

# PROPERTY INFORMATION PACKET **THE DETAILS**



**80 +/- Acres at Hwy 56 & 10<sup>th</sup> Rd | Lyons, KS**

12041 E. 13th St. N., Wichita, KS, 67206  
316.867.3600 • 800.544.4489  
[www.McCurdyAuction.com](http://www.McCurdyAuction.com)



**McCurdy**  
AUCTION  
REAL ESTATE SPECIALISTS



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**MLS #** 602221  
**Class** Land  
**Property Type** Undeveloped Acreage  
**County** Rice  
**Area** OUT - Out of Area  
**Address** 80 +/- Acres HWY 56 & 10th Rd.  
**Address 2**  
**City** Lyons  
**State** KS  
**Zip** 67554  
**Status** Active  
**Contingency Reason**  
**Asking Price** \$200,000  
**For Sale/Auction/For Rent** For Sale  
**Associated Document Count** 1



## GENERAL

<b>List Agent - Agent Name and Phone</b>	Isaac Klingman	<b>List Date</b>	8/27/2021
<b>List Office - Office Name and Phone</b>	McCurdy Auction, LLC - OFF: 316-867-3600	<b>Expiration Date</b>	11/30/2021
<b>Co-List Agent - Agent Name and Phone</b>		<b>Realtor.com Y/N</b>	Yes
<b>Co-List Office - Office Name and Phone</b>		<b>Display on Public Websites</b>	Yes
<b>Showing Phone</b>	1-800-301-2055	<b>Display Address</b>	Yes
<b>Zoning Usage</b>	Rural	<b>VOW: Allow AVM</b>	Yes
<b>Parcel ID</b>	08007-8-33-0-00-00-002.01-0	<b>VOW: Allow 3rd Party Comm</b>	Yes
<b>Number of Acres</b>	80.00	<b>Variable Comm</b>	Non-Variable
<b>Price Per Acre</b>	2,500.00	<b>Virtual Tour Y/N</b>	
<b>Lot Size/SqFt</b>	80 acres	<b>Days On Market</b>	57
<b>School District</b>	Chase-Raymond School District (USD 401)	<b>Cumulative DOM</b>	57
<b>Elementary School</b>	Other	<b>Cumulative DOMLS</b>	
<b>Middle School</b>	Chase	<b>Input Date</b>	9/17/2021 10:57 AM
<b>High School</b>	Other	<b>Update Date</b>	10/25/2021
<b>Subdivision</b>	NONE	<b>Off Market Date</b>	
<b>Legal</b>		<b>Status Date</b>	10/22/2021
		<b>HotSheet Date</b>	10/22/2021
		<b>Price Date</b>	10/22/2021

## DIRECTIONS

**Directions** (Lyons) HWY 56 & 10th Rd - West to Property. (Northwest corner of HWY 56 & 10th Rd.)

## FEATURES

<b>SHAPE / LOCATION</b>	<b>IMPROVEMENTS</b>	<b>FLOOD INSURANCE</b>	<b>LOCKBOX</b>
Rectangular	None	Unknown	None
<b>TOPOGRAPHIC</b>	<b>OUTBUILDINGS</b>	<b>SALE OPTIONS</b>	<b>AGENT TYPE</b>
Level	None	None	Sellers Agent
Wooded	<b>MISCELLANEOUS FEATURES</b>	<b>EXISTING FINANCING</b>	<b>OWNERSHIP</b>
<b>PRESENT USAGE</b>	None	Other/See Remarks	Individual
Pasture	<b>DOCUMENTS ON FILE</b>	<b>PROPOSED FINANCING</b>	<b>TYPE OF LISTING</b>
Recreational	Photographs	Other/See Remarks	Excl Right w/o Reserve
<b>ROAD FRONTAGE</b>	Sellers Prop. Disclosure	<b>POSSESSION</b>	<b>BUILDER OPTIONS</b>
State	Survey	At Closing	Open Builder
<b>UTILITIES AVAILABLE</b>		<b>SHOWING INSTRUCTIONS</b>	
Other/See Remarks		Call Showing #	

## FINANCIAL

<b>Assumable Y/N</b>	No
<b>General Taxes</b>	\$0.00
<b>General Tax Year</b>	0
<b>Yearly Specials</b>	\$0.00
<b>Total Specials</b>	\$0.00
<b>HOA Y/N</b>	No
<b>Yearly HOA Dues</b>	
<b>HOA Initiation Fee</b>	
<b>Earnest \$ Deposited With</b>	Security 1st Title

PUBLIC REMARKS

**Public Remarks** 80 +/- acres of land being offered in Lyons, Kansas! This property offers a potential homesite, agricultural opportunities, or recreational land. Conveniently located off HWY 56 Trees Pasture Zoned Agricultural Deer and waterfowl hunting All mineral interests held by the seller will pass with the real estate to the buyer.

MARKETING REMARKS

**Marketing Remarks** This property is offered by Isaac Klingman with McCurdy Auction, LLC. Office: 316-867-3600 Email: tklingman@mccurdyauction.com 80 +/- acres of land being offered in Lyons, Kansas! This property offers a potential homesite, agricultural opportunities, or recreational land. Conveniently located off HWY 56 Trees Pasture Zoned Agricultural Deer and waterfowl hunting All mineral interests held by the seller will pass with the real estate to the buyer.

PRIVATE REMARKS

**Private Remarks** All mineral interests held by the seller will pass with the real estate to the buyer.

AUCTION

Type of Auction Sale	1 - Open for Preview
Method of Auction	1 - Open/Preview Date
Auction Location	1 - Open Start Time
Auction Offering	1 - Open End Time
Auction Date	2 - Open for Preview
Auction Start Time	2 - Open/Preview Date
Broker Registration Req	2 - Open Start Time
Broker Reg Deadline	2 - Open End Time
Buyer Premium Y/N	3 - Open for Preview
Premium Amount	3 - Open/Preview Date
Earnest Money Y/N	3 - Open Start Time
Earnest Amount %/\$	3 - Open End Time

TERMS OF SALE

Terms of Sale

PERSONAL PROPERTY

Personal Property

SOLD

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

ADDITIONAL PICTURES





**DISCLAIMER**

This information is not verified for authenticity or accuracy and is not guaranteed. You should independently verify the information before making a decision to purchase. © Copyright 2021 South Central Kansas MLS, Inc. All rights reserved. Please be aware, property may have audio/video recording devices in use.

# SELLER'S PROPERTY DISCLOSURE STATEMENT - for Land Only

(To be completed by Seller)

This report supersedes any list appearing in the MLS

1 Property Address: 80 acres, Hwy 56/10th, Lyons, Rice Co, KS  
2 Seller: Paul Dickens Jr Date of Purchase: 8-21-2020  
3 Property currently zoned as: Agriculture

4 **Message to the Seller:** This statement is a disclosure of the condition of the above described Property known by the SELLER on  
5 the date that it is signed. It is not a warranty of any kind by the SELLER(S) or any real estate licensees involved in this transaction,  
6 and should not be accepted as a substitute for any inspections or warranties the BUYER(S) may wish to obtain. If you know  
7 something important about the Property that is not addressed on the Seller's Property Disclosure, add that information to the  
8 form. Prospective Buyers may rely on the information you provide.

9 **Instructions:** (1) Complete this form yourself. (2) Answer all questions truthfully and as fully as possible. (3) Attach all available  
10 supporting documentation. (4) Use explanation lines as necessary. (5) If you do not have the personal knowledge to answer a  
11 question, use the comment lines to explain.

12 **By signing below, you acknowledge that the failure to disclose known material information about the Property may result in liability.**

13 **Message to the Buyer:** Although Seller's Property Disclosure is designed to assist the SELLER in disclosing all known material  
14 (important) facts about the Property, there are likely facts about the Property that the SELLER does not know. Therefore, it is  
15 important that you take an active role in obtaining the information about the Property.

16 **Instructions:** (1) Review this form and any attachments carefully. (2) Verify all important information. (3) Ask about any  
17 incomplete or inadequate responses. (4) Inquire about any concerns not addressed on the Seller's Property Disclosure. (5) Obtain  
18 professional inspections of the Property. (6) Investigate the surrounding area.

19 **THE FOLLOWING ARE REPRESENTATIONS OF THE SELLER(S) AND ARE NOT INDEPENDENTLY VERIFIED BY THE BROKER(S) OR AGENTS(S).**

## PART I

Indicate the condition of the following items by marking the appropriate box.  
Check only one box for each item.

None  
Does Not Transfer  
Working  
Not Working  
Don't Know

### WATER SYSTEMS

20 ☐ ☐ ☐ ☐ ☒ Well/Pump N/A  
21 ☐ ☐ ☐ ☐ ☒ Drinking \_\_\_\_\_ Irrigation \_\_\_\_\_  
22 ☐ ☐ ☐ ☐ ☒ Location \_\_\_\_\_  
23 ☐ ☐ ☐ ☐ ☒ Depth \_\_\_\_\_  
24 ☐ ☐ ☐ ☐ ☒ Type \_\_\_\_\_  
25 If on well water, has water ever shown test results of contamination? ☐ Yes ☐ No  
26 Is the property connected to ☐ city ☐ rural water systems?  
27 Rural Water Transfer? ☐ Yes ☐ No Transfer Fee \$ \_\_\_\_\_  
28 ☐ ☐ ☐ ☐ ☒ Cistern \_\_\_\_\_  
29 ☐ ☐ ☐ ☐ ☒ Other \_\_\_\_\_  
30 Comments: \_\_\_\_\_  
31 \_\_\_\_\_  
32 \_\_\_\_\_

### DRAINAGE/SEWAGE SYSTEMS

33 ☐ ☐ ☐ ☐ ☒ Sewer Lines N/A  
34 ☐ ☐ ☐ ☐ ☒ Septic/Laterals \_\_\_\_\_  
35 ☐ ☐ ☐ ☐ ☒ Lagoon \_\_\_\_\_  
36 ☐ ☐ ☐ ☐ ☒ Tank Size \_\_\_\_\_ Location \_\_\_\_\_  
37 ☐ ☐ ☐ ☐ ☒ # Feet of Laterals \_\_\_\_\_  
38 ☐ ☐ ☐ ☐ ☒ Other \_\_\_\_\_  
39 ☐ ☐ ☐ ☐ ☒ Other \_\_\_\_\_  
40 Comments: \_\_\_\_\_  
41 \_\_\_\_\_  
42 \_\_\_\_\_

Seller's Initials PD

Buyer's Initials \_\_\_\_\_

PART II

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

GAS/ELECTRIC

- 43 ☐ ☒ ☐ Is there a propane tank on the property?  
 44 If yes, is it ☐ owned ☐ leased?  
 45 ☐ ☒ ☐ Is gas connected to property?  
 46 If not, distance to nearest source? ?  
 47 ☐ ☒ ☐ Is electricity connected to property?  
 48 If not, distance to nearest source? along road  
 49 ☐ ☒ ☐ To your knowledge, is there any additional costs to hook up utilities?  
 50 If yes, please explain: \_\_\_\_\_  
 51 \_\_\_\_\_  
 52 Comments: \_\_\_\_\_  
 53 \_\_\_\_\_

DRAINAGE/SEWAGE SYSTEMS

- 54 ☐ ☒ ☐ Is property connected to a public sewer system?  
 55 If yes, no explanation required.  
 56 ☐ ☒ ☐ Is there a septic tank/lagoon system serving this property?  
 57 If yes, when was it last serviced? Date \_\_\_\_\_  
 58 ☐ ☒ ☐ To your knowledge, is there any problems relating to the septic tank/cesspool/sewer system?  
 59 ☐ ☒ ☐ To your knowledge, is the property located in a federally designated flood plain or wetlands area?  
 60 ☐ ☒ ☐ Is the property located in a subdivision with a master drainage plan?  
 61 ☐ ☒ ☐ If so, is this property in compliance?  
 62 ☐ ☒ ☐ Has the property ever had a drainage problem during your ownership?  
 63 ☐ ☒ ☐ Do you currently pay flood insurance?  
 64 ☐ ☒ ☐ Other drainage/sewage systems and their conditions: No Home/No septic  
 65 Comments: This is pasture/ag - Not Residential  
 66 \_\_\_\_\_

BOUNDARIES/LAND

- 67 ☒ ☐ ☐ Have you had a survey of your property?  
 68 ☒ ☐ ☐ Are the boundaries of your property marked in any way?  
 69 ☒ ☐ ☐ Is there any fencing on the boundary(ies) of the property?  
 70 ☒ ☐ ☐ If yes, does the fencing belong to the property?  
 71 ☐ ☐ ☒ To your knowledge, are there any boundary disputes, encroachments, or unrecorded easements?  
 72 ☐ ☐ ☒ Are there any features of the property shared in common with adjoining landowners, such as walls, fences, roads, driveways?  
 73 Is this property owner responsible for maintenance of any such shared feature?  
 74 ☐ ☒ ☐ Do you know of any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the property or in the immediate neighborhood?  
 75 ☐ ☒ ☐ Comments: \_\_\_\_\_  
 76 \_\_\_\_\_  
 77 \_\_\_\_\_  
 78 \_\_\_\_\_

HOMEOWNER'S ASSOCIATION

- 79 ☐ ☒ ☐ Is the property subject to rules or regulations of any homeowner's association?  
 80 Annual dues \$ \_\_\_\_\_ Initiation Fee \$ \_\_\_\_\_  
 81 ☐ ☒ ☐ To your knowledge, are there any problem relating to any common area?  
 82 ☐ ☒ ☐ Have you been notified of any condition which may result in an increase in assessments?  
 83 Comments: N/A  
 84 \_\_\_\_\_  
 85 \_\_\_\_\_

Seller's Initials

PD

Buyer's Initials

PART II - Continued

Answer questions to the best of your (Seller's) knowledge.

Yes No Don't Know

ENVIRONMENTAL CONDITIONS

To your knowledge, are any of the following substances, materials, or products present on the real property?

- Asbestos
- Contaminated soil or water (including drinking water)
- Landfill or buried materials
- Methane gas
- Oil sheers in wet areas
- Radioactive material
- Toxic material disposal (e.g., solvents, chemicals, etc.)
- Underground fuel or chemical storage tanks
- EMFs (Electro Magnetic Fields)
- Gas or oil wells in area
- Other

To your knowledge, are any of the above conditions present near your property?

Comments: TO My Knowledge No Problems!

MISCELLANEOUS

To your knowledge:

- Are there any gas/oil wells on the property or adjacent property? (North Neighbor has oil well)
- Is the present use of the property a non-conforming use?
- Are there any violations of local, state or federal government laws or regulations relating to this property?
- Is there any existing or threatened legal or regulatory action affecting this property?
- Are there any current special assessments or do you have knowledge of any future assessments?
- Are there any proposed or pending zoning changes on this or adjacent property?
- Are any local, state, or federal agencies requiring repairs, alterations or corrections of any existing conditions?
- Are there any diseased or dead trees or shrubs?
- Is the property located in an area where public authorities have or are contemplating condemnation proceedings?
- Are there any facts, conditions, or circumstances, on or off site, which could affect the value, beneficial use, or desirability of the property? If yes, please explain below.

Comments: N/A

Seller Owns:

Mineral Rights:

100% % pass with the land to the Buyer \_\_\_\_\_ % remain with the Seller  
 \_\_\_\_\_ % are owned by third party \_\_\_\_\_ unknown

Are there any oil, gas, or wind leases of record or other? Please explain: No

Oil in area Makes Me hopeful of oil potential future.

Crops planted at the time of sale:

✓ pass with the land to the Buyer \_\_\_\_\_ remain with the Seller  
 \_\_\_\_\_ none \_\_\_\_\_ negotiable  
 \_\_\_\_\_ Other (please describe): \_\_\_\_\_

Tenant's rights apply to the subject property with lease or shares as follows: N/A

Possession upon clearing all grass crop

Water Rights:

✓ pass with the land to the Buyer - Permit # \_\_\_\_\_  
 \_\_\_\_\_ remain with the Seller - Permit # \_\_\_\_\_  
 \_\_\_\_\_ have been terminated

Comments: Domestic / Livestock standard water, No irrigation Permits

Seller's Initials PD

Buyer's Initials \_\_\_\_\_

# SELLER'S ACKNOWLEDGMENT

138 Seller acknowledges that: the information contained in this disclosure is accurate, true and complete to the best of Seller's  
 139 knowledge, information and belief; Seller has provided all the information contained in this Seller's Property Disclosure; and that  
 140 the Broker/Realtor® has not prepared, nor assisted in the preparation of this Disclosure. Seller hereby indemnifies, holds harmless  
 141 and releases all Brokers/Realtors® involved in the sale of the property from all liability, claims, loss, cost, or damage in connection  
 142 with the information contained in this Disclosure. Seller hereby authorizes the listing broker to provide copies of this Disclosure  
 143 to other real estate brokers and agents and prospective buyers of the property.

144 \_\_\_\_\_  
 145 Seller Date Seller Date

OR

146 Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by Seller.  
 147 I have not occupied this property in \_\_\_\_\_ years and am not familiar with all conditions represented in this form.

148 Paul Dickens Jr Sept 14, 2021  
 149 Seller Date Seller Date

## 150 BUYER'S ACKNOWLEDGMENT AND AGREEMENT

- 151 1. I personally have carefully inspected the property. I will rely upon the inspections encouraged under my contract with Seller.  
 152 Subject to any inspections, I agree to purchase the property in its present condition without representations or guarantees of  
 153 any kind by the Seller or any REALTOR® concerning the condition or value of the property.
- 154 2. I agree to verify any of the above information that is important to me by an independent investigation of my own. I have been  
 155 advised to have the property examined by professional inspectors.
- 156 3. I acknowledge that neither Seller nor any REALTOR® involved in this transaction is an expert at detecting or repairing physical  
 157 defects in the property. I state that no important representations concerning the condition of the property are being relied  
 158 upon by me except as disclosed above or as fully set forth as follows: \_\_\_\_\_  
 159 \_\_\_\_\_
- 160 4. I acknowledge that I have been informed that Kansas Law requires persons who are convicted of certain sexually violent crimes  
 161 after April 14, 1994, to register with the sheriff of the county in which they reside. I have been advised that if I desire  
 162 information regarding those registrants, I may find information on the home page of the Kansas Bureau of Investigation (KBI)  
 163 at <http://www.Kansas.gov/kbi> or by contacting the local sheriff's office.
- 164 5. I acknowledge that McConnell Air Force Base is located within Sedgwick County and is an operational military Air Force base  
 165 that is open 24 hours a day and activity at that base may generate noise. The volume, pitch, amount and frequency of noise  
 166 may be affected by future changes in McConnell Air Force Base activity. I have been informed that if I desire information  
 167 regarding potential for noise caused by the aircraft operations associated with McConnell Air Force Base and its operations, I  
 168 may find information by contacting the Metropolitan Area Planning Department.

169 \_\_\_\_\_  
 170 Buyer Date Buyer Date

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# WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: 80 +/- Acres at 10th Rd & Hwy 56 - Lyons, KS 67554

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

*Paul Dickens Jr.*

8/27/2021 8:31:28 AM CDT

Owner

08/27/2021

Date

Owner

Date



# Security 1<sup>st</sup> Title

File #:

Property Address:

80 +/- Acres at 10th Rd & Hwy 56

Lyons, KS 67554

## WIRE FRAUD ALERT

### IMPORTANT! YOUR FUNDS MAY BE AT RISK

**\*\*SECURITY 1<sup>ST</sup> 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 1<sup>st</sup> 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

Seller

*Paul Dickens Jr.*

8/27/2021 8:31:37 AM 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  
Rice  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 7227**  
**Prepared:** 8/27/21 8:42 AM  
**Crop Year:** 2021  
**Page:** 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
		2021 - 85

**Farms Associated with Operator:**  
None

**ARC/PLC G//F Eligibility:** Eligible

**CRP Contract Number(s):** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
82.68	21.98	21.98	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	21.98	0.0	0.0					

**Tract Number:** 7263      **Description** S2SE4 LESS R/W 33-19-9

**FSA Physical Location :** Rice, KS      **ANSI Physical Location:** Rice, KS

**BIA Range Unit Number:**

**HEL Status:** NHEL: no agricultural commodity planted on undetermined fields

**Recon Number**  
2021 - 84

**Wetland Status:** Wetland determinations not complete

**WL Violations:** None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
82.68	21.98	21.98	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	21.98	0.0	0.0			

**Owners:**

**Other Producers:** None

Document #: 202002205  
STATE OF KANSAS  
COUNTY OF RICE  
This Instrument was filed on: 11/12/2020  
At: 8:00:00 AM and duly recorded in  
Book: Misc 200 Page: 695  
Fees: \$32  
Rhonda Hunt  
Rice Co., Register of Deeds

RLH  
A

Main Office  
2908 North Plum Street  
Hutchinson, KS 67502  
Office: (620) 665-7032  
Fax: (620) 663-7401



Garber Surveying Service, P.A.

Branch Offices  
511 North Poplar Street  
Newton, KS 67114  
Office: (316) 283 - 5053  
Fax: (316) 283 - 5073

206 South Main  
McPherson, KS. 67460  
Office: (620) 241-4441  
Fax: (620) 241-4458

SURVEY FOR: PAUL DICKENS, Jr.

Project No. G2020-703  
SHEET 1 OF 2

DESCRIPTION: PARCEL 1:

The Southwest Quarter of the Southeast Quarter of Section 33, Township 19 South, Range 9 West of the 6th Principal Meridian in Rice County, Kansas, more particularly described as follows:  
Beginning at the Southwest corner of the Southeast Quarter of Section 33, Township 19 South, Range 9 West of the 6th Principal Meridian; thence with a bearing North 00°31'11" West (basis of bearings is NAD 83 Kansas South Zone) along the West line of said Southeast Quarter 1,322.15 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter; thence North 89°48'19" East a distance of 1,327.14 feet to the Northeast corner of the Southwest Quarter of said Southeast Quarter; thence South 00°29'10" East a distance of 1,322.24 feet to the Southeast corner of the Southwest Quarter of said Southeast Quarter; thence South 89°48'35" West along the South line of said Southeast Quarter 1,326.37 feet to the point of beginning containing 40.271 Acres subject to U.S. Highway #56 right-of-way across the southerly portion thereof and any other easements or restrictions of record.

PARCEL 2:

The Southeast Quarter of the Southeast Quarter of Section 33, Township 19 South, Range 9 West of the 6th Principal Meridian in Rice County, Kansas, more particularly described as follows:  
Beginning at the Southeast corner of the Southeast Quarter of Section 33, Township 19 South, Range 9 West of the 6th Principal Meridian; thence with a bearing South 89°48'35" West (basis of bearings is NAD 83 Kansas South Zone) along the South line of said Southeast Quarter 1,326.37 feet to the Southwest corner of the Southeast Quarter of said Southeast Quarter; thence North 00°29'10" West a distance of 1,322.24 feet to the Northwest corner of the Southeast Quarter of said Southeast Quarter; thence North 89°48'19" East a distance of 1,327.14 feet to the Northeast corner of the Southeast Quarter of said Southeast Quarter; thence South 00°27'10" East along the East line of said Southeast Quarter a distance of 1,322.34 feet to the point of beginning containing 40.274 Acres subject to U.S. Highway #56 right-of-way across the southerly portion thereof, a public road right-of-way easement across the East 25.00 feet thereof and any other easements or restrictions of record.

DATE OF FIELD WORK: November 3, 2020

SURVEYOR'S CERTIFICATE:

I hereby certify this plat to be a true, correct and complete representation of the property described above as surveyed under my supervision. Dated: November 9, 2020

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**Branch Offices**  
511 North Poplar Street  
Newton, KS 67114  
Office: (316) 283 - 5053  
Fax: (316) 283 - 5073

206 South Main  
McPherson, KS. 67460  
Office: (620) 241-4441  
Fax: (620) 241-4458

**Project No. G2020-703**  
SHEET 2 OF 2

-NW Cor. NW 1/4  
Sec. 33, T19S, R9W  
Fd. 80 D Spike  
from reference ties  
by LS 802 9-29-1994

# AVENUE L

N 89°46'26" E 2660.93 (M)

N 89°52'32" E  
2655.27 (M)

-NW Cor. NE 1/4  
Sec. 33, T19S, R9W  
Fd. 5/8" Rebar  
from Rice County  
reference ties

NE Cor. NE 1/4  
Sec. 33, T19S, R9W  
Fd. 3/4" Rebar  
from LS 802 ties  
dated 9-29-94

NE 1/4

NW 1/4

NORTH

Scale: 1" = 500'  
BASIS OF BEARING  
= NAD 83 KANSAS  
SOUTH ZONE

## LEGEND

- △ - Sectional Monument Found  
 ▲ - Section Monument Set (5/8" x 24" Iron Rebar w/G.S.S. Cap)  
 ● - 5/8" x 24" Iron Rebar Set w/G.S.S. Cap  
 ☒ - Highway Right-of-Way Marker Found  
 (C) - Calculated  
 (M) - Measured  
 P.O.B. - Point of Beginning

SE 1/4

SW 1/4

NW Cor. SW 1/4 SE 1/4  
Sec. 33, T19S, R9W

N 89°48'19" E 2654.29 (M)

NE Cor. SE 1/4 SE 1/4  
Sec. 33, T19S, R9W

1327.14 (M)

1302.14 (M)

1327.14 (M)

**Parcel 1**  
**40.271 Acres**

**Parcel 2**  
**40.274 Acres**

S 89°48'55" W  
2656.29 (M)

—Highway R/W Line

P.O.B. 1

1326.37 (C)

S 89°48'35" W 2652.74 (M)

P.O.B. 2

SE Cor. SE 1/4  
Sec. 33, T19S, R9W  
Reset from Rice  
County reference ties

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Copyright © 2020 Garber Surveying Service, P.A. **U.S. HIGHWAY 56**

# U.S. HIGHWAY 56

**80 +/- Acres in Lyons | Zoning: Agricultural**



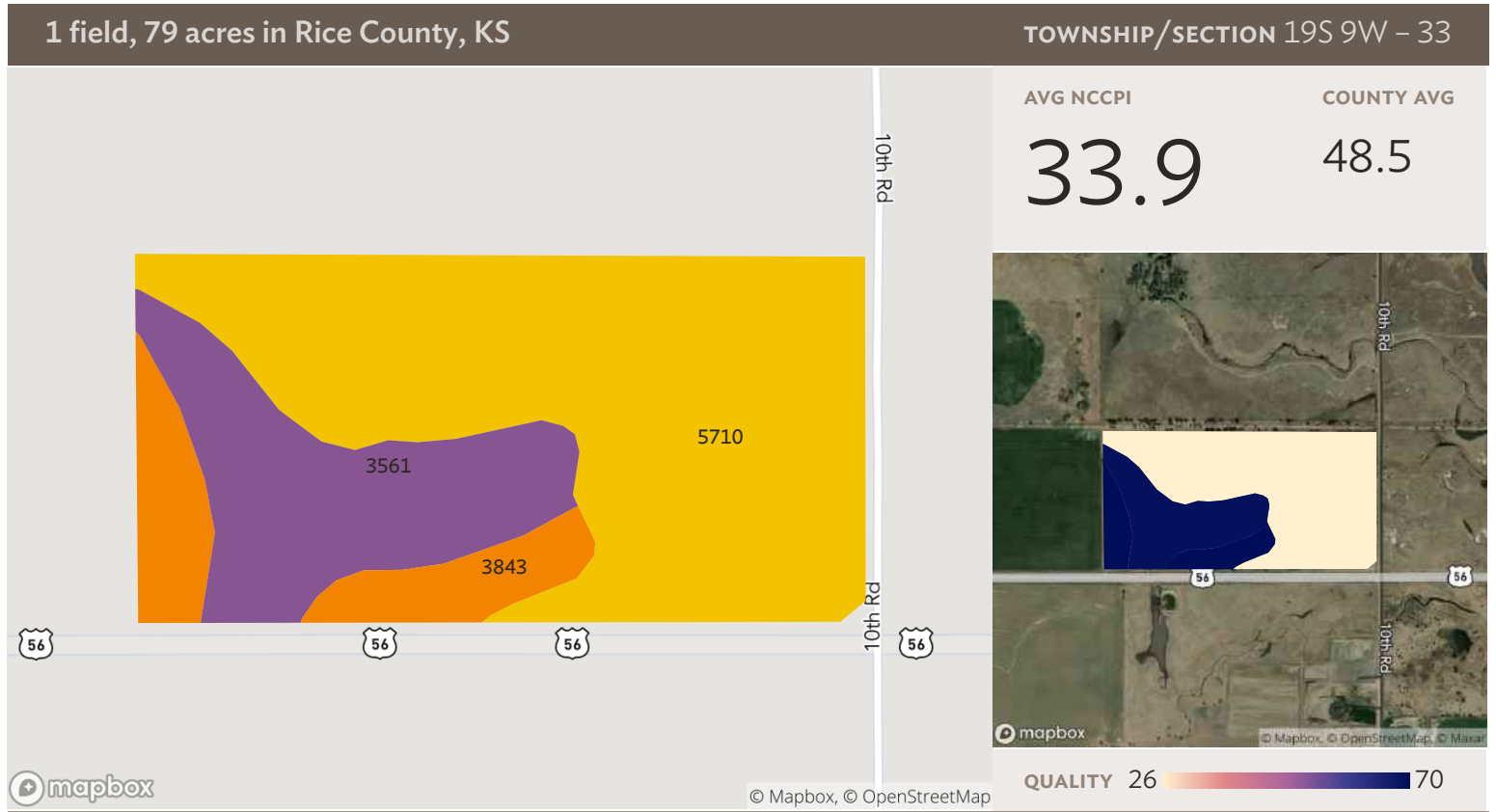
8/27/2021

80 +/- Acres in Lyons | Flood Map: No Digital Data Available



80 +/- Acres in Lyons | Aerial Map











Source: NRCS Soil Survey

## All fields

79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ 5710	Abbyville loam, 0 to 1 percent slopes	50.71	64.5%	3	14.2
■ 3561	Hobbs silt loam, occasionally flooded	18.52	23.5%	2	69.0
■ 3843	Geary silt loam, 1 to 3 percent slopes	9.45	12.0%	2	70.7
		<b>78.67</b>			<b>33.9</b>


1 field, 79 acres in Rice County, KS		TOWNSHIP/SECTION 19S 9W – 33				
	<b>All fields</b> 79 ac	 <b>2019</b>	 <b>2018</b>	 <b>2017</b>	 <b>2016</b>	 <b>2015</b>
	<div> <div></div>           Grass/Pasture         </div>	76.4%	68.2%	77.4%	79.4%	77.2%
	<div> <div></div>           Winter Wheat         </div>	13.2%	4.2%	2.9%	0.6%	2.8%
	<div> <div></div>           Non-Cropland         </div>	2.1%	12.7%	11.2%	11.2%	10.0%
	<div> <div></div>           Other         </div>	8.3%	14.9%	8.5%	8.8%	10.0%

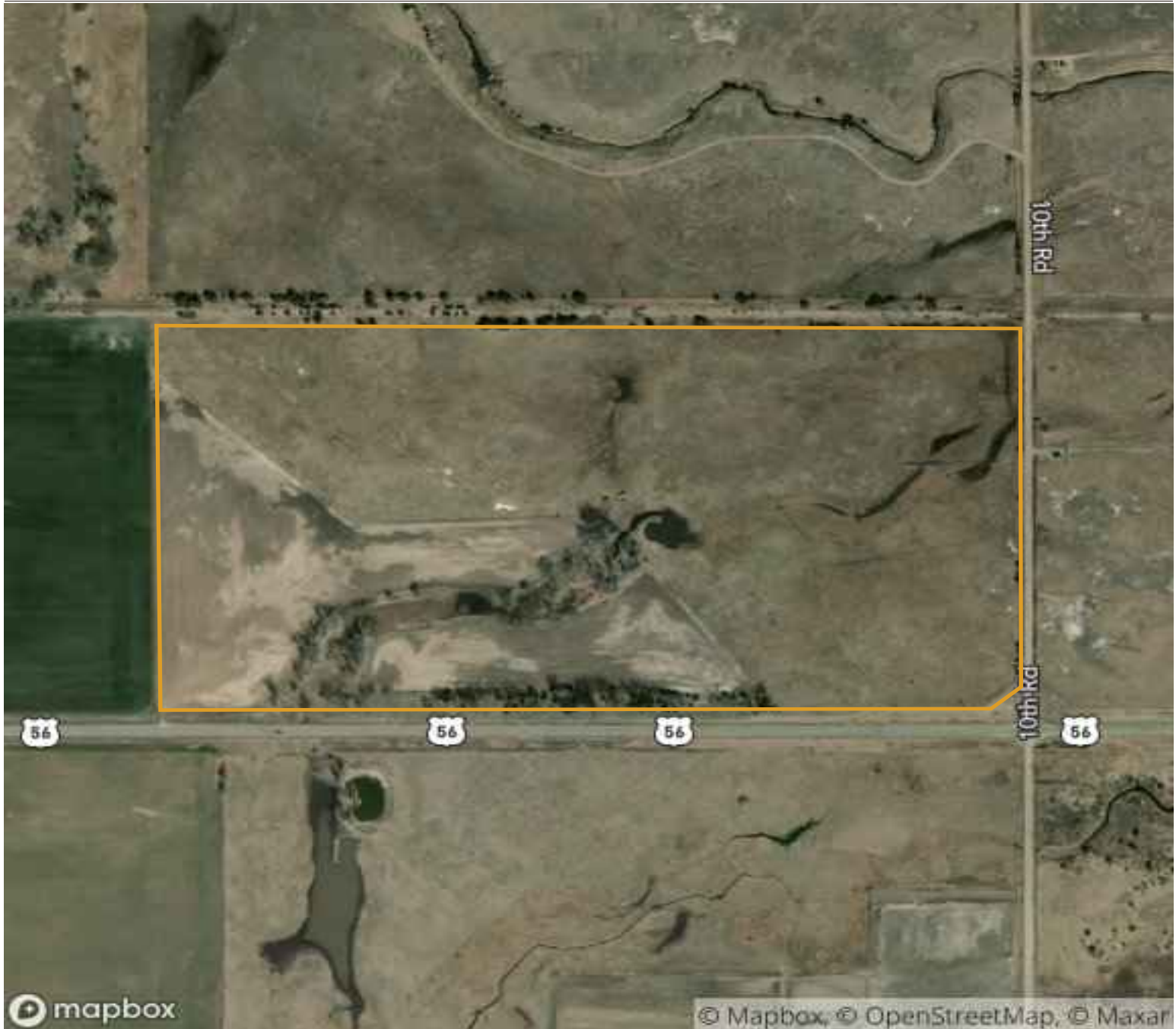
Source: NASS Cropland Data Layer

1 field, 79 acres in Rice County, KS

TOWNSHIP/SECTION 19S 9W – 33

## Rice County, KS

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS
	78.67	19S 9W – 33 APN: 0783300000002000	SPRING CREEK FARM & OIL LLC (10/01/2019)	4814 S 87TH EAST AVE, TULSA, OK 74145



# GUIDE TO CLOSING 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 (*Except VA*)
- Real Estate Commission
- Notary Fees (*If Applicable*)
- Any Loan Fees Required by Buyer's Lender (*According to Contract*)
- Payoff of All Loans, Including Accrued Interest, Statement Fees, Reconveyance Fees and Any Prepayment Penalties
- Termite Treatment (*According to Contract*)
- Home Warranty (*According to Contract*)
- 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
- Any Bonds or Assessments (*According to Contract*)
- 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 (*Except VA*)
- Lender's Title Policy Premiums
- Document Preparation (*If Applicable*)
- Notary Fees (*If Applicable*)
- Recording Charges For All Documents in Buyer's Name
- Termite Inspection (*According to Contract*)
- Homeowner's Association Transfer Fee and Deposit (*If Applicable*)
- All New Loan Charges (*Except Those That the Lender Requires the Seller to Pay*)
- Interest on New Loan From Date of Funding to 30 Days Prior to First Payment Date
- Home Warranty (*According to Contract*)
- Homeowner's Insurance Premium for First Year
- All Pre-Paid Deposits for Taxes, Insurance, MIP, Etc.

