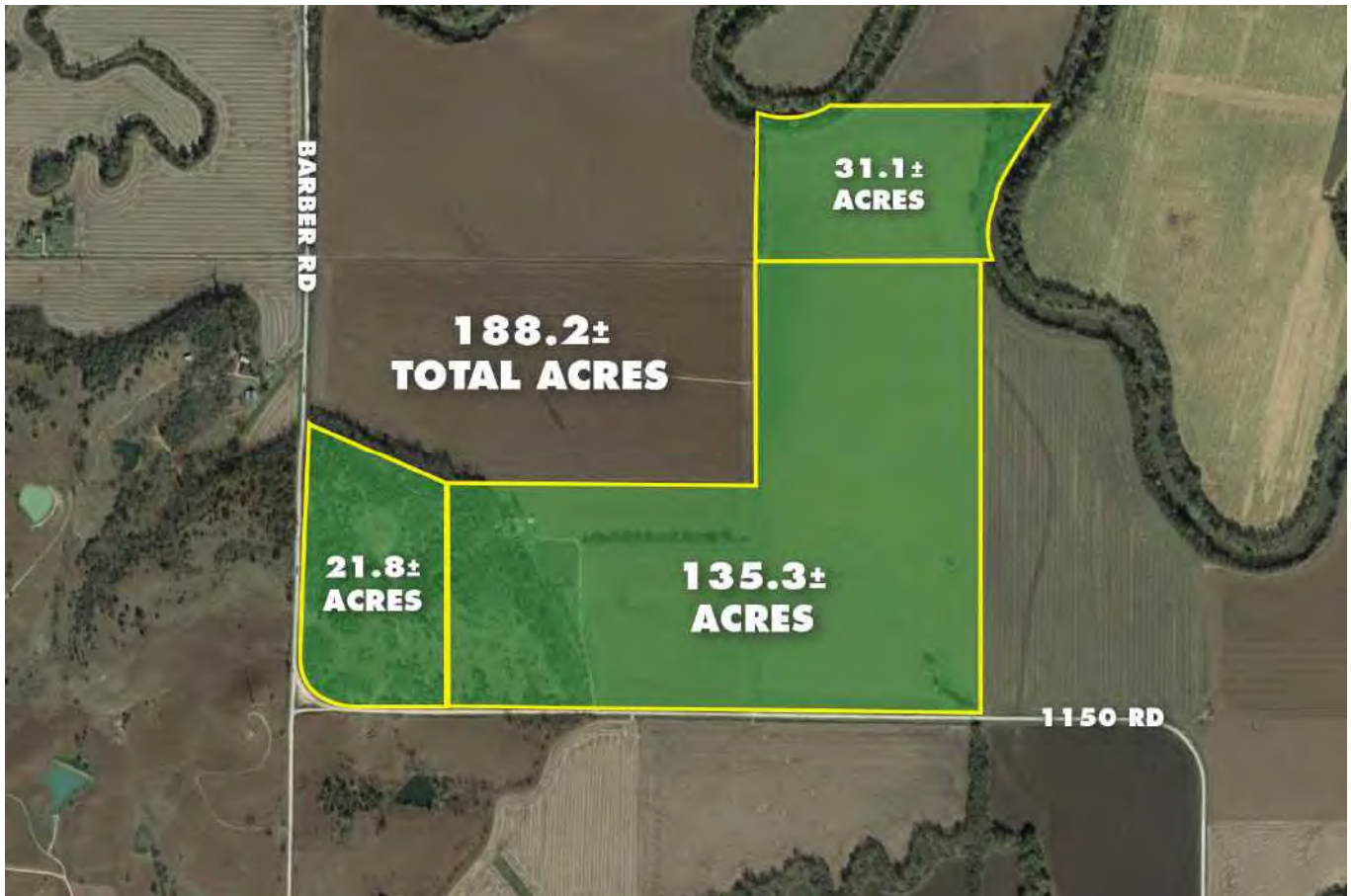


PROPERTY INFORMATION PACKET

THE DETAILS



188.2 +/- Acres off 1150 Rd. | Fredonia, KS 66736

AUCTION: Bidding Ends: Thursday, August 6th 2020 @
2:00 PM

12041 E. 13th St. N., Wichita, KS, 67206
316.867.3600 • 800.544.4489
www.McCurdyAuction.com



McCurdy
AUCTION
REAL ESTATE SPECIALISTS



Table of Contents

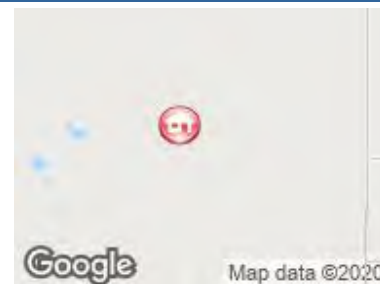
PROPERTY DETAIL PAGE
WATER WELL ORDINANCE
SECURITY 1 ST TITLE WIRE FRAUD ALERT
FSA REPORT & MAP
ZONING MAP
FLOOD ZONE MAP
AERIAL MAP
FSA MAP
SOIL MAP & REPORT
ACREVALUE MAPS
TERMS AND CONDITIONS
GUIDE TO AUCTION COSTS

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.

ALL FIELDS CUSTOMIZABLE



MLS # 583865
Class Land
Property Type Farm
County Wilson
Area OUT - Out of Area
Address 188.2 +/- Acres 1150 Rd.
Address 2
City Fredonia
State KS
Zip 66736
Status Active
Contingency Reason
Asking Price \$0
For Sale/Auction/For Rent Auction
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Ty Patton	List Date	7/14/2020
List Office - Office Name and Phone	McCurdy Auction, LLC - OFF: 316-867-3600	Realtor.com Y/N	Yes
		Display on Public Websites	Yes
Co-List Agent - Agent Name and Phone		Display Address	Yes
Co-List Office - Office Name and Phone		VOW: Allow AVM	Yes
Showing Phone	1-800-301-2055	VOW: Allow 3rd Party Comm	Yes
Zoning Usage	Agriculture	Sub-Agent Comm	0
Parcel ID	10315-10100000008000	Buyer-Broker Comm	3
Number of Acres	188.20	Transact Broker Comm	3
Price Per Acre		Variable Comm	Non-Variable
Lot Size/SqFt	8197992	Virtual Tour Y/N	
School District	Fredonia School District (USD 484)		
Elementary School	Lincoln		
Middle School	Fredonia		
High School	Fredonia		
Subdivision	MNONE		
Legal			

DIRECTIONS

Directions (Fredonia) 1150 Rd. & Barber Rd.

FEATURES

SHAPE / LOCATION	UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX
Rectangular	Electricity	Unknown	None
Corner	Private Water	SALE OPTIONS	AGENT TYPE
Other/See Remarks	IMPROVEMENTS	None	Sellers Agent
TOPOGRAPHIC	Fencing	EXISTING FINANCING	OWNERSHIP
Level	OUTBUILDINGS	Other/See Remarks	Trust
Other/See Remarks	Equipment Barn	PROPOSED FINANCING	TYPE OF LISTING
PRESENT USAGE	MISCELLANEOUS FEATURES	Other/See Remarks	Excl Right w/o Reserve
Recreational	None	POSSESSION	BUILDER OPTIONS
Tillable	DOCUMENTS ON FILE	At Closing	Open Builder
ROAD FRONTAGE	Aerial Photos	SHOWING INSTRUCTIONS	
Gravel	Photographs	Call Showing #	

FINANCIAL

Assumable Y/N	No
General Taxes	\$1,497.26
General Tax Year	2019
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

MARKETING REMARKS

Marketing Remarks This property is offered by Ty Patton with McCurdy Auction, LLC. Office: 316-867-3600 Email: tpatton@mccurdyauction.com. Property offered at ONLINE ONLY auction. | 10% Buyer's Premium will be added to the final bid. | BIDDING OPENS: Thursday, July 16th, 2020 at 2:00 PM (cst) | BIDDING CLOSES: Thursday, August 6th, 2020 at 2:00 PM (cst). Bidding will remain open on this property until 1 minute has passed without receiving a bid. No scheduled open house. Property will be available to preview by appointment only. CLEAR TITLE AT CLOSING, NO BACK TAXES Great opportunity to purchase 3 lots, totaling 188.2 +/- acres, selling together in Wilson county, along Fall River! There is approximately 57 acres of timber with the bulk of the remaining acreage planted to soybeans. Possession of the tileable average will be given once farmer removes soybean crop in the fall. Fantastic opportunity to invest in land! Crops planted at the time of sale do not transfer with the property. *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 \$25,000.

AUCTION

Auction Date	7/16/2020	Auction Location	www.mccurdyauction.com
Auction Offering	Real Estate Only	Auction Start Time	2:00 PM
1 - Open for Preview		1 - Open End Time	
Broker Reg Deadline	08/05/2020 by 5:00 PM	Broker Registration Req	Yes
Buyer Premium Y/N	Yes		

TERMS OF SALE

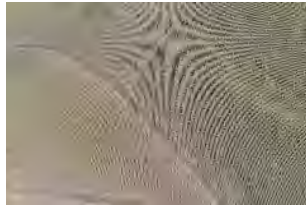
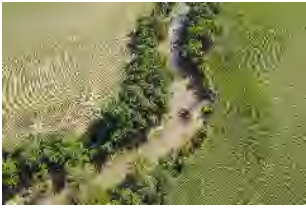
Terms of Sale

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 2020 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 2242 1150 RD - Fredonia, KS 66736

DOES THE PROPERTY HAVE A WELL? YES ☒ NO ☐

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

Location of Well: By homesite

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

If yes, what type? Septic ☒ Lagoon _____

Location of Lagoon/Septic Access: By homesite

Authentisign
Samberly Baker

07/08/2020

7/8/2020 2:55:21 PM CDT

Owner
Authentisign
Feyn Baker

Date

07/10/2020

7/10/2020 11:38:13 PM CDT

Date

Tommy Taylor 7-14-20
Signature Date

Tommy Taylor, Trustee

Betty Taylor Trustee 7-14-20
Signature Date

Betty Taylor, Trustee



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: BARBER RD - Fredonia, KS 66736

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: _____

Authentisign
Tamberly Baker

07/08/2020

07/08/2020 2:56:02 PM CDT

Date

Authentisign
Feyn Baker

07/10/2020

07/10/2020 11:38:19 PM CDT

Date

Tommy Taylor 7-14-20
Signature Date

Tommy Taylor, Trustee

Betty Taylor 7-14-20
Signature Date

Betty Taylor, Trustee



Security 1st Title

File #:

Property Address:

1200 RD, 2242 1150 RD, And BARBER RD
Fredonia, KS 66736

WIRE FRAUD ALERT

IMPORTANT! YOUR FUNDS MAY BE AT RISK

****SECURITY 1ST TITLE DOES NOT SEND WIRE INSTRUCTIONS UNLESS REQUESTED****

This Alert is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer. Realtors®, Real Estate Brokers, Title Companies, Closing Attorneys, Buyers and Sellers are targets for fraudsters to gain access to information for the purpose of wire fraud schemes. Many homebuyers have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification.

A fraudster will hack into a participant's email account to obtain information about upcoming real estate transactions. After monitoring the account to determine the likely timing of a closing, the fraudster will send an email to the Buyer purporting to be the escrow agent or another party to the transaction. The fraudulent email will contain wiring instructions or routing information, and will request that the Buyer send funds to an account controlled by the fraudster.

Security 1st Title does not require your funds to be wired. We accept certified checks. If you prefer to wire, you must contact us by phone to request our wire instructions. We will give them verbally or send via SECURED email. After receipt, if you receive another email or unsolicited call purporting to alter these instructions please disregard and immediately contact us.

*****Closing funds in the form of ACH Electronic Transfers will NOT be accepted*****

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY on emails or other communications purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.**
- **DO NOT FORWARD wire instructions to any other parties.**
- **ALWAYS VERIFY WIRE INSTRUCTIONS, specifically the ABA routing number and account number, by calling the party who is receiving the funds.**
- **DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify with a phone directory.**
- **DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.**

ACKNOWLEDGEMENT OF RECEIPT – YOU MUST SIGN BELOW

Your signature below acknowledges receipt of this Wire Fraud Alert.

Buyer

Authentisign
Tamberly Baker
Seller 7/8/2020 2:56:26 PM CDT

Authentisign
Feyn Baker
7/10/2020 11:38:35 PM CDT

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complaint Center:

<http://www.ic3.gov>

KANSAS
WILSON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 311

Prepared : 7/17/20 3:06 PM

Crop Year : 2020

Abbreviated 156 Farm Record

Operator Name : MARK R BAKER

Farms Associated with Operator : 20-205-311, 20-205-488, 20-205-2438, 20-205-2662, 20-205-3410, 20-205-4171, 20-205-4192, 20-205-4847, 20-205-5311, 20-205-5312, 20-205-5494, 20-205-5626

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
185.49	133.46	133.46	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	133.46	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT, SORGH

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.04	0.00	50	
Corn	31.01	0.00	75	
Grain Sorghum	8.76	0.00	61	
Soybeans	69.49	0.00	25	0
TOTAL	124.30	0.00		

NOTES

Tract Number : 607

Description : B8 1A W2NE4,S2NW4 122913;SW4SE4 012913

FSA Physical Location : KANSAS/WILSON

ANSI Physical Location : KANSAS/WILSON

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : BETTY M TAYLOR, FEYN BAKER

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
185.49	133.46	133.46	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	133.46	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

Tract 607 Continued ...

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.04	0.00	50
Corn	31.01	0.00	75
Grain Sorghum	8.76	0.00	61
Soybeans	69.49	0.00	25
TOTAL	124.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Wilson County, Kansas



Common Land Unit

Cropland Non-cropland CRP

Farm 311
Tract 607

Wetland Determination Identifiers

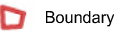
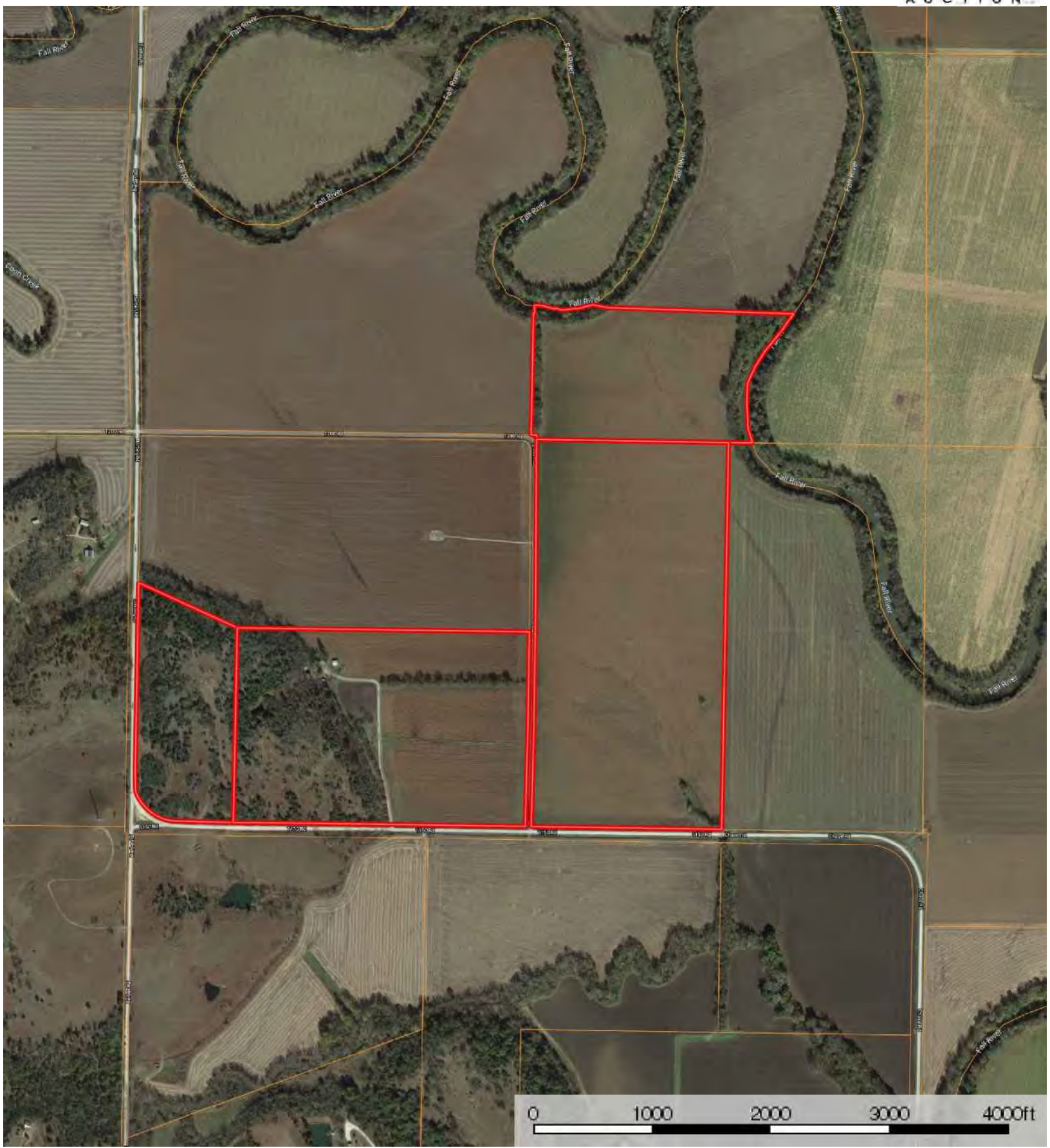
Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2020 Crop Year



Tract 1 of 1

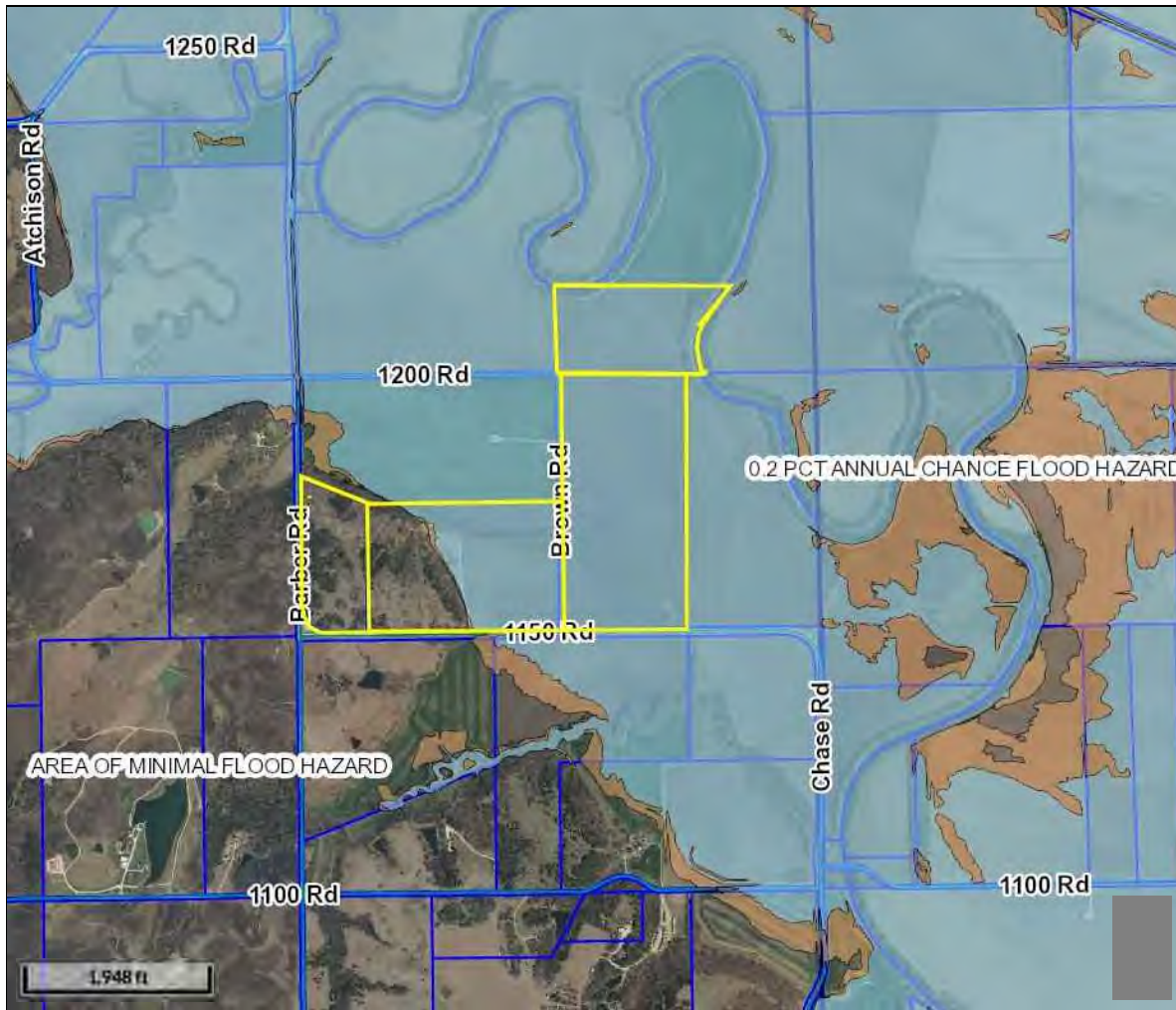
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



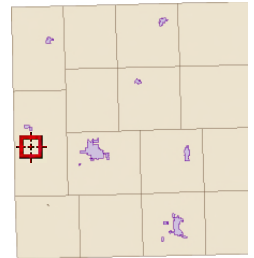
Boundary



Wilson County, KS



Overview



Legend

- PLS Townships
- City Limits
- State Highways
- Federal Highways
- Roads
- Parcels
- Flood Plain
 - <all other values>
 - A
 - X
 - <blank>
- FLOODWAY

Parcel ID 103143070000011010
Sec/Twp/Rng 07-29-14
Property Address 3698 1100 RD
Fredonia

Alternate ID R6097
Class R - Residential
Acreage 1.9

Owner Address BAKER, FEYN M & TAMBERLY S
3698 1100 RD
FREDONIA, KS 66736

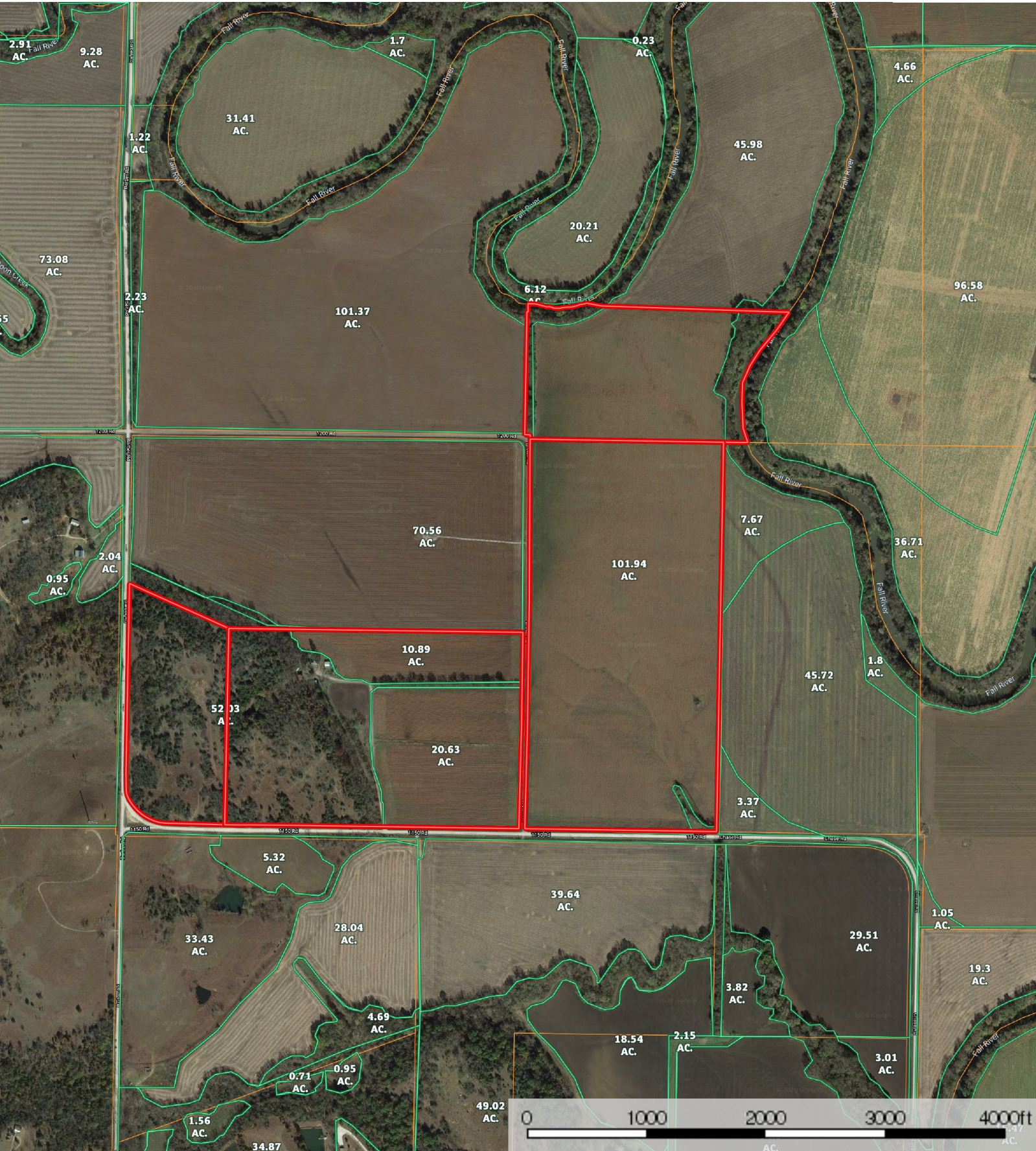
District 047
Brief Tax Description S07, T29, R14, ACRES 1.9, BEG SW/C OF E 22 AC W2 SE4 N 414.86' E 210' TH S 414.86' W 210' TO POB LESS R/W
(Note: Not to be used on legal documents)

Disclaimer: Map features are representations of original data sources and do not intend to replace or modify land surveys, deeds or other legal instruments used to describe land ownership or use. Every effort has been made to assure accuracy of data displayed on this map. Information contained on this map may have changed since such information was compiled. Under no circumstances shall Wilson County be responsible to any party for any costs, expenses, damages, to any person or property arising from the use, misuse, sale or reliance on this map.

Date created: 7/16/2020
Last Data Uploaded: 7/15/2020 6:33:51 PM

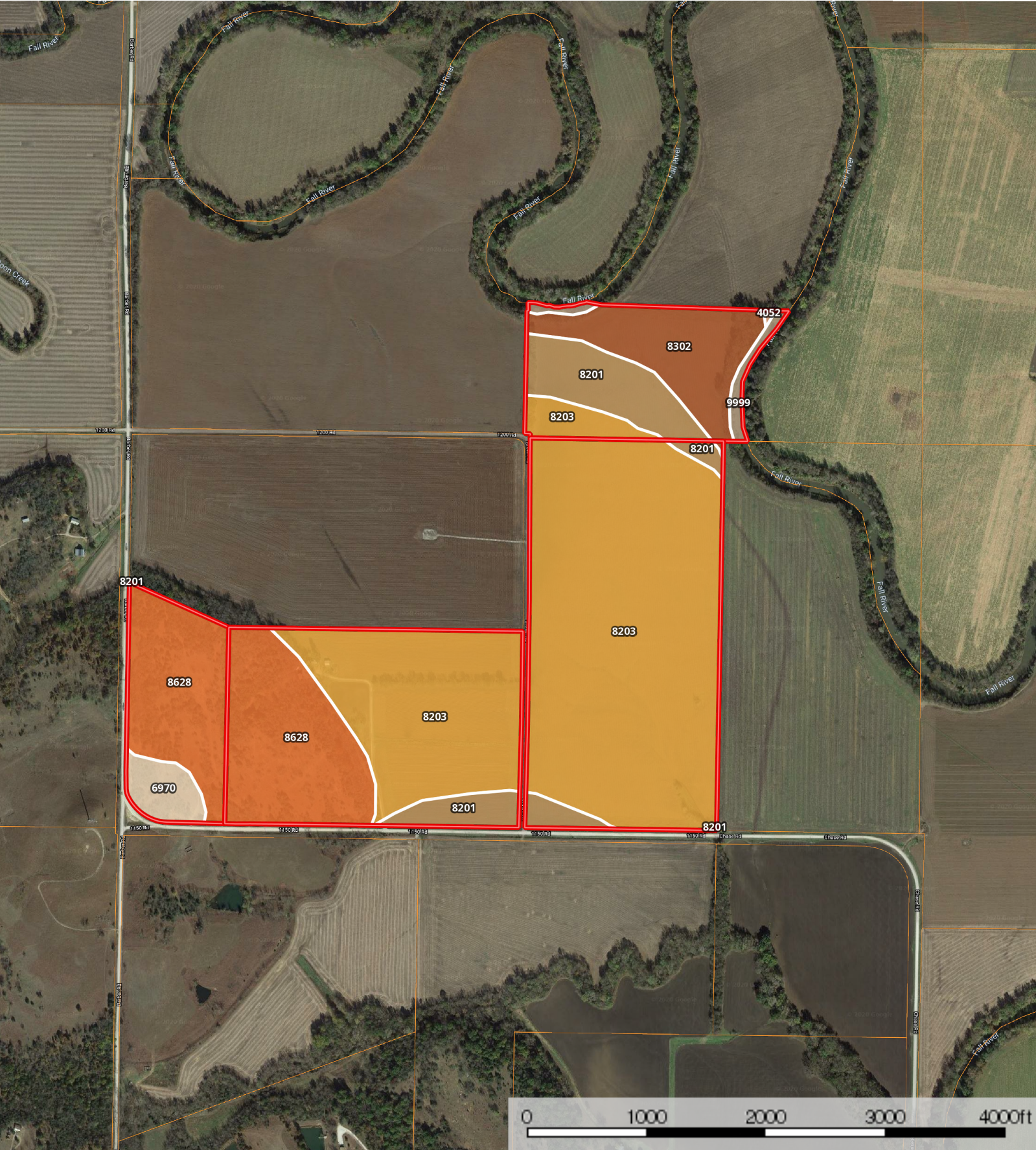
Developed by Schneider
GEOSPATIAL

188.2 +/- Acres - Fredonia, KS (3 Parcels)
Wilson County, Kansas, 188.2 AC +/-



Boundary

188.2 +/- Acres - Fredonia, KS (3 Parcels)
Wilson County, Kansas, 188.2 AC +/-



 Boundary

| All Polygons 188.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	17.0	9.02	2w
8628	Bates-Collinsville complex, 7 to 20 percent slopes	40.5	21.49	6e
6970	Steedman gravelly silt loam, 4 to 25 percent slopes, stony	4.2	2.24	6e
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	109.6	58.11	3w
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	15.0	7.98	2w
9999	Water	2.1	1.1	-
4052	Ivan silt loam, occasionally flooded	0.1	0.06	2w
TOTALS		188.5	100%	3.51

| Boundary 21.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.0	0.04	2w
8628	Bates-Collinsville complex, 7 to 20 percent slopes	17.6	80.65	6e
6970	Steedman gravelly silt loam, 4 to 25 percent slopes, stony	4.2	19.31	6e
TOTALS		21.9	100%	6.0

| Boundary 59.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	3.9	6.59	2w
8628	Bates-Collinsville complex, 7 to 20 percent slopes	22.9	38.7	6e
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	32.3	54.72	3w
TOTALS		59.1	100%	4.09

| Boundary 76.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	2.9	3.8	2w
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	73.4	96.08	3w
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.1	0.12	2w
TOTALS		76.4	100%	2.96

| Boundary 31.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
9999	Water	2.1	6.65	-

4052	Ivan silt loam, occasionally flooded	0.1	0.35	2w
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	3.8	12.25	3w
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	10.2	32.74	2w
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	14.9	48.01	2w
TOTALS		31.1	100%	1.99

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

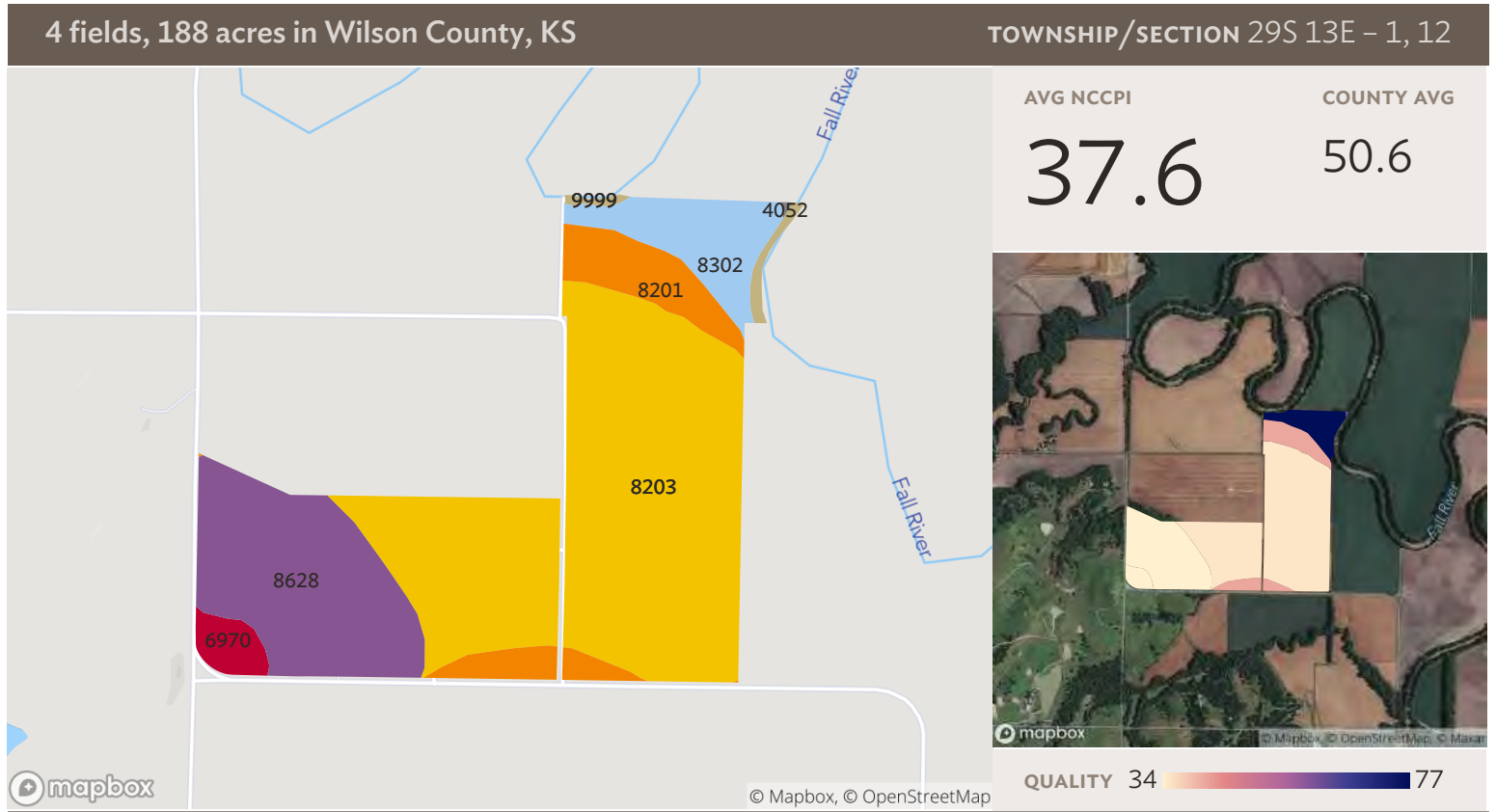
Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

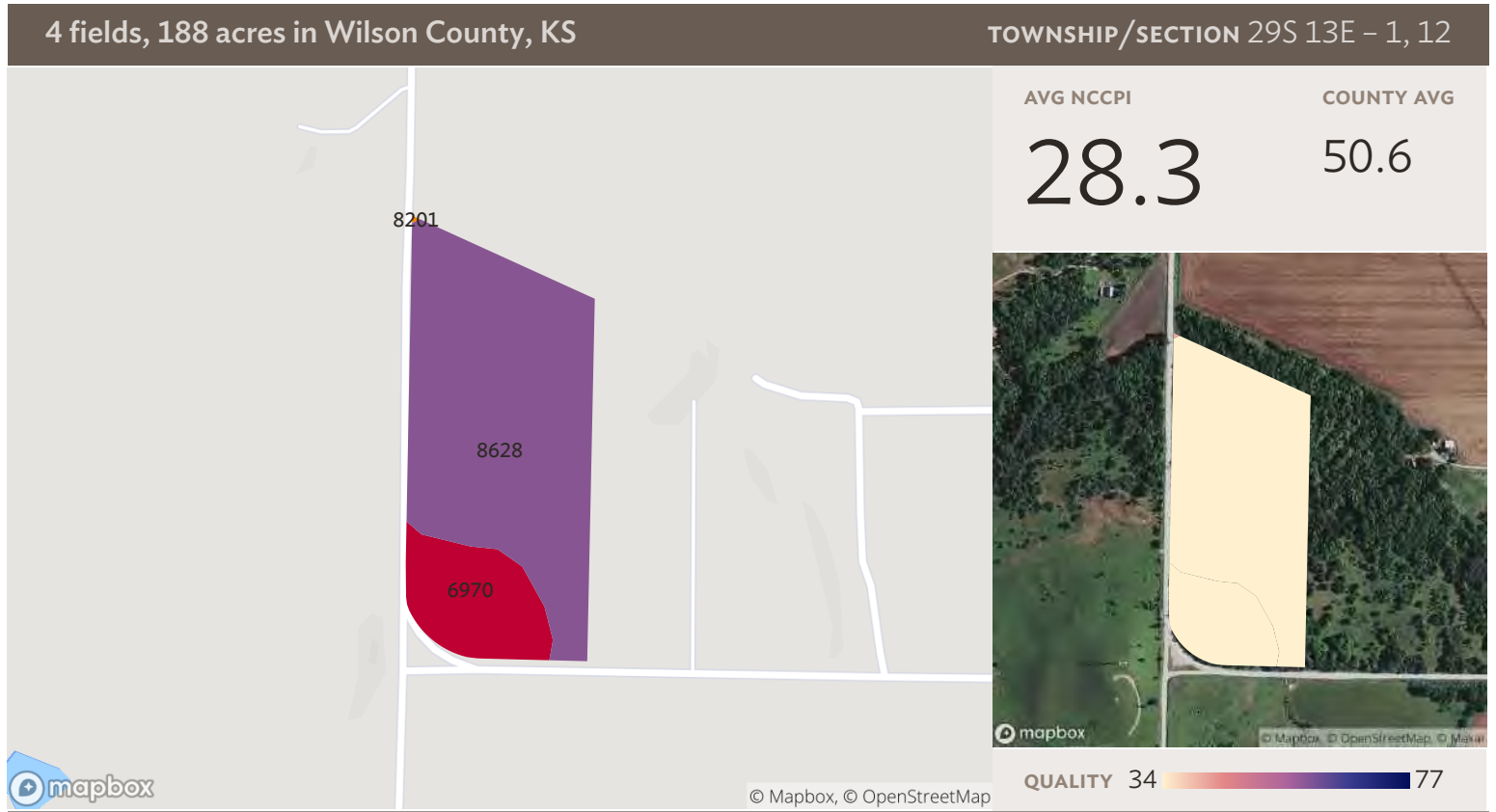


All fields

Source: NRCS Soil Survey

188 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	109.46	58.1%	3	35.1
8628	Bates-Collinsville complex, 7 to 20 percent slopes	40.48	21.5%	6	28.1
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	16.99	9.0%	2	41.4
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	15.03	8.0%	2	79.3
6970	Steedman gravelly silt loam, 4 to 25 percent slopes, stony	4.22	2.2%	6	29.1
9999	Water	2.07	1.1%		N/A
4052	Ivan silt loam, occasionally flooded	0.11	0.1%	2	63.4
		186.29	98.9%		37.6

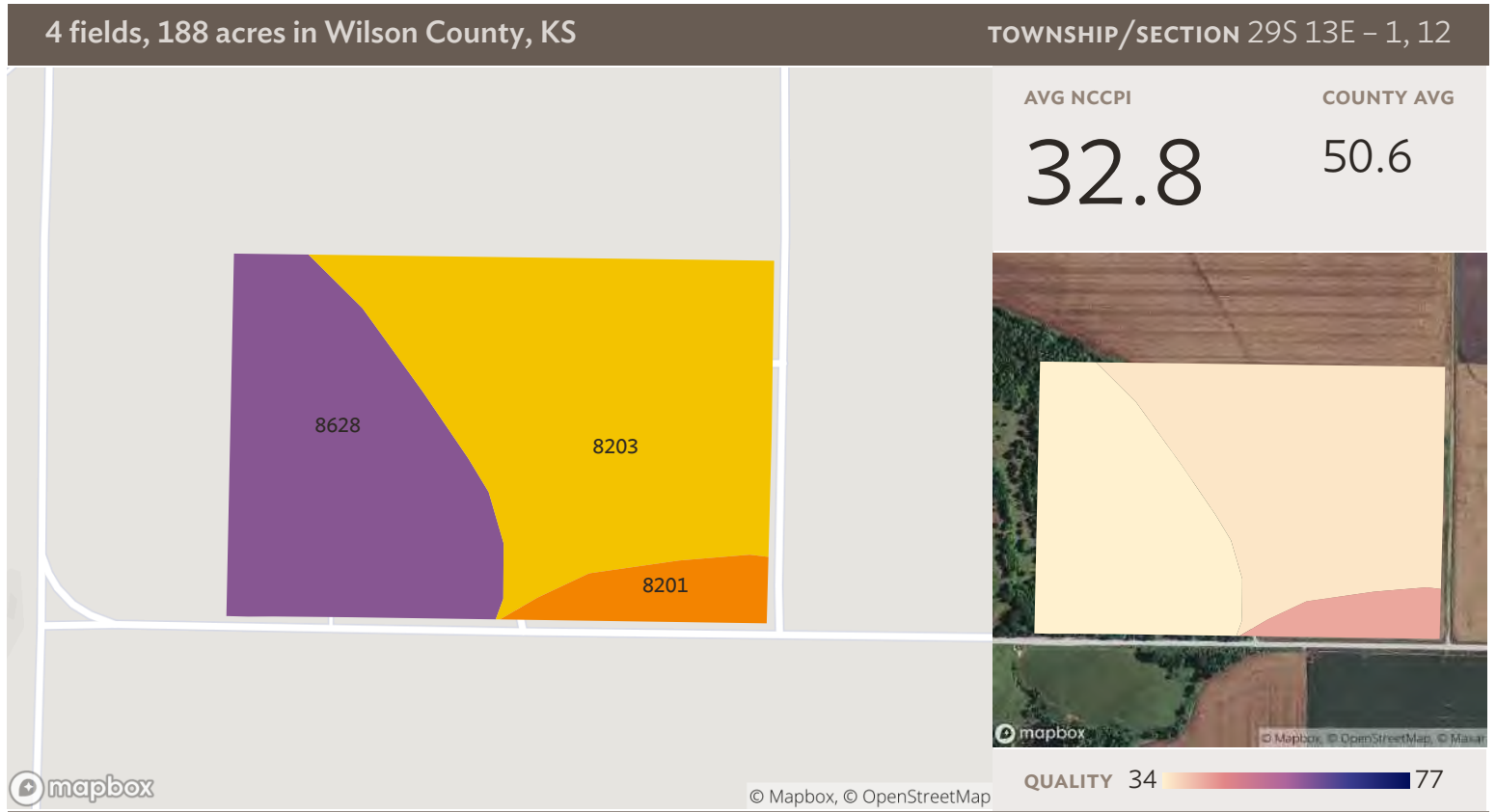


Source: NRCS Soil Survey

Field 1

22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 8628	Bates-Collinsville complex, 7 to 20 percent slopes	17.63	80.6%	6	28.1
■ 6970	Steedman gravelly silt loam, 4 to 25 percent slopes, stony	4.22	19.3%	6	29.1
■ 8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	0.01	0.0%	2	41.4
21.86					28.3

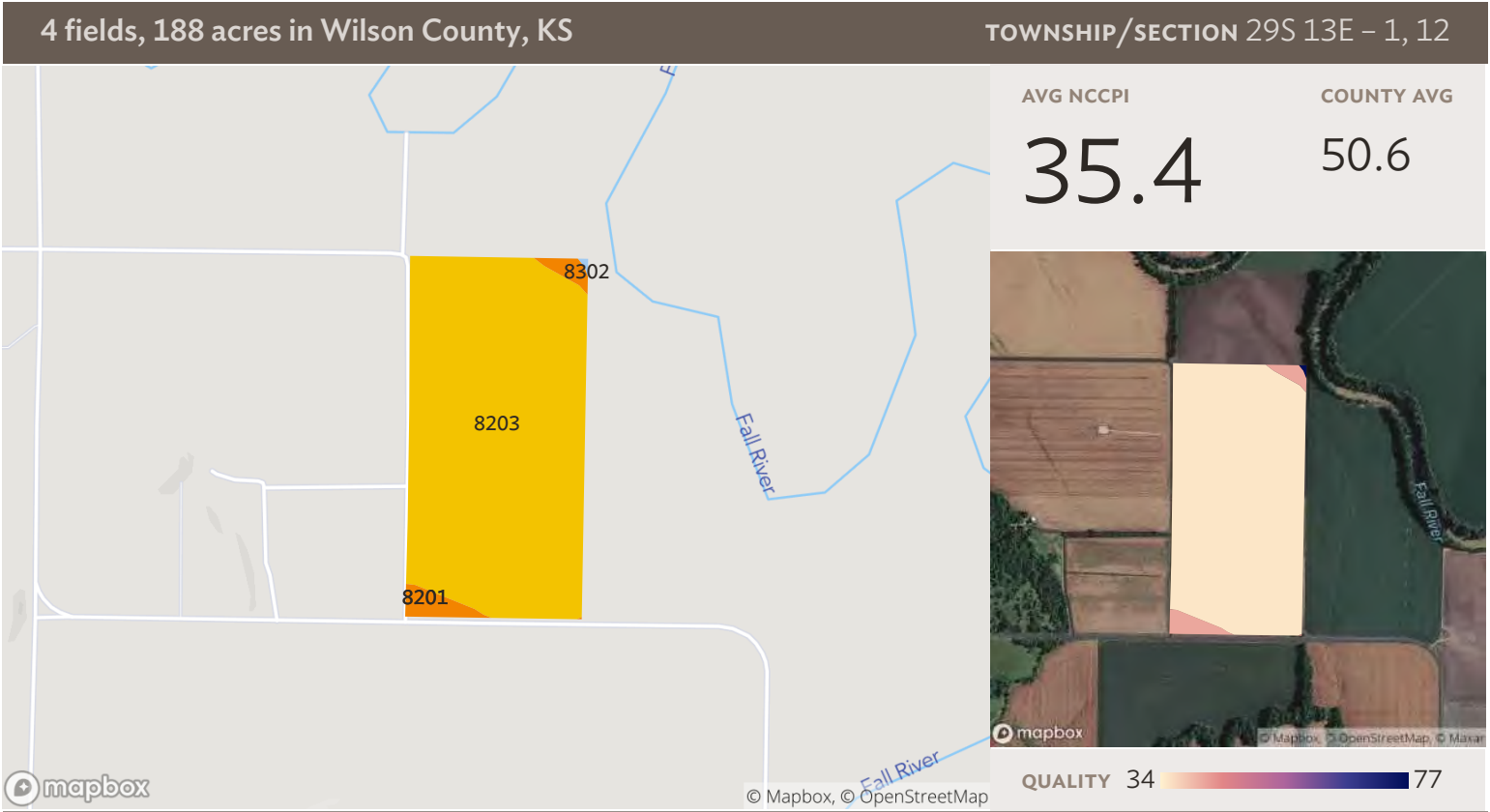


Source: NRCS Soil Survey

Field 2

59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	32.31	54.7%	3	35.1
8628	Bates-Collinsville complex, 7 to 20 percent slopes	22.84	38.7%	6	28.1
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	3.89	6.6%	2	41.4
		59.04			32.8

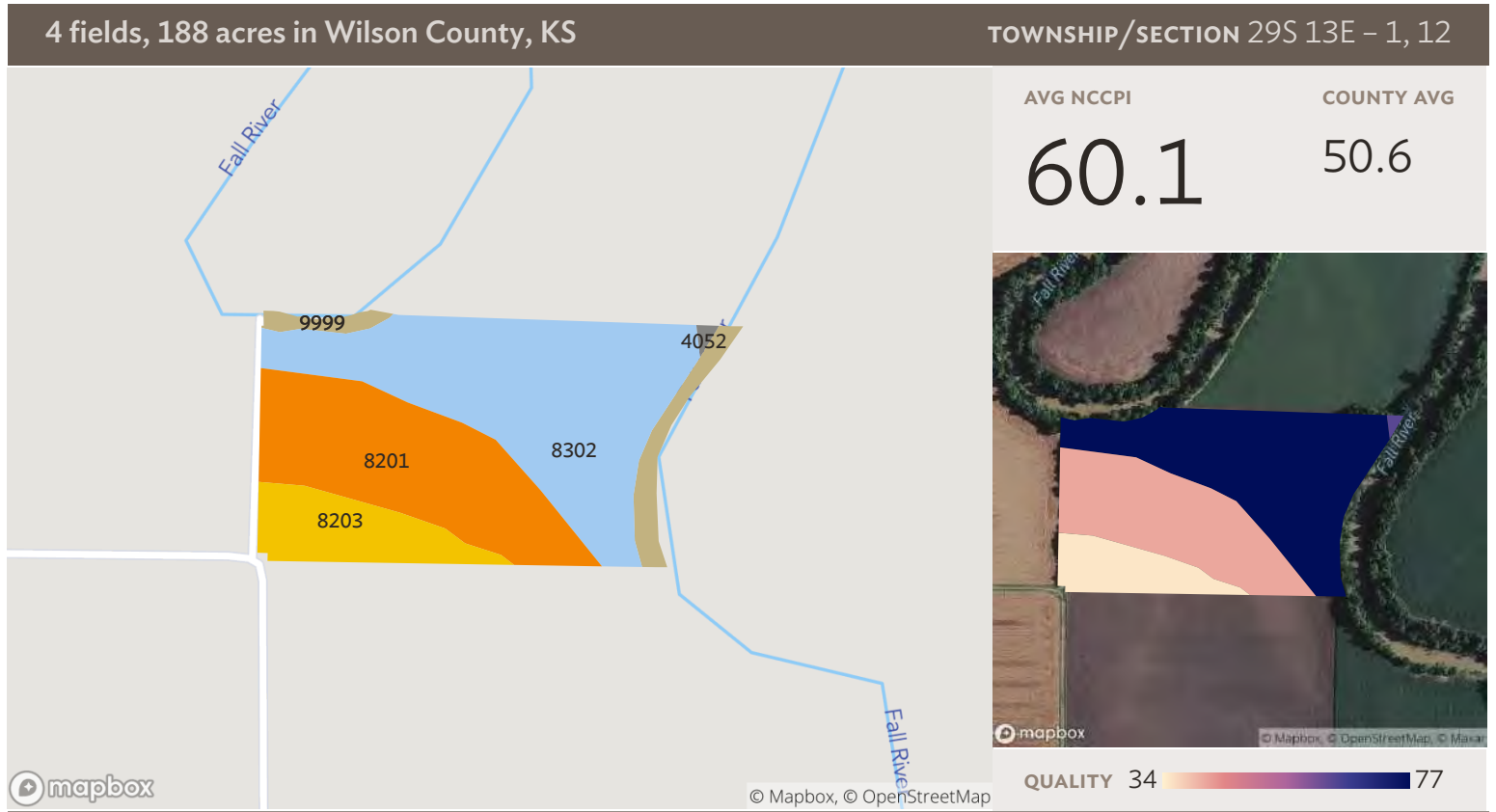


Source: NRCS Soil Survey

Field 3

76 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	73.34	96.1%	3	35.1
8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	2.90	3.8%	2	41.4
8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	0.09	0.1%	2	79.3
76.34					35.4



Field 4

Source: NRCS Soil Survey

31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 8302	Verdigris silt loam, 0 to 1 percent slopes, occasionally flooded	14.94	48.0%	2	79.3
■ 8201	Osage silty clay loam, 0 to 1 percent slopes, occasionally flooded	10.19	32.7%	2	41.4
■ 8203	Osage silty clay, 0 to 1 percent slopes, occasionally flooded	3.81	12.3%	3	35.1
■ 9999	Water	2.07	6.6%		N/A
■ 4052	Ivan silt loam, occasionally flooded	0.11	0.3%	2	63.4
		29.04	93.4%		60.1

4 fields, 188 acres in Wilson County, KS
TOWNSHIP/SECTION 29S 13E – 1, 12


All fields

188 ac


2019

2018

2017

2016

2015
■ Soybeans

65.8%

65.6%

65.2%

65.7%

46.8%

■ Forest

20.0%

16.9%

17.6%

16.0%

17.3%

■ Grass/Pasture

7.1%

10.0%

9.6%

9.9%

10.3%

■ Non-Cropland

4.5%

6.5%

6.5%

7.2%

6.2%

■ Double Crop

–

–

–

0.3%

18.1%

■ Other

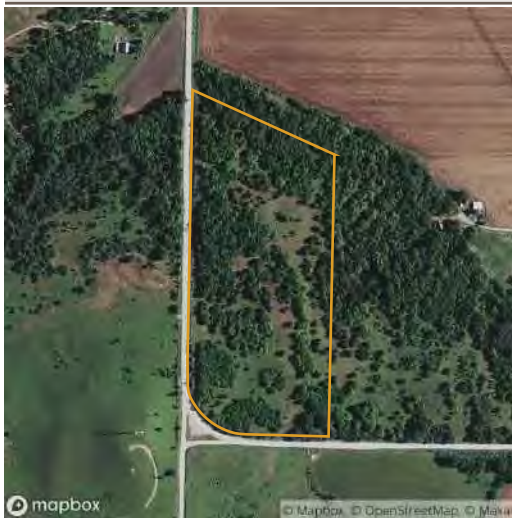
2.6%

0.9%

1.2%

0.9%

1.4%



Field 1

22 ac


2019

2018

2017

2016

2015
■ Forest

67.2%

51.3%

55.7%

46.5%

54.7%

■ Grass/Pasture

25.1%

38.0%

32.5%

33.5%

34.5%

■ Developed

6.1%

5.2%

4.6%

5.6%

7.0%

■ Non-Cropland

1.6%

5.5%

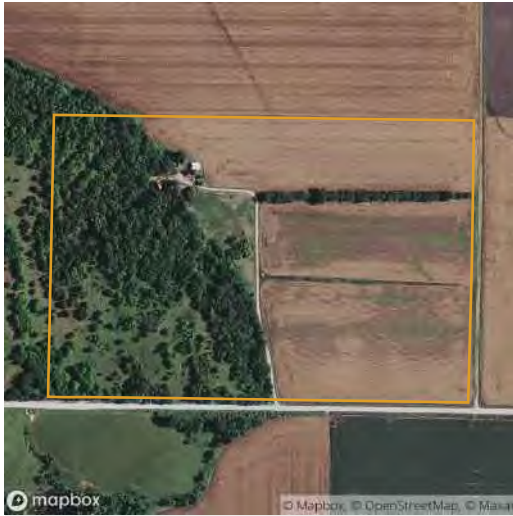
7.2%

14.3%

3.8%

4 fields, 188 acres in Wilson County, KS

TOWNSHIP/SECTION 29S 13E – 1, 12



Field 2

59 ac



2019



2018



2017



2016



2015

■ Soybeans

46.8%

48.1%

47.2%

48.0%

45.9%

■ Forest

29.7%

23.8%

24.1%

23.1%

24.1%

■ Grass/Pasture

12.7%

16.5%

16.6%

17.0%

16.9%

■ Non-Cropland

5.9%

11.4%

11.2%

11.5%

11.2%

■ Other

4.8%

0.2%

1.0%

0.4%

1.9%



Field 3

76 ac



2019



2018



2017



2016



2015

■ Soybeans

95.4%

95.8%

95.0%

96.1%

67.4%

■ Double Crop

–

0.1%

–

0.6%

28.3%

■ Other

4.6%

4.1%

5.0%

3.3%

4.3%

4 fields, 188 acres in Wilson County, KS		TOWNSHIP/SECTION 29S 13E – 1, 12				
	Field 4					
	31 ac	2019	2018	2017	2016	2015
	 Soybeans	75.3%	70.8%	72.2%	70.8%	30.7%
	 Forest	17.5%	20.3%	20.6%	19.5%	19.6%
	 Non-Cropland	7.3%	6.1%	5.1%	6.2%	5.3%
	 Double Crop	–	–	–	0.6%	40.0%
	 Other	–	2.9%	2.1%	2.9%	4.3%

Source: NASS Cropland Data Layer

4 fields, 188 acres in Wilson County, KS

TOWNSHIP/SECTION 29S 13E - 1, 12

Wilson County, KS

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
1 	21.86	29S 13E - 12 APN: 1511200000005000	TAYLOR, TOMMY & BETTY (08/12/2019)	3698 1100 RD, FREDONIA, KS 66736
2 	59.04	29S 13E - 12 APN: 1511200000003000	TAYLOR, TOMMY & BETTY (08/12/2019)	3698 1100 RD, FREDONIA, KS 66736
3 	76.34	29S 13E - 1, 12 APN: 1511200000003000	TAYLOR, TOMMY & BETTY (08/12/2019)	3698 1100 RD, FREDONIA, KS 66736
4 	31.11	29S 13E - 1 APN: 1510100000008000	TAYLOR, TOMMY & BETTY (08/12/2019)	3698 1100 RD, FREDONIA, KS 66736

188.35


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, in the event that Bidder is the successful bidder, 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. 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.
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 guests or minors 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. McCurdy reserves 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*)

