

PROPERTY INFORMATION PACKET

THE DETAILS



Parcels A-G - SW 20th St. | Benton, KS 67017

AUCTION: Wednesday, April 11th @ 12:00 PM

12041 E. 13th St. N., Wichita, KS, 67206
316.683.0612 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION
REAL ESTATE SPECIALISTS



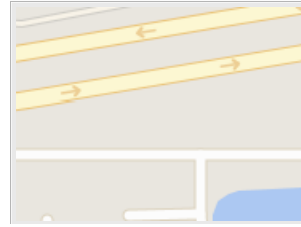
Table of Contents

PROPERTY DETAIL PAGES
WATER WELL ORDINANCE
ZONING MAP
FLOOD ZONE MAP
AERIALS
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or McCurdy Auction, LLC. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or McCurdy was obtained from a variety of sources and seller and McCurdy have not made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid.



MLS # 548137
Class Land
Property Type Vacant Lot
County Butler
Area B13 - Benton
Address 14940 SW 20th St
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	3/7/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow AVM	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	3169457400	Sub-Agent Comm	0
Zoning Usage	Commercial	Buyer-Broker Comm	3
Parcel ID	20015-192-09-0-00-00-013.00	Transact Broker Comm	3
Number of Acres	0.50	Variable Comm	Non-Variable
Price Per Acre		Virtual Tour Y/N	
Lot Size/SqFt	21780	Days On Market	5
School District	Circle School District (USD 375)	Cumulative DOM	5
Elementary School	Benton	Cumulative DOMLS	
Middle School	Benton	Input Date	3/12/2018 11:51 AM
High School	Circle	Update Date	3/12/2018
Subdivision	MNONE	Off Market Date	
Legal	JOY'S COMMERCIAL ADD , BLOCK 1 , LOT 1 , SECTION 09 TOWNSHIP 26 RANGE 03E	Status Date	3/12/2018
		HotSheet Date	3/12/2018
		Price Date	3/12/2018

DIRECTIONS

Directions 20th & Main - West to Land.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Trust
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Documents Online	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Electricity	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$239.04
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON WEDNESDAY APRIL 11TH @ NOON . CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel A Offered High Bidder's Choice with Parcels B, C, D, E, F & G. This lot is .50 acres, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	4/11/2018
Auction Location	150 S. Main Benton, KS	1 - Open Start Time	11 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	4/11/2018	2 - Open for Preview	
Auction Start Time	NOON	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5pm Day Before	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 %/\$	5,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES

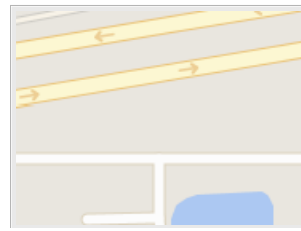


DISCLAIMER

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 2018 South Central Kansas MLS, Inc. All rights reserved.



MLS # 548138
Class Land
Property Type Vacant Lot
County Butler
Area B13 - Benton
Address 14900 SW 20th St
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	3/7/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow AVM	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	3169457400	Sub-Agent Comm	0
Zoning Usage	Commercial	Buyer-Broker Comm	3
Parcel ID	20015-192-09-0-00-00-014.00	Transact Broker Comm	3
Number of Acres	0.60	Variable Comm	Non-Variable
Price Per Acre		Virtual Tour Y/N	
Lot Size/SqFt	26136	Days On Market	5
School District	Circle School District (USD 375)	Cumulative DOM	5
Elementary School	Benton	Cumulative DOMLS	
Middle School	Circle	Input Date	3/12/2018 11:52 AM
High School	Circle	Update Date	3/12/2018
Subdivision	MNONE	Off Market Date	
Legal	JOY'S COMMERCIAL ADD , BLOCK 1 , LOT 2 , SECTION 09 TOWNSHIP 26 RANGE 03E	Status Date	3/12/2018
		HotSheet Date	3/12/2018
		Price Date	3/12/2018

DIRECTIONS

Directions 20th & Main - West to Land.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Trust
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Documents Online	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Electricity	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$245.82
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON WEDNESDAY APRIL 11TH @ NOON. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel B Offered High Bidder's Choice with Parcels A, C, D, E, F & G. This lot is .60 acres, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	4/11/2018
Auction Location	150 S. Main Benton, KS	1 - Open Start Time	11AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	4/11/2018	2 - Open for Preview	
Auction Start Time	NOON	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5pm Night Before	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 %/\$	5,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES

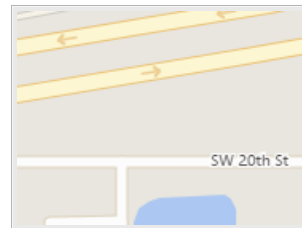


DISCLAIMER

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 2018 South Central Kansas MLS, Inc. All rights reserved.



MLS # 548139
Class Land
Property Type Vacant Lot
County Butler
Area B13 - Benton
Address 14860 SW 20th St
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	3/7/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow AVM	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	3169457400	Sub-Agent Comm	0
Zoning Usage	Commercial	Buyer-Broker Comm	3
Parcel ID	20015-192-09-0-00-00-015.00	Transact Broker Comm	3
Number of Acres	0.60	Variable Comm	Non-Variable
Price Per Acre		Virtual Tour Y/N	
Lot Size/SqFt	26136	Days On Market	5
School District	Circle School District (USD 375)	Cumulative DOM	5
Elementary School	Benton	Cumulative DOMLS	
Middle School	Circle	Input Date	3/12/2018 11:53 AM
High School	Circle	Update Date	3/12/2018
Subdivision	MNONE	Off Market Date	
Legal	JOY'S COMMERCIAL ADD , BLOCK 1 , LOT 3 , SECTION 09 TOWNSHIP 26 RANGE 03E	Status Date	3/12/2018
		HotSheet Date	3/12/2018
		Price Date	3/12/2018

DIRECTIONS

Directions 20th & Main - West to Land.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Trust
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Documents Online	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Electricity	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$245.82
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON WEDNESDAY APRIL 11TH @ NOON. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel C Offered High Bidder's Choice with Parcels A, B, D, E, F & G. This lot is .60 acres, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The real estate will be open for previewing one hour prior to the real estate auction, or by scheduled appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	4/11/2018
Auction Location	150 S. Main Benton, KS	1 - Open Start Time	11 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	4/11/2018	2 - Open for Preview	
Auction Start Time	NOON	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5PM Day Before	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 %/\$	5,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

ADDITIONAL PICTURES



DISCLAIMER

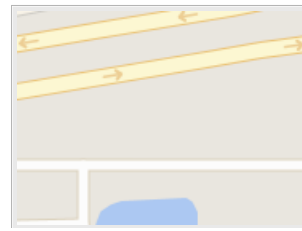
This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2018 South Central Kansas MLS, Inc. All rights reserved.

STANDARD

Parcel D



MLS # 548140
Class Land
Property Type Vacant Lot
County Butler
Area B13 - Benton
Address 14820 SW 20th St
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent	Ty Patton	List Date	3/7/2018
List Office	McCurdy Auction, LLC - OFF: 316-683-0612	Expiration Date	6/7/2018
Co-List Agent		Realtor.com Y/N	Yes
Co-List Office		Display on Public Website	Yes
Showing Phone	3169457400	Display Address	Yes
Zoning Usage	Commercial	VOW: Allow AVM	Yes
Parcel ID	20015-192-09-0-00-00-016.00	VOW: Allow 3rd Party Comm	Yes
Number of Acres	0.70	Sub-Agent Comm	0
Price Per Acre		Buyer-Broker Comm	3
Lot Size/SqFt	30492	Transact Broker Comm	3
School District	Circle School District (USD 375)	Variable Comm	Non-Variable
Elementary School	Benton	Virtual Tour Y/N	
Middle School	Circle	Days On Market	5
High School	Circle	Cumulative DOM	5
Subdivision	MNONE	Cumulative DOMLS	
Legal	JOY'S COMMERCIAL ADD , BLOCK 1 , LOT 4 , SECTION 09 TOWNSHIP 26 RANGE 03E	Input Date	3/12/2018 11:54 AM
Original Price	\$0	Update Date	3/12/2018
Virtual Tour 3 Label		Off Market Date	
On Market Date		Status Date	3/12/2018
Client Hit Count	0	HotSheet Date	3/12/2018
Listing Visibility Type	MLS Listing	Price Date	3/12/2018
Picture Count	9	Virtual Tour 2 Label	
Sold Price Per SQFT		Virtual Tour 4 Label	
Tax ID		Agent Hit Count	1
Update Date	3/12/2018 11:54 AM	Doc Manager	0
		Geocode Quality	Exact Match
		Price Per SQFT	
		Mapping	
		Input Date	3/12/2018 11:54 AM

DIRECTIONS

Directions 20th & Main - West to Land.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Trust
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Documents Online	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Electricity	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$252.62
General Tax Year	2017
Yearly Specials	\$0.00

Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON WEDNESDAY APRIL 11TH @ NOON. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel D Offered High Bidder's Choice with Parcels A, B, C, E, F & G. This lot is .70 acres, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The real estate will be open for previewing one hour prior to the real estate auction, or by scheduled appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

MARKETING REMARKS

Marketing Remarks This property is offered by Ty Patton with McCurdy Auction, LLC. Office: 316-683-0612 Email: tpatton@mccurdyauction.com ONSITE REAL ESTATE AUCTION ON WEDNESDAY APRIL 11TH @ NOON. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel D Offered High Bidder's Choice with Parcels A, B, C, E, F & G. This lot is .70 acres, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. The real estate will be open for previewing one hour prior to the real estate auction, or by scheduled appointment. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

PRIVATE REMARKS

Private Remarks Broker participation is recognized (3% referral fee offered). See Associated Documents for Broker Registration Form. The registration form must be completed and submitted to McCurdy Auction's office by 5:00 p.m. (CST) the business day prior to the real estate auction.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	4/11/2018
Auction Location	150 S. Main Benton, KS	1 - Open Start Time	11 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	4/11/2018	2 - Open for Preview	
Auction Start Time	NOON	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5PM Night Before	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 %/\$	5,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD

Sale Price
Net Sold Price \$0
Pending Date
Closing Date
Short Sale Y/N
Seller Paid Loan Asst.
Previously Listed Y/N
Includes Lot Y/N
Sold at Auction Y/N

Co-Selling Agent
Selling Office
Co-Selling Office
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 2018 South Central Kansas MLS, Inc. All rights reserved.

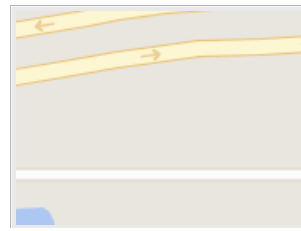
How Sold

ALL FIELDS CUSTOMIZABLE AUCTION

Parcel E



MLS # 548141
Class Land
Property Type Vacant Lot
County Butler
Area B13 - Benton
Address 14700 SW 20th St
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	3/7/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow AVM	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	3169457400	Sub-Agent Comm	0
Zoning Usage	Commercial	Buyer-Broker Comm	3
Parcel ID	20015-192-09-0-00-00-019.00	Transact Broker Comm	3
Number of Acres	1.00	Variable Comm	Non-Variable
Price Per Acre		Virtual Tour Y/N	
Lot Size/SqFt	43560	Days On Market	5
School District	Circle School District (USD 375)	Cumulative DOM	5
Elementary School	Benton	Cumulative DOMLS	
Middle School	Circle	Input Date	3/12/2018 11:55 AM
High School	Circle	Update Date	3/12/2018
Subdivision	MNONE	Off Market Date	
Legal	JOY'S COMMERCIAL ADD , BLOCK 1 , LOT 7 , ACRES 1.0 , SECTION 09 TOWNSHIP 26 RANGE 03E	Status Date	3/12/2018
		HotSheet Date	3/12/2018
		Price Date	3/12/2018

DIRECTIONS

Directions 20th & Main - West to Land.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Trust
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Documents Online	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Electricity	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$273.18
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON WEDNESDAY APRIL 11TH @ NOON. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel E Offered High Bidder's Choice with Parcels A, B, C, D, F & G. This lot is 1 acre, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	4/11/2018
Auction Location	150 S Main Benton, KS	1 - Open Start Time	11 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	4/11/2018	2 - Open for Preview	
Auction Start Time	NOON	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5PM Night Before	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 %/\$	5,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

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 2018 South Central Kansas MLS, Inc. All rights reserved.



MLS # 548142
Class Land
Property Type Vacant Lot
County Butler
Area B13 - Benton
Address 14660 SW 20th St
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	3/7/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	3169457400	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Commercial	Sub-Agent Comm	0
Parcel ID	20015-192-09-0-00-00-020.00	Buyer-Broker Comm	3
Number of Acres	1.10	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	47916	Virtual Tour Y/N	
School District	Circle School District (USD 375)	Days On Market	5
Elementary School	Benton	Cumulative DOM	5
Middle School	Circle	Cumulative DOMLS	
High School	Circle	Input Date	3/12/2018 11:56 AM
Subdivision	MNONE	Update Date	3/12/2018
Legal	JOY'S COMMERCIAL ADD , BLOCK 1 , LOT 8 , ACRES 1.1 , SECTION 09 TOWNSHIP 26 RANGE 03E	Off Market Date	
		Status Date	3/12/2018
		HotSheet Date	3/12/2018
		Price Date	3/12/2018

DIRECTIONS

Directions 20th & Main - West to Land.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Trust
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Documents Online	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Electricity	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$279.98
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON WEDNESDAY APRIL 11TH @ NOON. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel F Offered High Bidder's Choice with Parcels A, B, C, D, E & G. This lot is 1.10 acres, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	4/11/2018
Auction Location	150 S. Main Benton, KS	1 - Open Start Time	11 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	4/11/2018	2 - Open for Preview	
Auction Start Time	NOON	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5PM Night Before	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 %/\$	5,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

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 2018 South Central Kansas MLS, Inc. All rights reserved.



MLS # 548143
Class Land
Property Type Vacant Lot
County Butler
Area B13 - Benton
Address 14580 SW 20th St
Address 2
City Benton
State KS
Zip 67017
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 2

**GENERAL**

List Agent - Agent Name and Phone	Ty Patton	List Date	3/7/2018
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-683-0612	Realtor.com Y/N	Yes
		Display Address	Yes
Co-List Agent - Agent Name and Phone		VOW: Allow AVM	Yes
Co-List Office - Office Name and Phone		VOW: Allow 3rd Party Comm	Yes
Showing Phone	3169457400	Sub-Agent Comm	0
Zoning Usage	Commercial	Buyer-Broker Comm	3
Parcel ID	20015-192-09-0-00-00-022.00	Transact Broker Comm	3
Number of Acres	0.90	Variable Comm	Non-Variable
Price Per Acre		Virtual Tour Y/N	
Lot Size/SqFt	39204	Days On Market	5
School District	Circle School District (USD 375)	Cumulative DOM	5
Elementary School	Benton	Cumulative DOMLS	
Middle School	Circle	Input Date	3/12/2018 11:57 AM
High School	Circle	Update Date	3/12/2018
Subdivision	MNONE	Off Market Date	
Legal	JOY'S COMMERCIAL ADD , BLOCK 1 , LOT 10 , SECTION 09 TOWNSHIP 26 RANGE 03E	Status Date	3/12/2018
		HotSheet Date	3/12/2018
		Price Date	3/12/2018

DIRECTIONS

Directions 20th & Main - West to Land.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	None	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Trust
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
None/Vacant	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Paved	Documents Online	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Electricity	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$266.38
General Tax Year	2017
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	0.00
Earnest \$ Deposited With	McCurdy Auction LLC Trust

PUBLIC REMARKS

Public Remarks ONSITE REAL ESTATE AUCTION ON WEDNESDAY, APRIL 11TH @ NOON. CLEAR TITLE AT CLOSING, NO BACK TAXES, PREVIEW AVAILABLE. Rare Opportunity to purchase 7 Commercial Lots Offered High Bidder's Choice in Benton, KS! Parcel G Offered High Bidder's Choice with Parcels A, B, C, D, E & F. This lot is .90 acres, located in north Benton. Zoned B-1 Commercial. *Buyer should verify school assignments as they are subject to change. The real estate is offered at public auction in its present, "as is where is" condition and is accepted by the buyer without any expressed or implied warranties or representations from the seller or seller's agents. It is incumbent upon buyer to exercise buyer's own due diligence, investigation, and evaluation of suitability of use for the real estate prior to bidding. It is buyer's responsibility to have any and all desired inspections completed prior to bidding including, but not limited to, the following: roof; structure; termite; environmental; survey; encroachments; groundwater; flood designation; presence of lead-based paint or lead based paint hazards; presence of radon; presence of asbestos; presence of mold; electrical; appliances; heating; air conditioning; mechanical; plumbing (including water well, septic, or lagoon compliance); sex offender registry information; flight patterns, or any other desired inspection. Any information provided or to be provided by seller or seller's agents was obtained from a variety of sources and neither seller nor seller's agents have made any independent investigation or verification of such information and make no representation as to the accuracy or completeness of such information. Auction announcements take precedence over anything previously stated or printed. Total purchase price will include a 10% buyer's premium (\$1,500.00 minimum) added to the final bid. Earnest money is due from the high bidder at the auction in the form of cash, check, or immediately available, certified funds in the amount \$5,000.

AUCTION

Type of Auction Sale	Reserve	1 - Open for Preview	Yes
Method of Auction	Live w/Online Bidding	1 - Open/Preview Date	4/11/2018
Auction Location	150 S. Main Benton, KS	1 - Open Start Time	11 AM
Auction Offering	Real Estate Only	1 - Open End Time	
Auction Date	4/11/2018	2 - Open for Preview	
Auction Start Time	NOON	2 - Open/Preview Date	
Broker Registration Req	Yes	2 - Open Start Time	
Broker Reg Deadline	5PM Night Before	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 %/\$	5,000.00	3 - Open End Time	

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

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 2018 South Central Kansas MLS, Inc. All rights reserved.



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: See Attached - Benton, KS 67017

DOES THE PROPERTY HAVE A WELL? YES _____ NO ✓

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

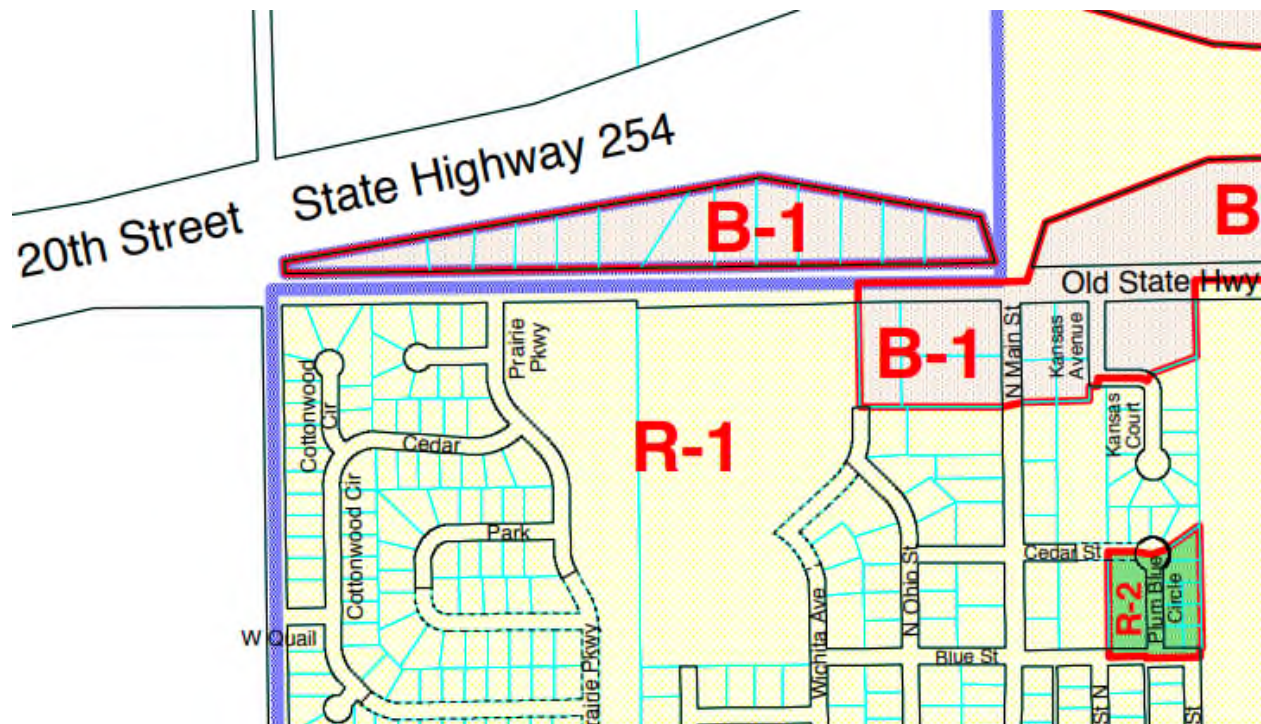
Carroll J. J. J.
Owner

3-7-18
Date

Owner

Date

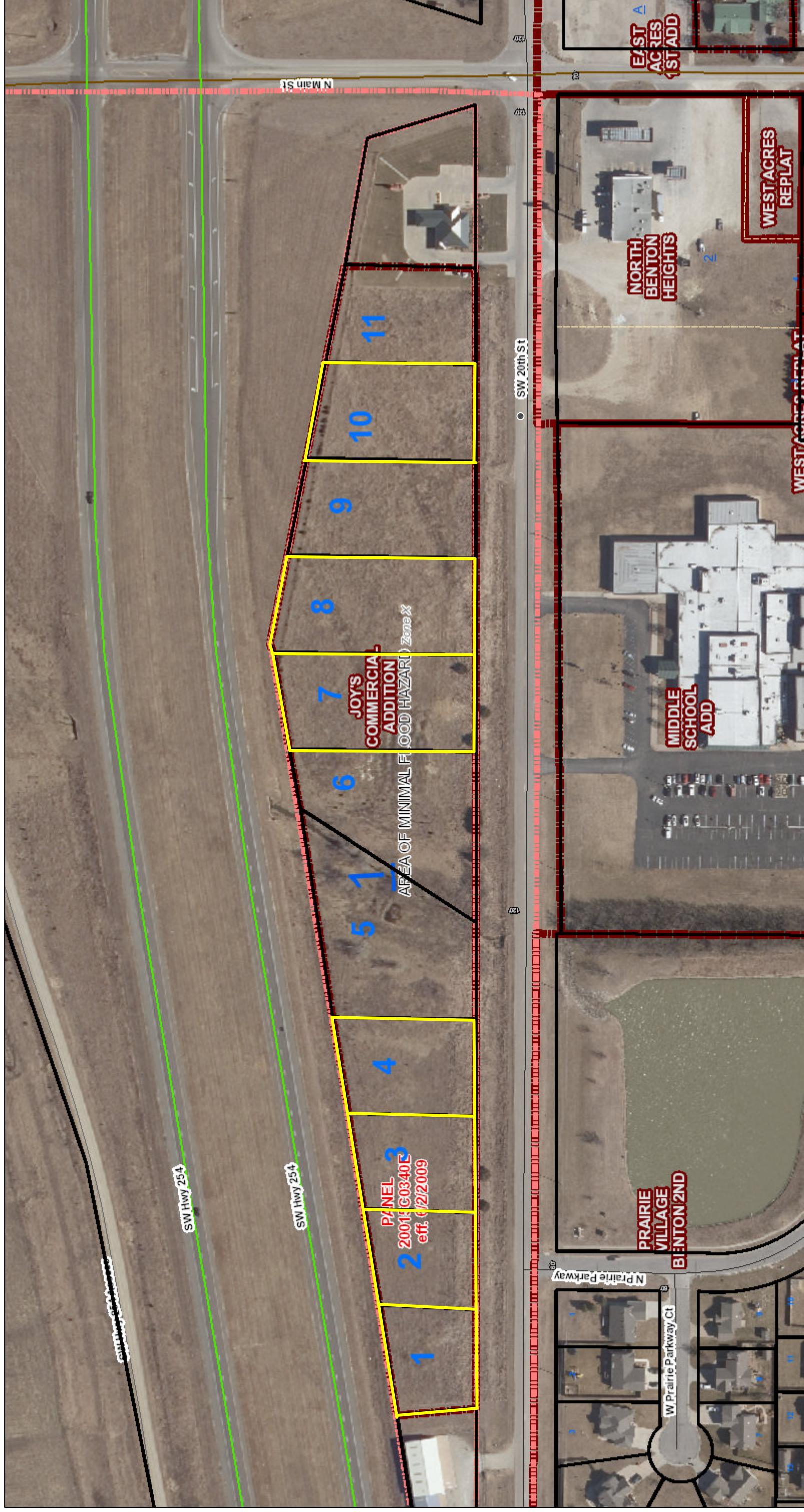
SW 20th St. - Benton, KS
Zoning B-1 General Business District



Zoning Districts

- R-1** Single Family Residential District
- R-1A** Single Family Residential District
(Not shown on Zoning Map)
- R-2** Multiple-Family Residential District
- B-1** General Business District
- B-2** Central Business District
- I-1** Industrial District
- A** Airport District

SW 20th St. Benton, KS - Flood Zone



3/7/2018, 5:03:47 PM

1:2,257



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

Other Boundaries

Future Conditions 1% Annual Chance Flood Hazard

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



3/7/2018, 4:05:05 PM

Parcel Data

Fee Simple

Bldgs Only

Contiguous Lot and Parcel Lines

Contiguous Parcel Lines

Lot and Parcel Lines

Lot Lines

Parcel Lines

MunicipalBoundary

CITY

COUNTY ASPHALT

COUNTY GRAVEL

KANSAS TURNPIKE

PAPER

PRIVATE

STATE HWY

TOWNSHIP

US HWY

Subdivision Plats

1:2,257

00.02750.0550.11 mi

00.04250.0850.17 km

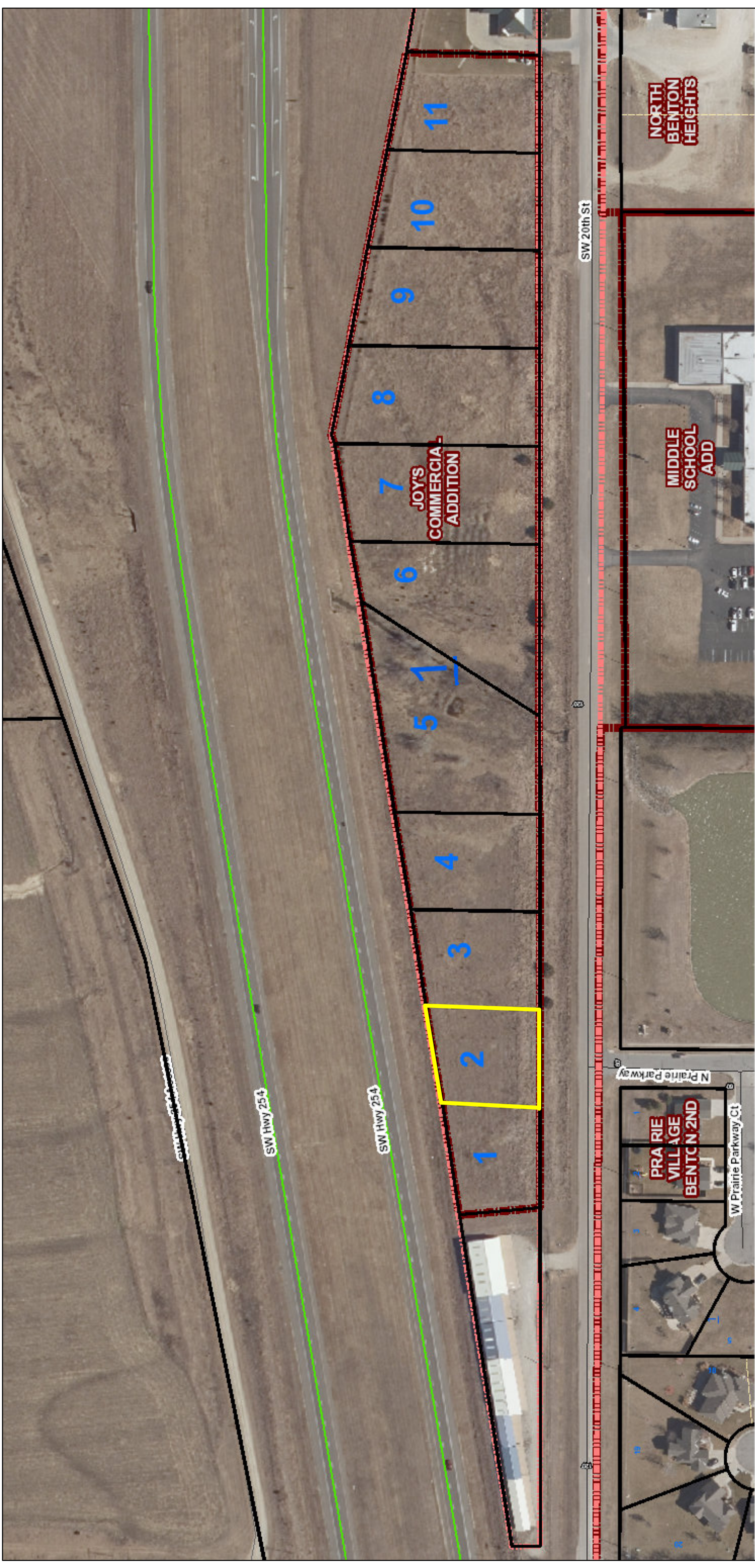
Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Butler County GIS/Mapping

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

Aerial: 14900 SW 20th St., Benton, KS

Parcel B



3/7/2018, 4:08:53 PM

Parcel Data

 Bldgs Only

--- Contiguous Lot and Parcel Lines

— Contiguous Parcel Lines

— Lot and Parcel Lines

Lot Lines

Parcel Lines

MunicipalBoundary

CITY
COUNTY ASPHALT

COUNTY GRAVEL

KANSAS TURNPIKE

PAPER

PRIVATE

STATE HWY

TOWNSHIP

US HWY 101



Subdivision Plats

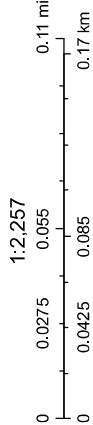
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Butler County GIS/Mapping



3/7/2018, 4:11:32 PM

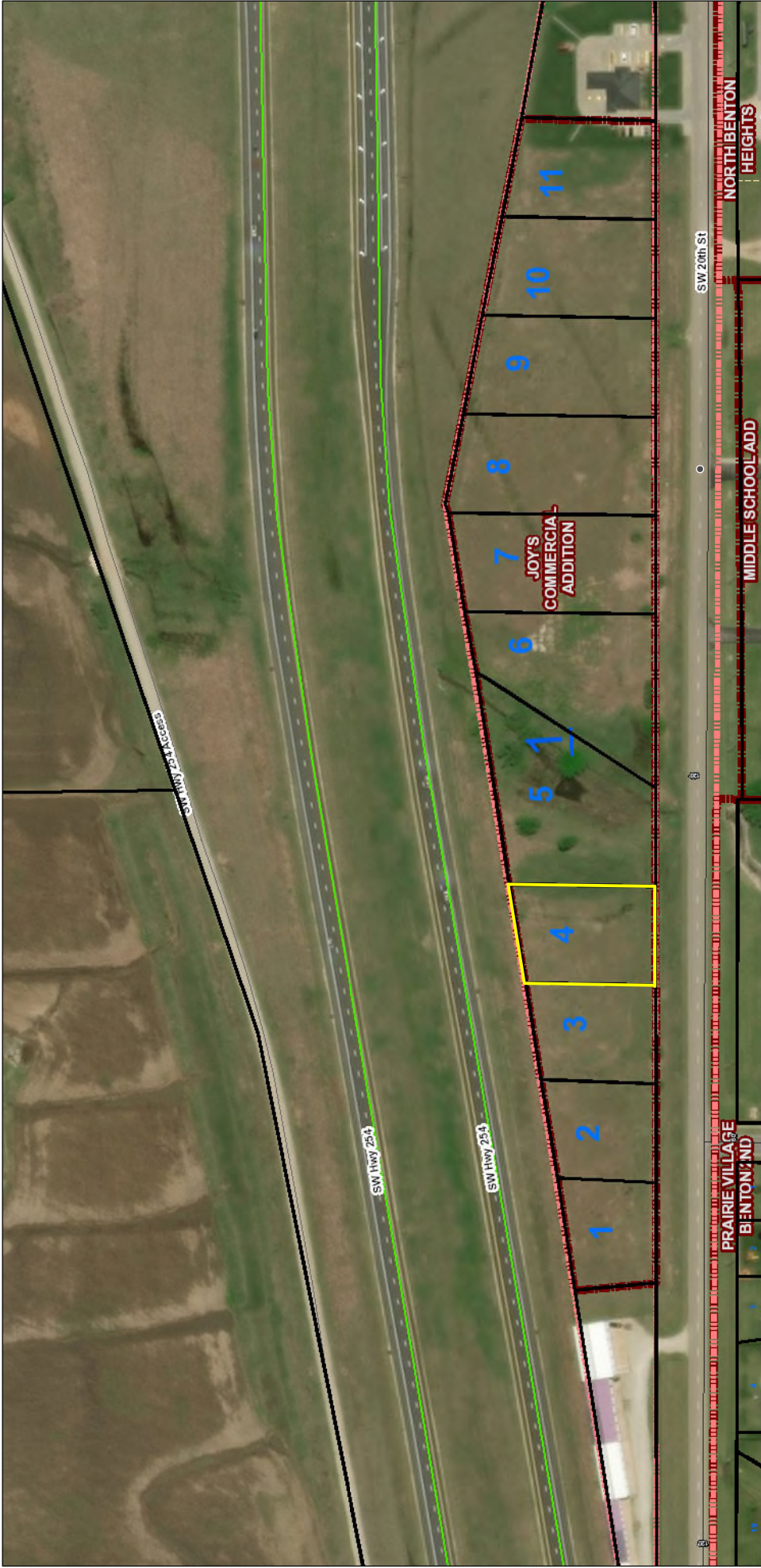
- | | | | |
|---------------------------------|--------------------|-----------------|-------------------|
| Parcel Data | Lot Lines | COUNTY GRAVEL | US HWY |
| Free Simple | Parcel Lines | KANSAS TURNPIKE | Subdivision Plats |
| Bldgs Only | Municipal Boundary | PAPER | |
| Contiguous Lot and Parcel Lines | | PRIVATE | |
| Contiguous Parcel Lines | CITY | STATE HWY | |
| Lot and Parcel Lines | COUNTY ASPHALT | TOWNSHIP | |



Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Butler County GIS/Mapping



3/7/2018, 4:14:38 PM

- Parcel Data

Free Simple

Bldgs Only

Contiguous Lot and Parcel Lines

Contiguous Parcel Lines

Lot and Parcel Lines
- Lot Lines
- Parcel Lines
- Municipal Boundary
- CITY
- COUNTY ASPHALT

COUNTY GRAVEL

KANSAS TURNPIKE

PAPER

PRIVATE

STATE HWY

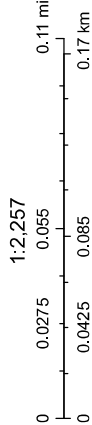
TOWNSHIP

US HWY

Subdivision Plats

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

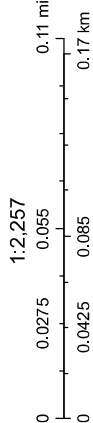
Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





3/7/2018, 4:30:25 PM

- | | | | |
|--|---|--|--|
| ☐ Parcel Data | ☐ Lot Lines | ☐ COUNTY GRAVEL | ☐ US HWY |
| ☐ Fee Simple | ☐ Parcel Lines | ☐ KANSAS TURNPIKE | ☐ Subdivision Plats |
| ☐ Bldgs Only | ☐ Municipal Boundary | ☐ PAPER | |
| ☐ Contiguous Lot and Parcel Lines | ☐ PRIVATE | ☐ STATE HWY | |
| ☐ Contiguous Parcel Lines | ☐ CITY | ☐ COUNTY ASPHALT | |
| ☐ Lot and Parcel Lines | ☐ TOWNSHIP | | |



Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Butler County GIS/Mapping



3/7/2018, 4:33:09 PM

Parcel Data

Free Simple

Bldgs Only

Contiguous Lot and Parcel Lines

Contiguous Parcel Lines

Lot and Parcel Lines

Lot Lines

Parcel Lines

Municipal Boundary

CITY

COUNTY ASPHALT

COUNTY GRAVEL

KANSAS TURNPIKE

PAPER

PRIVATE

STATE HWY

TOWNSHIP

US HWY

Subdivision Plats

1:2,257

0

0.0275

0.055

0.085

0.11

0

0.0425

0.085

0.17

km

Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

Butler County GIS/Mapping



3/7/2018, 4:35:28 PM

- | | | | |
|--|---|--|--|
| ☐ Parcel Data | ☐ Lot Lines | ☐ COUNTY GRAVEL | ☐ US HWY |
| ☐ Fee Simple | ☐ Parcel Lines | ☐ KANSAS TURNPIKE | ☐ Subdivision Plats |
| ☐ Bldgs Only | ☐ Municipal Boundary | ☐ PAPER | |
| ☐ Contiguous Lot and Parcel Lines | ☐ CITY | ☐ PRIVATE | |
| ☐ Contiguous Parcel Lines | ☐ COUNTY ASPHALT | ☐ STATE HWY | |
| ☐ Lot and Parcel Lines | | ☐ TOWNSHIP | |

Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

TERMS AND CONDITIONS

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

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

10. In the event Bidder is the successful bidder at the auction, Bidder's bid constitutes an irrevocable offer to purchase the Real Estate and Bidder will be bound by said offer. In the event that Bidder is the successful bidder but fails or refuses to execute the Contract for Purchase and Sale, Bidder acknowledges that, at the sole discretion of Seller, these signed Terms and Conditions together with the Contract for Purchase and Sale executed by the Seller are to be construed together for the purposes of satisfying the statute of frauds and will collectively constitute an enforceable agreement between Bidder and Seller for the sale and purchase of the Real Estate.
11. It is the responsibility of Bidder to make sure that McCurdy is aware of Bidder's attempt to place a bid. McCurdy disclaims any liability for damages resulting from bids not spotted, executed, or acknowledged. McCurdy is not responsible for errors in bidding and Bidder releases and waives any claims against McCurdy for bidding errors. Once a bid has been acknowledged by the auctioneer, the bid cannot be retracted.
12. Bidder authorizes McCurdy to film, photograph, or otherwise record the voice or image of Bidder and any guest or minor accompanying Bidder at this auction and to use the films, photographs, recordings, or other information about the auction, including the sales price of the Real Estate, for promotional or other commercial purposes.
13. Broker/agent participation is invited. Broker/agents must pre-register with McCurdy no later than 5 p.m. on the business day prior to the auction by completing the Broker Registration Form, available on McCurdy's website.
14. McCurdy is acting solely as agent for Seller and not as an agent for Bidder. McCurdy is not a party to any Contract for Purchase and Sale between Seller and Bidder. In no event will McCurdy be liable to Bidder for any damages, including incidental or consequential damages, arising out of or related to this auction, the Contract for Purchase and Sale, or Seller's failure to execute or abide by the Contract for Purchase and Sale.
15. Neither Seller nor McCurdy, including its employees and agents, will be liable for any damage or injury to any property or person at or upon the premises. Any person entering on the premises assumes any and all risks whatsoever for their safety and for any minors or guests accompanying them. Seller and McCurdy expressly disclaim any "invitee" relationship and are not responsible for any defects or dangerous conditions on the premises, whether obvious or hidden. Seller and McCurdy are not responsible for any lost, stolen, or damaged property.
16. To the extent permitted under applicable law, McCurdy has the right to establish all bidding increments.
17. McCurdy may, in its sole discretion, reject, disqualify, or refuse any bid believed to be fraudulent, illegitimate, not in good faith, made by someone who is not competent, or made in violation of these Terms and Conditions or applicable law.
18. Bidder represents and warrants that they are bidding on their own behalf and not on behalf of or at the direction of Seller.
19. The Real Estate is offered for sale to all persons without regard to race, color, religion, sex, handicap, familial status, or national origin.
20. These Terms and Conditions are binding on Bidder and on Bidder's partners, representatives, employees, successors, executors, administrators, and assigns.
21. In the event that any provision contained in these Terms and Conditions is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions of the Terms and Conditions will not be in any way impaired.
22. These Terms and Conditions are to be governed by and construed in accordance with the laws of Kansas, but without regard to Kansas's rules governing conflict of laws. Exclusive venue for all disputes lies in either the Sedgwick County, Kansas District Court or the United States District Court in Wichita, Kansas. Bidder submits to and accepts the jurisdiction of such courts.

GUIDE TO AUCTION COSTS

WHAT TO EXPECT

THE SELLER CAN EXPECT TO PAY

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

THE BUYER CAN GENERALLY EXPECT TO PAY

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

