

5± Acres in Reno County

Information Packet

NW¼ of S12, T23, R5W

RESULTS REALTY

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620-465-3499

www.ResultsRE.com

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AGENCY: The Broker is acting as agent for the Seller only. In the event of any dispute after the sale, Results Realty auction/Realty's record of final sale shall be conclusive. All information and materials provided by Broker is subject to inspection by all appropriate parties and the Broker assumes no liability for its accuracy, errors, or omissions nor its agents, the Seller or its agents. **Prospective bidders should independently verify any information being materially relied upon in making a purchasing decision.**

Liquidate damages: If purchaser chooses not to close within the stated time herein and no written extension has been granted by the Seller, the Purchaser will forfeit all of the deposit. If such action occurs, Results Realty hereby has the right to disperse the deposit as stated in the listing agreement and the purchaser, has no claims to such money or property being sold. Liquidated damages are to cover cost of auction, cost incurred by seller, labor cost, and additional cost of auction as not defined in this agreement. These liquidated damages do not restrict the seller from suing the purchaser for performance damages and/or any additional damages the seller suffers by the default of the purchaser.

BUYER'S NOTE: Individual purchases are to be considered as singular transaction not contingent in the sale of the other properties or tracts. Results Realty reserves the right to offer the property in individual tracts, combination of tracts, as a whole or in anyway that we see fit in order for it to bring the most money for the owner. The sale of combinations supersedes the sale of individual tracts. **The decision of the Broker is final. Seller and Results Realty, reserve the right to amend any terms and conditions prior to or during the auction.**

BIDDER'S DUTY TO INSPECT: All information published, announced, or contained herein was derived from sources believed to be correct; however, it is not guaranteed by the seller, the broker, or any other person or entity. Personal on site inspection of all property by potential bidders is strongly recommended. All sales are subject to the conditions and terms contained herein. The failure of any bidder to inspect, or to fully informed as to the condition of the property, will not constitute grounds for any claim or demand for adjustment or withdrawal of bid, offer or deposit money after its opening tender. This includes but is not limited to public information such as easements, restrictions, zoning, rights-of-way, or any other information that can be obtained as public record in the county courthouse or any municipal office concerning subject properties. Any and all announcements made from the auction stand take precedence over all other verbal, printed, announced, and/or distributed information. Please note that you are bidding to purchase the Property "As is, Where is" with no guarantee or warranty.

Results Realty is the agent of the seller and their fiduciary duties of loyalty and faithfulness are owed to their client (the Seller).

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NOTICE TO BUYER

The information included herewith is a summary of information available from a number of sources, most of which have not been independently verified. The sources from which the information was gathered are believed to be reliable; however, all information contained within this package is subject to verification by all parties relying on it. No representations or warranties, expressed or implied, as to the accuracy or completeness of the information in this and other advertising materials shall be deemed made, and no legal commitment or obligation shall arise, by reason of this package or its contents.

This summary has been provided for the use of prospective bidders. Buyer must rely on his/her own information, inspection, review of public records and own determination to bid, consulting whatever advisors he/she may feel appropriate.

The property described is being sold in “**AS-IS, WHERE-IS, WITH ALL FAULTS**” condition. Neither Results Realty, Results Land Co., the seller, nor their respective agents make any express or implied warranties of any kind. This listing may be withdrawn and/or modified without notice at any time.

Results Land Co. are Kansas Licensed Real Estate Brokers acting as agents of the Seller.

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TERMS AND CONDITIONS OF SALE

ORDER OF SALE: Final order of sale to be provided prior to the sale.

RESTRICTIONS: Subject only to (1) all City, County, and state laws, ordinances and regulations and (2) any easements, encumbrances and restrictions applicable to the Property. Seller is placing no restrictions on the property.

UTILITIES: Results Realty/Results Land Co, nor the seller, guarantees the availability of utilities, public or private. This consists of but is not limited to: wells, septic tanks, access to public utilities or any hook up fees therewith. Confirmation of utility availability is the bidder's sole responsibility.

TAXES: Seller shall pay taxes prorated to date of closing and all prior years. Purchaser shall pay taxes prorated after closing. Tax amount TBD.

POSSESSION: At Closing.

SURVEY: See enclosed.

TITLE/CLOSING COSTS: Seller and Purchaser shall share equally in the cost of title insurance and escrow closing.

PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND: The real property shall be sold subject to conditions, restrictions, right-of-way easements, and reservations, if any, of record, filed and unfiled mechanic's liens, if any, and all other matters of record taking priority, subject to the rights; if any, of tenants-in-possession, and further subject to all conditions announced at the sale; and confirmation of the seller. Announcements made day of auction take precedence over previously printed material and oral statements.

CLOSING: Buyer must close on the sale of property within 30 days of signed contract. **TIME IS OF THE ESSENCE:** The entire purchase price must be paid by cashier's or certified check or wired funds at closing. No purchase is contingent on financing. Buyer is entitled to a deed for property upon full payment. Buyers should have all tests and inspections completed prior to the date that the sealed bids are due. Only the Contract for Sale of Real Estate shall set forth Seller's obligations to the successful Bidder.

ADDITION OR WITHDRAWAL FROM SALE; CONDITION OF SALE: Property selling subject to motivated seller's confirmation. The Broker reserves the right to cancel the auction up to the time prior to the final due date of bidding. If a subsequent survey by the purchaser shows a greater or lesser number of acres or square footage this will not affect the purchase or purchase price.

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TRACT INFORMATION

Parcel: 5± Acres in the NW¹/₄ of S12, T23, R5W in Reno County, KS

FSA BASES & YIELDS: See Enclosed

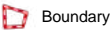
SOIL TYPE: Web Soil Survey Enclosed

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Boundary



National Flood Hazard Layer FIRMette



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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/2/2020 at 4:00:11 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.

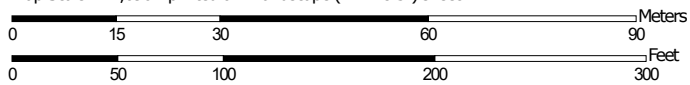


Soil Map—Reno County, Kansas (Teter 5)



Soil Map may not be valid at this scale.

Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84




**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/2/2020
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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Reno County, Kansas

Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2011—Nov 14, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

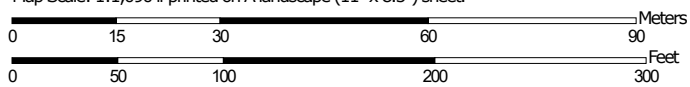
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5973	Tivin-Dillhut fine sands, 0 to 15 percent slopes	5.0	100.0%
Totals for Area of Interest		5.0	100.0%

Nonirrigated Capability Class—Reno County, Kansas (Teter 5)



Soil Map may not be valid at this scale.

Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

6/2/2020
Page 1 of 5

Nonirrigated Capability Class—Reno County, Kansas
(Teter 5)










MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








 Capability Class - I
 Capability Class - II
 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Soil Rating Lines


 Capability Class - I
 Capability Class - II
 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Soil Rating Points






 Capability Class - I
 Capability Class - II

 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Reno County, Kansas
 Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2011—Nov 14, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Nonirrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5973	Tivin-Dillhut fine sands, 0 to 15 percent slopes	6	5.0	100.0%
Totals for Area of Interest			5.0	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

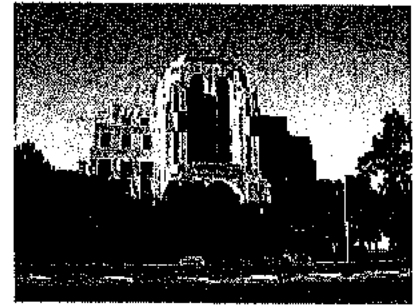
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

PROPERTY TAX INFORMATION


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Current Tax Information

Type RL **CAMA Number** 131 12 0 20 01 001 00 0 01 **Tax Identification** 162-18835
Owner ID TETE00086 TETER, GERALD A
Taxpayer ID TETE00086 TETER, GERALD A
 N MAYFIELD 67501
Subdivision CLAY TWP **Block** **Lot(s)** **Section 12** **Township 23** **Range 05**
 Tract 1 18835

[Tax History](#)
[GIS Map](#)
[Print Friendly Version](#)

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2019</u>	0106099	001		741 EQUUS	0.00	36.83	36.83	0.00	Yes	Yes
<u>2019</u>	0106099	002		BEDS LAND MGMT	0.00	3.90	3.89	0.00	Yes	Yes

Click on underlined tax year to see payment detail.

* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Reno County Treasurer 206 W 1st Ave, Hutchinson, KS 67501, (620) 694-2938.

[Back To Search Results](#)
[Back To Search Criteria](#)

PROPERTY TAX INFORMATION


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Tax Statement Details

Type CAMA Number
 RL 131 12 0 20 01 001 00 0 01
 Owner ID TETE00086 TETER, GERALD A
 Taxpayer ID TETE00086 TETER, GERALD A

Tax Identification
 162-18835

[Current Taxes](#)
[GIS Map](#)
[Print Friendly Version](#)

N MAYFIELD

67501

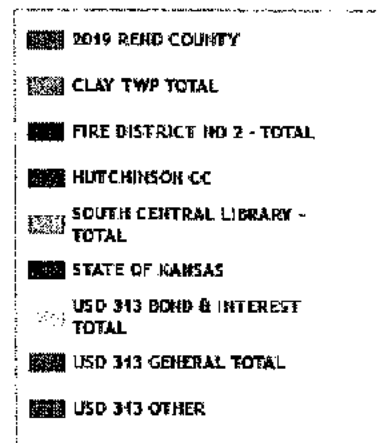
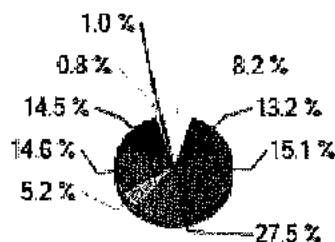
Subdivision CLAY TWP Block Lot(s)
 Tract 1 18835

Section 12 Township 23 Range 05

Statement Details

General Tax: \$73.66
 Specials: \$7.79
 Total Tax: \$81.45
 Received To Date: \$81.45
 Balance: \$0.00
 Interest To Date: \$0.00
 Fees: \$0.00
 Total Due: \$0.00

Taxes by Tax Districts



Receipt Information

Receipt # Date Tax Int/Fee
 35508 1/3/2020 \$81.45 \$0.00

For delinquent tax pay off amount contact Reno County Treasurer 206 W 1st Ave, Hutchinson, KS 67501, (620) 694-2938.

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[Back To Search Criteria](#)

PROPERTY TAX INFORMATION


[Return To County Website](#)
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Tax History Information

Type **CAMA Number**
 RL 131 12 0 20 01 001 00 0 01
Owner ID TETE00086 TETER, GERALD A
Taxpayer ID TETE00086 TETER, GERALD A
 N MAYFIELD
Subdivision CLAY TWP **Block** **Lot(s)**
 Tract 1 18835

Tax Identification
 162-18835

67501
Section 12 Township 23 Range 05

[Current Taxes](#)
[GIS Map](#)
[Print Friendly Version](#)

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
<u>2018</u>	0107159	001			0.00	35.70	35.70	0.00	Yes	Yes
<u>2018</u>	0107159	002		741 EQUUS BEDS LAND MGMT	0.00	3.90	3.89	0.00	Yes	Yes
<u>2017</u>	0108704	001			0.00	36.56	36.56	0.00	Yes	Yes
<u>2017</u>	0108704	002		741 EQUUS BEDS LAND MGMT	0.00	3.90	3.89	0.00	Yes	Yes
<u>2016</u>	0108940	001			0.00	35.78	35.78	0.00	Yes	Yes
<u>2016</u>	0108940	002		741 EQUUS BEDS LAND MGMT	0.00	3.90	3.89	0.00	Yes	Yes
<u>2015</u>	0108974	002		741 EQUUS BEDS LAND MGMT	0.00	3.90	3.89	0.00	Yes	Yes
<u>2015</u>	0108974	001			0.00	35.25	35.25	0.00	Yes	Yes

Click on underlined tax year to see payment detail.

* - Does not include interest, penalties and fees.

For delinquent tax pay off amount contact Reno County Treasurer 206 W 1st Ave, Hutchinson, KS 67501, (620) 694-2938.

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[Back To Search Criteria](#)



Summary

Parcel ID: 1311202001001000
 Quick Ref ID: R20208
 Property Address: N MAYFIELD RD
 HUTCHINSON, KS 67501
 Brief Tax Description: CLAY TOWNSHIP, S12, T23, R05W, ACRES 155.8, NW1/4 SEC 12 EXC TR BEG SW COR SAID SEC N354 FT E295 FT S 106 FT E84 FT S TO S LI OF NW1/4
 (Note: Not to be used on legal documents)
 Taxing Unit Group: 162
 Lot Size (SF): N/A
 Acreage: 155.82
 Property Class: Agricultural Use
 Zoning: N/A
 Lot Block Subdivision: --- CLAY TOWNSHIP
 S-T-R: 12-23-05W
 Deed Book & Page: 12PR-169;
 Neighborhood: 056.2

Owner

Primary Owner
 Teter, Gerald
 6704 N Woodberry Rd
 Buhler, KS 67522

Ag Acreage

Details:			Summary:	
Ag Type	Ag Acres	Ag Soil	Dry Land Acres	
NG	15.00	5883	Irrigated Acres	155.82
NG	140.82	5973	Native Grass Acres	
			Tame Grass Acres	
			Total Ag Acres	155.82

Valuation

2020 Appraised Value				2019 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$1,990	\$0	\$1,990	A	\$1,620	\$0	\$1,620
Total	\$1,990	\$0	\$1,990	Total	\$1,620	\$0	\$1,620

No data available for the following modules: Market Land Info, Residential Information, Mobile Home Information, Commercial Information, Other Buildings, Other Building Components, Building Permits, Photos, Sketches.

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Developed by



Version 2.3.58

INFORMATIONAL TITLE REPORT

Issued by

Kansas Secured Title, Inc. - Hutchinson

606 N Main

Hutchinson, Kansas 67501

www.kstitle.com

Title Officer: Derek Moos
dmoos@kstitle.com

File No.: RN0000044

Customer File No.: Revision No.:

1. THIS IS AN INFORMATIONAL TITLE REPORT
This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

THIS REPORT CONTAINS HYPERLINKS TO CERTAIN DOCUMENTS. ITEMS WHICH ARE BLUE AND UNDERLINED ARE HYPER-LINKS AND THE REFERENCED DOCUMENTS MAY BE VIEWED BY CLICKING THEM.

2. This Report is only Effective through: May 11, 2020, 8:00 am

3. The land referred to herein is described as follows:

The Northwest Quarter (NW 1/4) of Section Twelve (12), Township Twenty-three (23) South, Range Five (5) West of the 6th Principal Meridian, Reno County, Kansas, **EXCEPT** a portion described as follows:

Commencing at the Southwest corner of said NW 1/4; thence North 00 degrees 34 minutes 42 seconds West (basis of bearing is NAD83 Grid Kansas South Zone) along the West line of said NW 1/4 354.00 feet for the point of beginning; thence continuing North 00 degrees 34 minutes 42 seconds West along the West line of said NW 1/4 309.10 feet; thence North 89 degrees 25 minutes 18 seconds East 600.00 feet; thence South 00 degrees 34 minutes 43 seconds East 415.07 feet; thence South 89 degrees 23 minutes 22 seconds West 220.93 feet; thence South 89 degrees 24 minutes 44 seconds West 84.04 feet (83.93 feet record); thence North 00 degrees 35 minutes 25 seconds West 106.10 feet (106.00 feet record); thence South 89 degrees 25 minutes 18 seconds West 295.00 feet to the point of beginning;

AND EXCEPT

(Recorded in Book 646, Page 21 on file at the Reno County Register of Deeds Office)

A tract of land in the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Twenty-three (23) South, Range Five (5) West of the 6th P.M., described as follows:

Commencing at a point 248 feet North of the Southwest corner of the NW 1/4 of Section 12, Township 23 South, Range 5 West, Reno County, Kansas, thence East at right angles 295 feet, thence North 106 feet, thence West 295 feet to the West line of said Northwest Quarter, thence South 106 feet to the place of beginning;

AND EXCEPT

RN0000044

(Recorded in Book 533, Page 328 on file at the Reno County Register of Deeds Office)

Commencing at the Southwest corner of the NW 1/4 of Section 12, Township 23 South, Range 5 West of the 6th P.M.; thence North along the West line of said NW 1/4 147.00 feet for a point of beginning; thence continuing North without deflection 101.00 feet; thence with a deflection angle 90 degrees, 00 seconds right - East 379.00 feet; thence with a deflection angle 90 degrees, 00 seconds right - South with the West line of said NW 1/4 118.59 feet; thence with a deflection angle 92 degrees 39 minutes, 24 seconds right - West 379.41 feet to the point of beginning;

AND EXCEPT

(Recorded in Book 475, Page 150 on file at the Reno County Register of Deeds Office)

Beginning at Southwest corner of Northwest Quarter (NW 1/4) of Section Twelve (12), Township Twenty-three (23) South, Range Five (5) West of 6th P.M.; thence North along West line of said NW 1/4 147 feet; thence with a deflection angle 92 degrees 39 minutes 24 seconds right - East 379.41 feet; thence with a deflection angle 87 degrees 20 minutes 36 seconds right - South parallel with West line of said NW 1/4 131.56 feet to South line of said NW 1/4; thence with a deflection angle 90 degrees 19 minutes 27 seconds right - West along South line of said NW 1/4 379 feet to the point of beginning, subject to any rights-of-way and easements of record.

- 4 Property address as shown on tax roll:

Property Address: **N. Mayfield Rd.
Hutchinson, KS 67501**

The records of the County Treasurer show:
INFORMATION FROM THE COUNTY TAX RECORDS:

Tax ID [162-18835](#) - covers subject property and other land
Taxes for 2019:
General Tax: \$73.66
Special Assessments: \$7.79
Total: \$81.45
2019 taxes are paid in full.

No liability is assumed for errors in the county records. Amounts shown do not include any interest, costs or penalties if applicable.

5. The last deed or other document vesting Title to the Fee Simple estate or interest in the land is:

Gerald A. Teter

Warranty Deed from Betty A. Robinson a/k/a Betty Robinson and Leland Robinson, her husband; Jerald E. Teter a/k/a Jerald Teter and Doris Teter, his wife; Marian L. Snyder a/k/a Marian Snyder, a widow; Phyllis A. Morgan a/k/a Phyllis Morgan and James P. Morgan, her husband, to Jerald E. Teter and Doris E. Teter, recorded April 29, 1986, in [Book 475, Page 198](#).

Decree of Descent In the Matter of the Estate of Jerald Eugene Teter, a.k.a. Jerald E. Teter, a.k.a. Jerald Teter, Deceased, [Case No. 08 PR 222](#).

Journal Entry of Final Settlement and Journal Entry of Final Discharge In the Matter of the Estate of Doris E. Teter, Deceased, [Case No. 2010 PR 169](#).

6. That there are no unreleased mortgages of record affecting the above described real property except:

NONE

7. There are no judgments, transcripts of judgments from State or United States Courts, foreign judgments filed under the Uniform Enforcement of Foreign Judgments Acts, executions from other Kansas counties, mechanic liens or other liens, attachments, suits pending, or court proceedings or other proceedings, on file or of record in any court of record, affecting the title to said real property, against, by or pertaining to the Grantee under the last deed above set forth, except:

NONE

Amounts shown, if any, do not include any interest, costs or penalties.

8. The following are Easements, Restrictions and other instruments of record affecting title to the Land:

Terms and provisions of Oil and Gas Lease recorded November 5, 1980, in [Book 103, Page 283](#), for the purposes of mining and operating for oil and gas for a term of 3 year(s) from date and as long thereafter as oil and gas or either of them is produced from said land.

We follow the mineral title no further.

Proposed Extension of the Boundaries of Equus Beds Groundwater Management District No. 2, recorded January 4, 1989, in [Book 219, Page 147](#).

THIS IS AN INFORMATIONAL TITLE REPORT

This report is not a guarantee or warranty of title, nor is it an abstract of title, nor is this a commitment to provide, nor does it provide title insurance. Liability hereunder is expressly limited to the sum of \$1,000.00.

End of Report