
- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas 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 |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | 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 **10/9/2024 at 3:36 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.

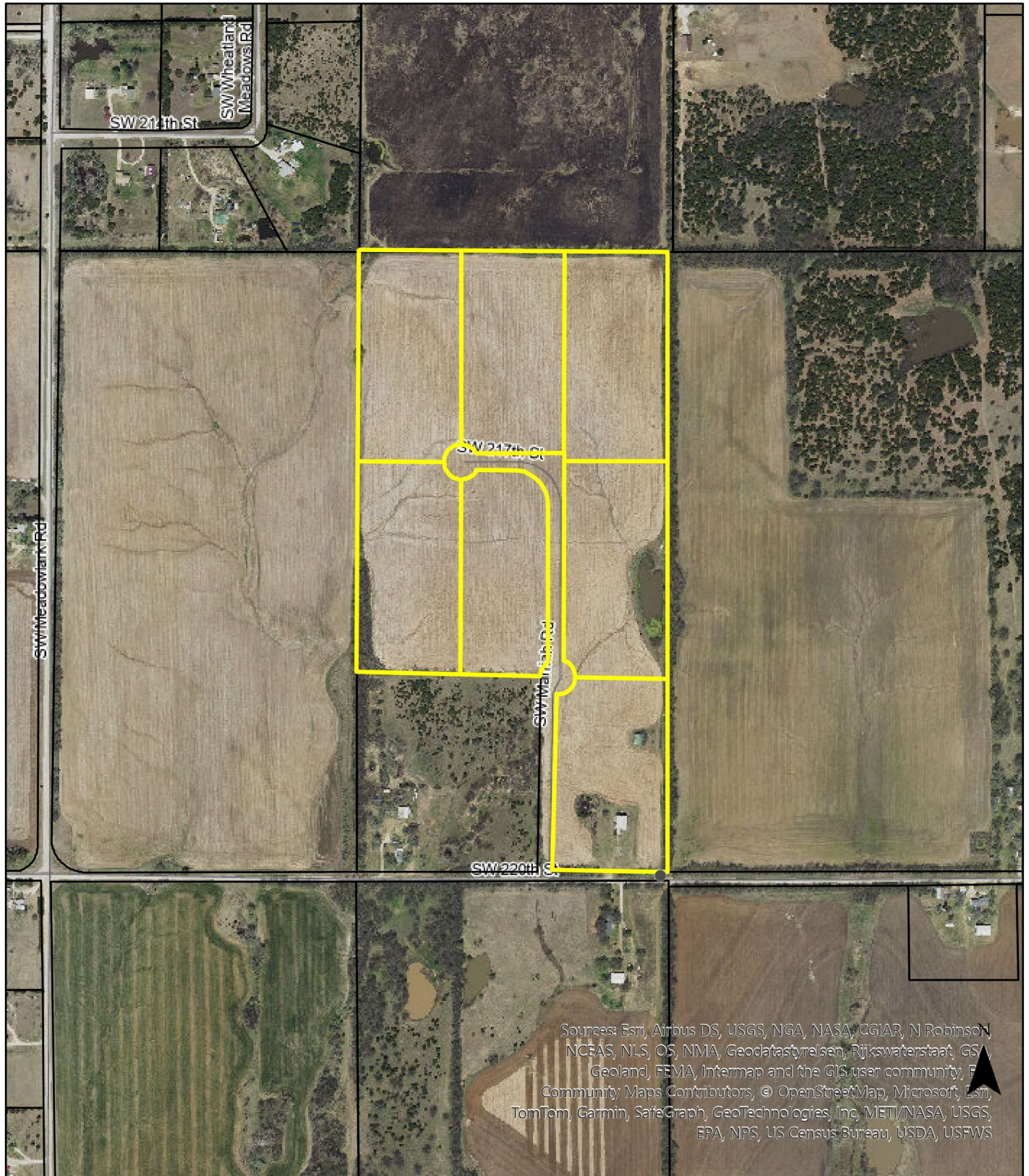


1:6,000

97°5'19"W 37°30'4"N

Basemap Imagery Source: USGS National Map 2023

Aerial - 13510 SW 220th St., Douglass, KS 67039

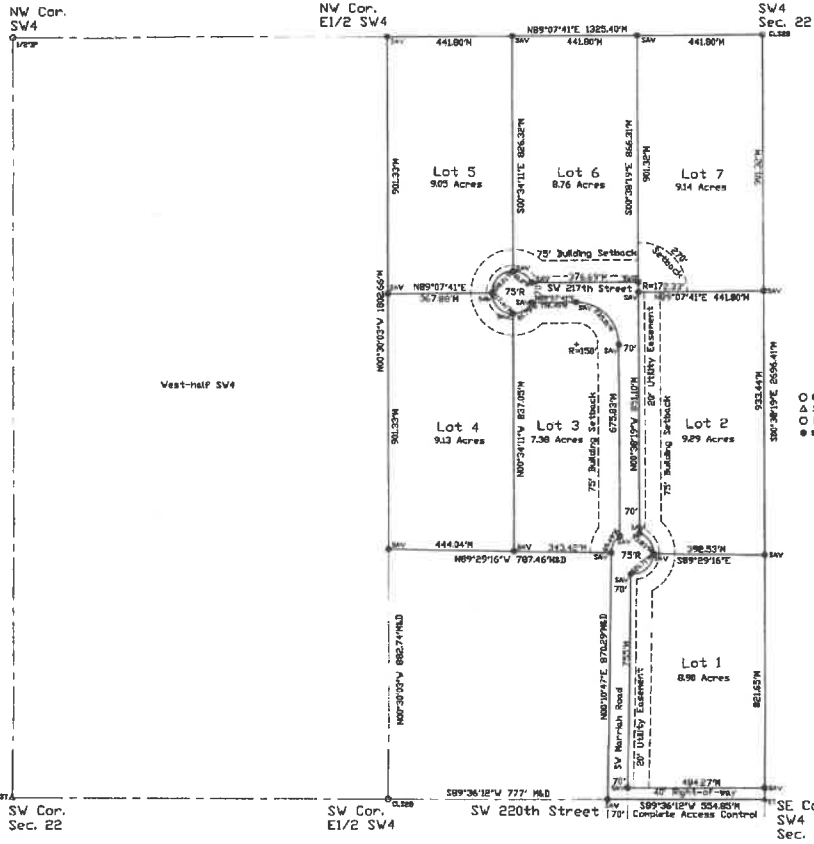


- | | | |
|----------------|-----------------|----------------------|
| Parcel Data | COUNTY GRAVEL | <all other values> |
| BLDG LL | KANSAS TURNPIKE | Condo_Boundaries |
| RoadCenterline | PAPER | Municipal Boundaries |
| ROAD_TYPE | PRIVATE | CountyBoundary |
| CITY | STATE HWY | |
| COUNTY ASPHALT | TOWNSHIP | |
| | US HWY | |

2021_38097-A2.sid 2
 RGB
 Red: Band_1
 Green: Band_2
 Blue: Band_3

R This map is intended for informational purposes only. It should not be used in lieu of a survey to determine property boundaries.

FINAL PLAT
MARRIAH RANCH
 Part of the E1/2 SW4 Section 22-T29S-3E
 Butler County, Kansas



LEGEND
 ○ CL528 5/8" Iron W/Conduite Cap (Fid)
 △ ST GLD Stone Found
 ○ 1/2" IP 1/2" Iron Pipe (Fid BuCo)
 ● SW 1/2" Iron W/Conduite Cap (Fid)



- CERTIFICATE OF SURVEY -

STATE OF KANSAS)
 COUNTY OF BUTLER) SS
 We, Savoy Company P.A., Surveyors in the aforesaid County and State, do hereby certify that under the supervision of the undersigned, we did on the 13th day of August, 2021, perform a survey of the following described tract, and that the accompanying final plat is prepared and that all of the monuments shown hereon actually exist and their positions are correctly shown to the best of our knowledge and belief. The East-half of the Southwest Quarter (SW4) of Section 22, Township 29 South, Range 3 East of the Sixth Principal Meridian in Butler County, Kansas, EXCEPT Beginning at the Southwest corner of said East-half of the Southwest Quarter (SW4), thence East 777 Feet; thence North 870.89 Feet; thence West 172.46 Feet; thence South 888.74 Feet to the Point of Beginning. Said tract contains 66.34 Acres including the road right-of-way.
 Date 12-5-21
 Roger L. Custer, P.S. 905



STATE OF KANSAS)
 COUNTY OF BUTLER) SS
 Reviewed in accordance with K.S.A. 58-2005 on this 22nd day of December, 2021.
 Michael A. Work, P.S. 1160
 Butler County Surveyor

- OWNERS CERTIFICATE -

STATE OF KANSAS)
 COUNTY OF BUTLER) SS
 This is to certify that the undersigned owners of the land described in the Surveyor's certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, blocks, streets and other public ways under the name of MARRIAH RANCH that all highways, streets, alleys, easements and public grounds as depicted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements and further that the land contained herein is held and shall be conveyed subject to any restrictions, reservations and covenants on file in the Register of Deeds of Butler County, Kansas.
 Date 12-5-21
 Roger L. Biggs, Director
 Biggs Properties LLC

- NOTARY -

STATE OF KANSAS)
 COUNTY OF BUTLER) SS
 The foregoing instrument was acknowledged before me on this 6th day of February, 2022 by Roger L. Biggs, Director, Biggs Properties LLC.
 My appointment expires 12/28/2024.
 Mary P. Grogan, Notary Public

- BUTLER COUNTY PLANNING BOARD -

STATE OF KANSAS)
 COUNTY OF BUTLER) SS
 This Plat is approved by the Butler County Planning Board on this 16th day of December, 2021, and is recommended for approval by the Board of County Commissioners, Butler County, Kansas.
 Attest: David Alfaro, Secretary

- BUTLER COUNTY COMMISSIONERS -

STATE OF KANSAS)
 COUNTY OF BUTLER) SS
 This Plat if approved and all dedications shown hereon, if any, are hereby accepted by the Board of Butler County Commissioners, on this 28th day of December, 2021.
 Attest: Jeff Masterson, Chairman

- BUTLER COUNTY REGISTER OF DEEDS -

STATE OF KANSAS)
 COUNTY OF BUTLER) SS
 This is to certify that this instrument was filed for record in the Register of Deeds office at 4:24:24 PM on the 15 day of February, 2022 and was duly recorded in Book 10 at Page 102.
 Attest: Joseph Roberts, Register of Deeds

- TRANSFER RECORD -

Entered on transfer record this 11th day of February, 2022.
 Tatum Stafford, Butler County Clerk



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)*

