

PROPERTY INFORMATION PACKET

THE DETAILS



201 W. Silknitter St. | Rose Hill, KS 67133

AUCTION: BIDDING OPENS: Tues, Aug 4th @ 2:00 PM
BIDDING BEGINS CLOSING: Wed, Aug 12th @ 2:30 PM

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





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MLS



MLS # 676222
Status Active
Contingency Reason
Property Type Business Opportunity
Address 201 W Silknitter
Address 2
City Rose Hill
State KS
Zip 67133
County Butler
Area SCKMLS
Asking Price \$0
Class Commercial/Ind/Bus
For Sale/Auction/For Rent Auction
Associated Document Count 0
Picture Count 36



GENERAL

List Agent - Agent Name and Phone	Lonn McCurdy - HOME: 316-683 -0612	List Date	7/6/2026
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	Andrew Jones - CELL: 316-323 -2790	Display on Public Websites	Yes
Co-List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Display Address	Yes
Showing Phone	888-874-0581	VOW: Allow AVM	Yes
Sale/Lease		VOW: Allow 3rd Party Comm	Yes
Building Size SqFt	5,001 - 10,000	Virtual Tour Y/N	
Number of Acres	0.64	Days On Market	21
Zoning	See Remarks	Cumulative DOM	21
Parcel ID	423-06-0-10-02-001-00-0	Input Date	7/20/2026 1:17 PM
# of Stories	1	Update Date	7/27/2026
Apx Gross Building SqFt	5,800.00	Off Market Date	
Apx Net Rentable SqFt		Status Date	7/20/2026
Apx Min Available SqFt	5,800.00	HotSheet Date	7/20/2026
Apx Max Contiguous SqFt	2,000.00	Price Date	7/20/2026
Apx Vacant SqFt	1,800.00		
Land SqFt	28,000.00		
Present Use of Bldg	Storage		
Bldg on Leased Land			
Invest Package Available	No		
Year Built	1965		
Subdivision			
Legal	S06 , T29 , R03E , BEG 390W NE /C NE4 S130 W140 N130 E140 TO POB LESS ROW (SCALED)		

DIRECTIONS

Directions (Rose Hill) Silknitter & Rose Hill Dr. - West on Silknitter to property

FEATURES

LOADING DOCK None	ROOF Metal	ELECTRICAL 220 Volt Single Phase	LOCKBOX Combination
RAIL None	UTILITIES AVAILABLE Electric	MISCELLANEOUS FEATURES None	TYPE OF LISTING Excl Right w/o Reserve
OVERHEAD DOORS 4 or More	FLOORS Concrete Slab	PROPOSED FINANCING Other/See Remarks	AGENT TYPE Sellers Agent
PARKING Other/See Remarks	HEATING Electric	TERMS OF LEASE Month to Month	FLOOD INSURANCE Unknown
ROAD FRONTAGE City Secondary	COOLING None	DOCUMENTS ON FILE Other/See Remarks	POSSESSION At Closing
LOCATION Freestanding	TENANT PAID EXPENSES None	OWNERSHIP Individual	SPECIAL FEATURES/HANDICAP Other
CONSTRUCTION Metal Fabricate	OWNER PAID EXPENSES External Building Repairs	SHOWING INSTRUCTIONS	CEILING HEIGHT 8-10 feet

FEATURES

SEWALL HEIGHT	Electricity	Call Showing #	PRESENT USE
Less than 10 Ft	Internal Building Repairs		Other
14 Ft to 16 Ft	Property Insurance		
	Real Estate Taxes		
	Site Maintenance		

FINANCIAL

Assumable Y/N	No
With Financing	
Value Land	
Value Improved	0
General Property Taxes	\$3,508.26
General Tax Year	2025
Special Taxes	0.00
Special Tax Year	2025
Special Balance	0.00
Gross Income	\$12,576.00
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks	Property offered at ONLINE ONLY auction, BIDDING OPENS: Tuesday, August 4th, 2026 at 2 PM (ct) BIDDING CLOSING: Wednesday, August 12th, 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!!! NO MINIMUM, NO RESERVE!!! Terrific opportunity to obtain an operating storage unit facility in Rose Hill, KS! This facility offers two storage-unit structures with a total of 34 units and a 1,800± sq. ft. Quonset for additional storage. With an 85% occupancy rate, this business opportunity immediately generates income, offers potential additional revenue, and is selling to the highest bidder, regardless of price! 34 Units 5x10 (6) 10x10 (19) 10x20 (9) 0.64± acre lot 5,800± gross square feet 1,800± Quonset 2,000± Storage buildings (2) Zoned R-1 Single Family Residential 85% occupancy All leases MTM The property currently generates \$1,048 per month in rental income (\$12,576 annually), providing immediate cash flow for the new owner. With additional vacant units available, there is excellent potential to increase rental income even further. Three units are currently occupied by family members at no charge. These units will be vacant by closing. Overhead door count does not accurately reflect unit count, as some walls were removed to create larger (10x20) units. Rent roll information is deemed reliable, but not guaranteed. *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 check, or immediately available, certified funds in the amount of \$7,500.
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MARKETING REMARKS

Marketing Remarks

AUCTION

Type of Auction Sale	No Minimum - No 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	8/4/2026	2 - Open for Preview
Auction Start Time	2pm	2 - Open/Preview Date
Broker Registration Req	Yes	2 - Open Start Time
Broker Reg Deadline	08/11/2026 @ 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
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PERSONAL PROPERTY

Personal Property

SOLD

How Sold
Sale Price
Net Sold Price
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
Selling Agent - Agent Name and Phone
Selling Office - Office Name and Phone
Co-Selling Agent - Agent Name and Phone
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 ACKNOWLEDGEMENT

Property Address: 201 W. Silknitter St. - Rose Hill, KS 67133 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, 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



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: _____

Appliances Transferring with the Real Estate:

Do any appliances present at the property transfer with the real estate?

☒ No appliances transfer

☐ All appliances present at the property transfer

☐ Some appliances transfer

*If you marked some appliances transfer, please give a detailed explanation of which appliances transfer: _____

(Remainder of this page intentionally left blank)

By signing below, Seller represents that above information is true and correct to the best of Seller's knowledge.

SELLER:

 <i>Steven Carr</i>	07/06/2026
Signature	Date
Steven Carr	
Print	
Executor	The Estate of Marjorie Ruth Simmons
Title	Company

Signature	Date
Print	
Title	Company

By signing below, Buyer acknowledges that no Seller's Property Disclosure is available for the Real Estate and that it was Buyer's responsibility to have any and all desired inspections completed prior to bidding on the Real Estate and that Buyer either performed all desired inspections or accepts the risk of not having done so.

BUYER:

Signature	Date
Print	
Title	Company

Signature	Date
Print	
Title	Company



WATER WELL INSPECTION REQUIREMENTS

Property Address: 201 W. Silknitter St. - Rose Hill, KS 67133

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 X

If yes, what type? Irrigation _____ Drinking _____ Other _____

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authentisign
Steven Carr

Owner/Seller

07/06/2026

Date

Owner/Seller

Date

Buyer

Date

Buyer

Date



**STAR
STORAGE**
201 W. Silkknitter
Rose Hill, KS 67133
(316) 250-5318



NAME _____ SPACE NO. _____
ADDRESS _____ CITY _____
HOME PHONE _____ CELL _____ POSITIVE ID _____
PLACE OF EMPLOYMENT _____ PHONE _____
EMERGENCY NAME _____ RELATIONSHIP _____ PHONE _____
TERM OF RENTAL AGREEMENT: MONTHLY _____ OTHER _____
I, _____ (Occupant) rent from STAR STORAGE (Operator) Space Number _____ (Leased Space) - Size _____

1. RENT: Rent is \$ _____ per month payable in advance on the 1st day of each month. IF THE RENT IS NOT PAID WITHIN FIVE (5) DAYS AFTER THE DUE DATE, OCCUPANT AGREES TO A \$1.00 LATE CHARGE PER DAY AFTER THE 5th. For a dishonored bank check, Occupant agrees to pay a \$20.00 handling fee. Rent and charges subject to change with thirty (30) days notice to Occupant. Make all applicable payments to STAR STORAGE • 420 N. Morris • Rose Hill, KS 67133
2. DEPOSIT: A security and damage deposit of \$ _____ paid in advance by Occupant will be held by Operator. THE DEPOSIT WILL BE REFUNDED TO OCCUPANT WITHIN TWO (2) WEEKS AFTER VACATING, PROVIDING OCCUPANT HAS GIVEN AT LEAST TEN (10) DAYS WRITTEN NOTICE PRIOR TO VACATING, all rent and charges are paid in full and leased space is left clean and undamaged.
3. USE AND OCCUPANCY AND COMPLIANCE WITH LAW: The leased space is not to be used for human or animal occupancy, or operation of any business. THE STORAGE OF FLAMMABLES, EXPLOSIVES, OR PERISHABLES IS PROHIBITED. Storage of anything in violation of any law or order of Board of Health, Police, Fire Department or any other government agency is not permitted.
4. SIGNS: No signs can be placed on premises.
5. RULES: Occupant agrees to abide by all STAR STORAGE rules and policies that are now in effect or that may be put into effect at any time.
6. CONDITION AND ALTERATION OF PREMISES: Occupant agrees to keep the leased space in good order and condition and to notify Operator immediately of any defects, dilapidations or dangerous conditions. Occupant also agrees to pay Operator promptly for any repairs of leased space caused by Occupant's negligence or misuse or the misuse or negligence of Occupant's invitees, licensees, or guests. No alteration or improvements are to be made by Occupant without prior written consent by Operator. The cost of restoring leased space to prior condition will be paid by Occupant.
7. INSPECTION: Occupant agrees that Operator or his agent may enter Leased Space at times reasonably necessary to inspect or make repairs.
8. TERMINATION: EITHER PARTY MAY TERMINATE THIS RENTAL AGREEMENT WITH A TEN (10) DAY PRIOR WRITTEN NOTICE TO THE OTHER. If notice to vacate has been given by either the Occupant or the Operator and the Occupant stays in the leased space past that date, then Occupant will pay twice the daily rate as penalty. Operator may terminate the rental agreement immediately if Occupant defaults under this agreement.
9. DEFAULT: OPERATOR HAS A LIEN ON ALL PERSONAL PROPERTY STORED WITHIN EACH LEASED SPACE FOR RENT, LABOR OR OTHER CHARGES, AND FOR EXPENSES REASONABLY INCURRED IN ITS SALE TO SATISFY LIEN IF OCCUPANT DEFAULTS. PROCEEDS FROM SALE OF PERSONAL PROPERTY REMAINING AFTER SATISFACTION OF LIEN WILL BE PAID TO THE STATE TREASURER IF UNCLAIMED BY OCCUPANT WITHIN ONE (1) YEAR AFTER SALE OF PROPERTY.
 - A) IF RENT OR OTHER CHARGES ARE TEN (10) DAYS OVERDUE OPERATOR MAY OVERLOCK LEASED SPACE. Operator's lock will be removed when rent and other charges have been paid by money order, cashier's check, or after personal check has cleared bank.
 - B) IF RENT OR OTHER CHARGES ARE THIRTY (30) DAYS OVERDUE, OPERATOR MAY REMOVE OCCUPANT'S LOCK, TAKE POSSESSION OF LEASED SPACE AND REMOVE OCCUPANT'S PROPERTY FROM LEASED SPACE. Operator may discard any property which has no commercial value.
 - C) IF RENT OR CHARGES ARE FORTY-FIVE (45) DAYS OVERDUE, OPERATOR MAY DISPOSE OF OCCUPANT'S PROPERTY IN A COMMERCIALLY REASONABLE MANNER TO SATISFY OPERATOR'S LIEN.
 - D) Operator will not be responsible to Occupant or anyone else claiming interest in the property removed or disposed of.
10. ASSIGNMENT OR SUBLETTING: Occupant cannot sublet or assign any part of leased space without prior written consent of Operator. Occupant alone is responsible for payment of all rent and charges.
11. LIABILITY, INSURANCE, AND CARE OF PERSONAL PROPERTY: Occupant acknowledges that he is leasing a self-service storage space from Operator to be locked by Occupant and that his agreement does not create any kind of bailor-bailee relationship between Occupant and Operator. Operator shall not be responsible for looking after the leased space or caring for the Occupant's personal property stored therein. Operator shall not be liable to the Occupant or Occupant's employees, patrons or visitors for any damage to persons or property caused by an act of negligence of any other tenant of the building or buildings of which the leased space are a part. Occupant accepts the leased space in the present condition as suitable for the purpose for which they are leased and accepts the leased space as is. OCCUPANT IS SOLELY RESPONSIBLE FOR SECURING AND PAYING FOR ANY INSURANCE COVERAGE ON HIS PERSONAL PROPERTY THAT HE DESIRES. OCCUPANT FURTHER AGREES TO ACCEPT THE RESPONSIBILITY OF PLACE WOOD STRIPS UNDER THE CARDBOARD BOXES, FURNITURE AND OTHER ITEMS THAT COULD BE DAMAGED BY DAMPNESS; AND ALSO, TO PLACE DECON TABLETS (OR SIMILAR) FOR PROTECTION AGAINST RODENTS.
12. NOTIFICATION: Occupant agrees to notify Operator in writing of any changes in Occupant's residential or business address or telephone number. Occupant acknowledges that this provision is necessary in order to enable Operator to contact Occupant or send notices to Occupant.
13. Operator acknowledges receipt of \$ _____ as payment in advance for the first _____ month(s) rent. Operator further acknowledges receipt of \$ _____ for security deposit as defined in Section 2.

This rental agreement has been executed on this _____ day of _____, 20_____.

Star Storage

Occupant

Operator

Star Storage Rent Roll - 07/27/2026

Unit no	Monthly Rent	Size	Contract Date	Term/Status
1	\$20	5x10	01/2026	MTM
2	\$20	5x10	01/2026	MTM
3&4	\$33	10x10	04/2020	MTM
5	VACANT	5X10		
6	\$25	5x10		MTM
7	\$25	5x10	08/2021	MTM
8	\$25	5x10	08/2021	MTM
9&26	\$55	10x20	04/2020	MTM
10	\$35	10x10	3/2025	MTM
11	VACANT	10X10		
12	\$40	10x10	05/2025	MTM
13	\$35	10x10	11/2021	MTM
14	Family	10X10		
15&20	Family	10X20		
16	\$35	10X10		MTM
17	\$40	10x10	04/2020	MTM
18	\$35	10x10	04/2020	MTM
19	\$35	10x10	11/2021	MTM
21	VACANT	10x10		
22	\$35	10x10	11/2016	MTM
23	\$35	10x10	11/2021	MTM
24	\$35	10x10	11/2021	MTM
25	\$35	10x10	09/2024	MTM
27&44	\$60	10x20	10/2022	MTM
28&43	\$55	10x20	01/2022	MTM
29&42	\$55	10x20		Mows
30	\$35	10x10		MTM
31&40	\$55	10x20	06/2017	MTM
32&39	\$55	10x20	06/2020	MTM
33&38	\$60	10x10	01/2021	MTM
34	\$40			MTM
35&36	\$55	10x10	11/2021	MTM
37	\$35	10x10		MTM
41	VACANT			

201 W. Silknitter St., Rose Hill, KS 67133

Zoning R-1 Single Family Residential District

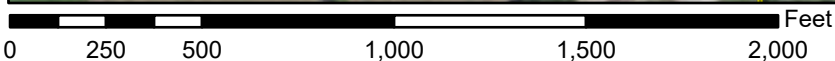
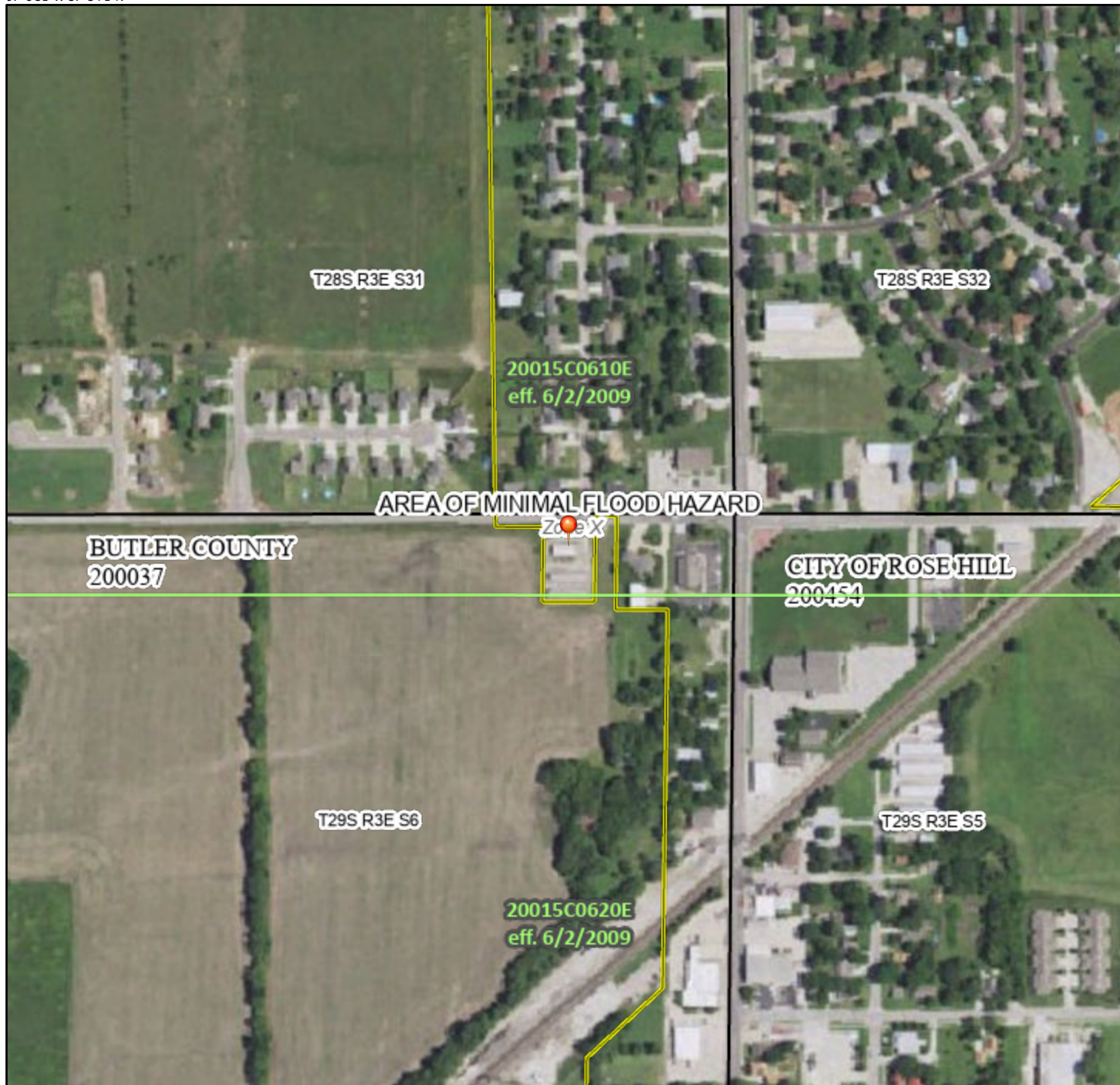


Map Legend	
Zoning Districts	
	A-1 Apartment District
	R-1 Single-Family Residential District
	R-2 Single-Family (Two-Set) Residential District
	R-3 Medium-Density Residential District
	B-1 Small Business District
	C-1 General Commercial District

National Flood Hazard Layer FIRMette



97°8'31"W 37°34'1"N



1:6,000

97°7'53"W 37°33'32"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) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance 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



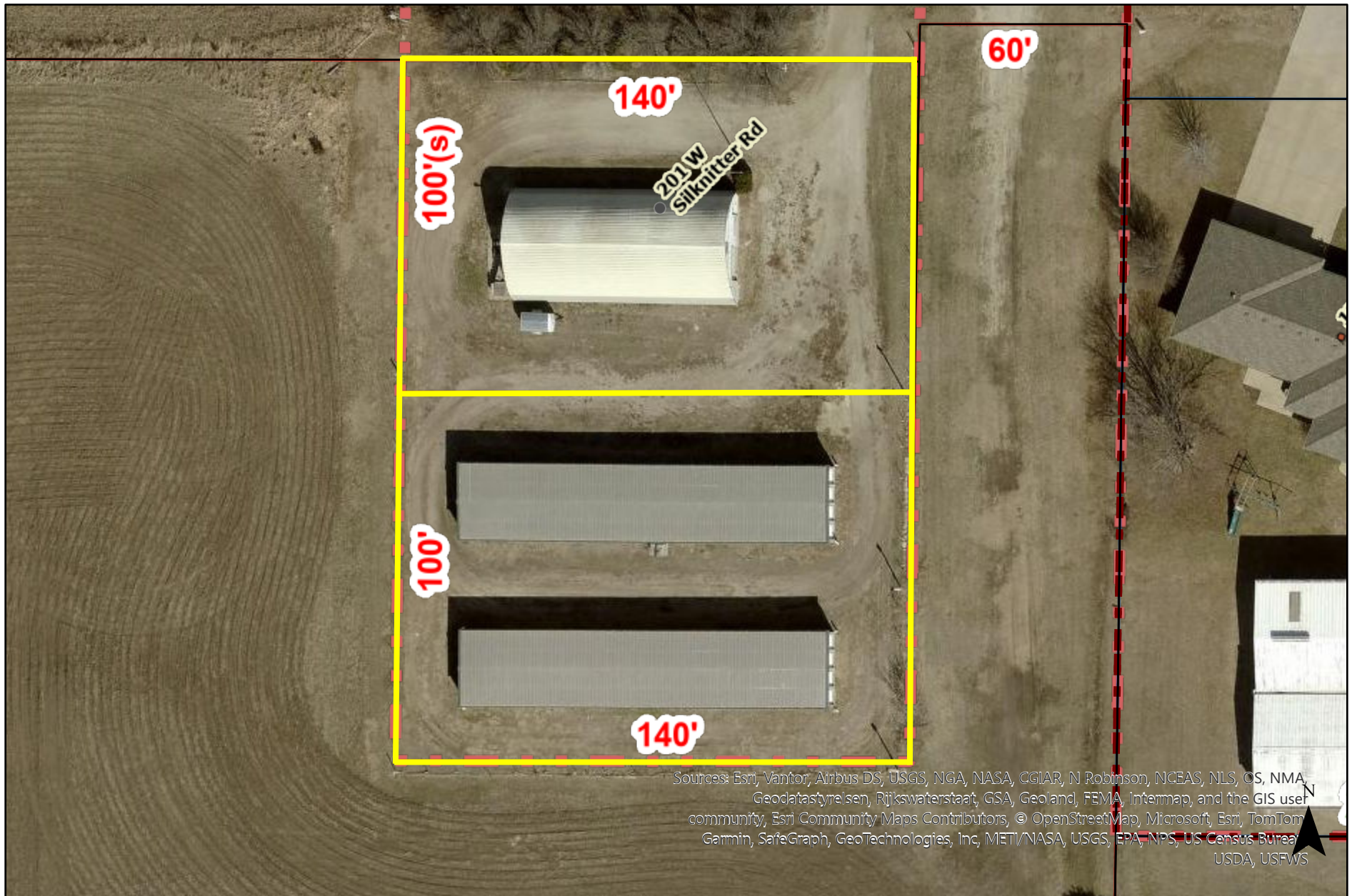
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 7/2/2026 at 3:03 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.

201 W. Silknitter St., Rose Hill, KS 67133 - Aerial



- Parcel Data
- BLDG_LL
- Subdivisions
- Cemetery_Plots
- AddressPoints

- RoadCenterline**
ROAD_TYPE
- CITY
 - COUNTY ASPHALT

- COUNTY GRAVEL
- KANSAS TURNPIKE
- PAPER
- PRIVATE
- STATE HWY

- TOWNSHIP
- US HWY
- <all other values>

- Parcel_Lines**
SYMBOL
- Contiguous Lot and Parcel Lines
 - Contiguous Parcel Lines

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

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)*

