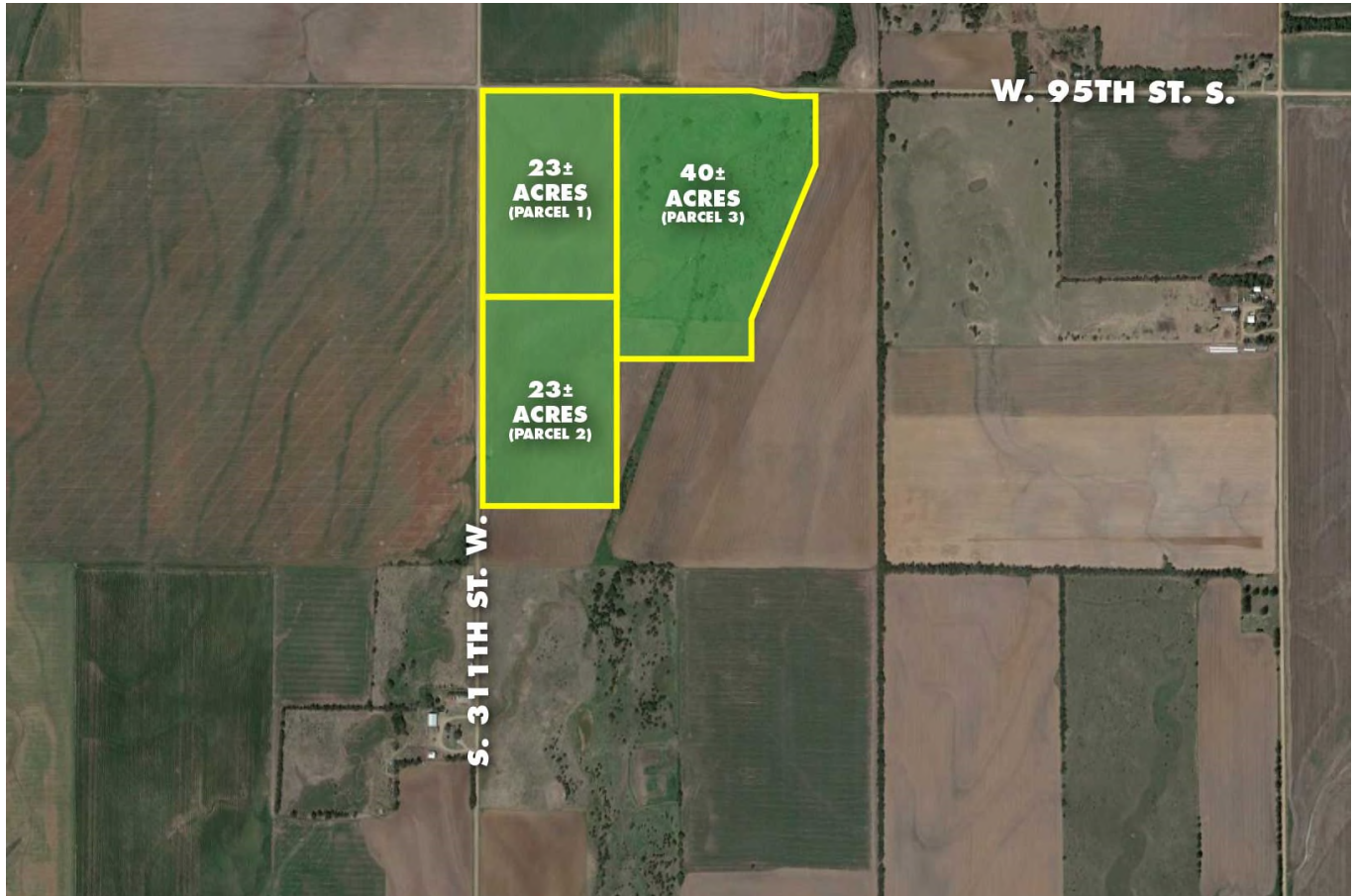


PROPERTY INFORMATION PACKET *THE DETAILS*



86 +/- Acres at W. 95th St S. & S. 311th St W.

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



McCurdy
REAL ESTATE & AUCTION



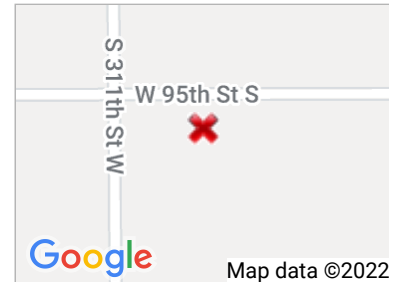
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AVERAGE UTILITIES
ZONING MAP
FLOOD ZONE MAP
AERIAL
GUIDE TO CLOSING COSTS

PT PIP



MLS # 607669
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 630 - Viola
Address 23.9 +/- Acres at S. 311th St & W. 95th St.
Address 2 Parcel 1
City Viola
State KS
Zip 67149
Status Active
Contingency Reason
Asking Price \$137,500
For Sale/Auction/For Rent For Sale
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	2/22/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	5/23/2022
Co-List Agent - Agent Name and Phone		Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone		Display on Public Websites	Yes
Showing Phone	800-301-2055	Display Address	Yes
Zoning Usage	Rural	VOW: Allow AVM	Yes
Parcel ID	000000	VOW: Allow 3rd Party Comm	Yes
Number of Acres	23.90	Variable Comm	Non-Variable
Price Per Acre	5,753.14	Virtual Tour Y/N	
Lot Size/SqFt	10058047.5	Cumulative DOM	0
School District	Cheney School District (USD 268)	Cumulative DOMLS	
Elementary School	Cheney	Input Date	2/22/2022 2:11 PM
Middle School	Cheney	Update Date	2/22/2022
High School	Cheney	Off Market Date	
Subdivision	NONE	Status Date	2/22/2022
Legal	Long Legal, See Parcel Split or Private Remarks	HotSheet Date	2/22/2022
		Price Date	2/22/2022

DIRECTIONS

Directions (Viola) - North on 263rd St W, West on 95th St S. to S. 311th St W.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	Other/See Remarks	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Individual
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
Tillable	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Dirt	Ground Water Addendum	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Other/See Remarks	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2021
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Great opportunity to own some acreage just north of Viola! This is the perfect place to build your dream home out in the country. Level, tillable ground Great for winter wheat Corner lot Access from S. 311th St W and W 95th St S Dirt road 25 minutes from Wichita The adjacent parcels (23 acres and 40 acres) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split.

MARKETING REMARKS

Marketing Remarks Great opportunity to own some acreage just north of Viola! This is the perfect place to build your dream home out in the country. Level, tillable ground Great for winter wheat Corner lot Access from S. 311th St W and W 95th St S Dirt road 25 minutes from Wichita The adjacent parcels (23 acres and 40 acres) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split.

PRIVATE REMARKS

Private Remarks The adjacent parcels (23 acres and 40 acres) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split. Parcel 1 Legal Description: That part of the Northwest Quarter (NW1/4) of Section 19, Township 29 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as BEGINNING at the Northwest corner thereof; THENCE N89°20'02"E along the North line of said NW1/4, a distance of 910.17 feet; THENCE S00°26'10"E, a distance of 1149.55 feet; THENCE 89°20'02"W parallel with the North line of said NW1/4, a distance of 901.71 feet to the West line of said NW1/4; THENCE N00°51'29"W along said West line, a distance of 1149.55 feet to the point of BEGINNING, containing 23.901 acres more or less and subject to easements of record

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





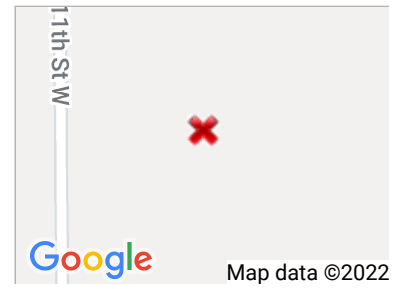
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PT PIP



MLS # 607670
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 630 - Viola
Address 23.9 +/- Acres at S. 311th St & W. 95th St.
Address 2 Parcel 2
City Viola
State KS
Zip 67149
Status Active
Contingency Reason
Asking Price \$137,500
For Sale/Auction/For Rent For Sale
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	2/22/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	5/23/2022
Co-List Agent - Agent Name and Phone		Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone		Display on Public Websites	Yes
Showing Phone	800-301-2055	Display Address	Yes
Zoning Usage	Rural	VOW: Allow AVM	Yes
Parcel ID	000000	VOW: Allow 3rd Party Comm	Yes
Number of Acres	23.90	Variable Comm	Non-Variable
Price Per Acre	5,753.14	Virtual Tour Y/N	
Lot Size/SqFt	10058047.5	Cumulative DOM	0
School District	Cheney School District (USD 268)	Cumulative DOMLS	
Elementary School	Cheney	Input Date	2/22/2022 2:19 PM
Middle School	Cheney	Update Date	2/22/2022
High School	Cheney	Off Market Date	
Subdivision	NONE	Status Date	2/22/2022
Legal	Long Legal, See Parcel Split or Private Remarks	HotSheet Date	2/22/2022
		Price Date	2/22/2022

DIRECTIONS

Directions (Viola) - North on 263rd St W, West on 95th St S. to S. 311th St W.

FEATURES

SHAPE / LOCATION	IMPROVEMENTS	SALE OPTIONS	AGENT TYPE
Rectangular	None	Other/See Remarks	Sellers Agent
TOPOGRAPHIC	OUTBUILDINGS	PROPOSED FINANCING	OWNERSHIP
Level	None	Conventional	Individual
PRESENT USAGE	MISCELLANEOUS FEATURES	POSSESSION	TYPE OF LISTING
Tillable	None	At Closing	Excl Right w/o Reserve
ROAD FRONTAGE	DOCUMENTS ON FILE	SHOWING INSTRUCTIONS	BUILDER OPTIONS
Dirt	Ground Water Addendum	Call Showing #	Open Builder
UTILITIES AVAILABLE	FLOOD INSURANCE	LOCKBOX	
Other/See Remarks	Unknown	None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2021
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Great opportunity to own some acreage just north of Viola! This is the perfect place to build your dream home out in the country. Level, tillable ground Access from S. 311th St W Dirt road 25 minutes from Wichita The adjacent parcels (23 acres and 40 acres) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split.

MARKETING REMARKS

Marketing Remarks Great opportunity to own some acreage just north of Viola! This is the perfect place to build your dream home out in the country. Level, tillable ground Access from S. 311th St W Dirt road 25 minutes from Wichita The adjacent parcels (23 acres and 40 acres) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split.

PRIVATE REMARKS

Private Remarks The adjacent parcels (23 acres and 40 acres) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split. Parcel 2 Legal Description: That part of the Northwest Quarter (NW1/4) of Section 19, Township 29 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as COMMENCING at the Southwest corner thereof; THENCE N00°51'29"W along the West line of said NW1/4, a distance of 350.43 feet for a point of BEGININING; THENCE N89°32'39"E, parallel with the South line of said NW1/4 a distance of 893.17 feet; THENCE N00°26'10"W a distance of 1162.15 feet; THENCE S89°20'02"W parallel with the North line of said NW1/4, a distance of 901.71 feet to the West line of said NW1/4: THENCE S00°51'29"E along said West line, a distance of 1158.86 feet to the point of BEGININING, containing 23.901 acres more or less and subject to easements of record

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

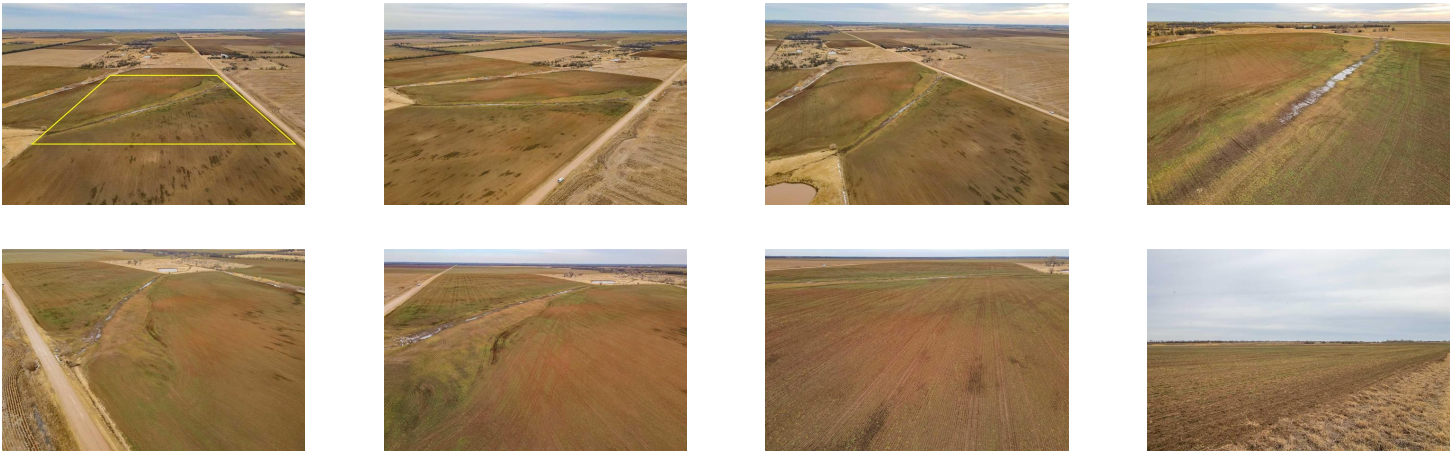
PERSONAL PROPERTY

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





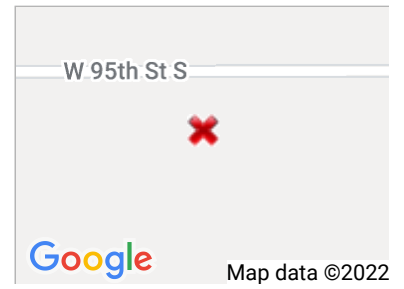
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PT PIP



MLS # 607671
Class Land
Property Type Undeveloped Acreage
County Sedgwick
Area 630 - Viola
Address 40 +/- Acres at S. 311th St & W. 95th St.
Address 2 Parcel 3
City Viola
State KS
Zip 67149
Status Active
Contingency Reason
Asking Price \$257,500
For Sale/Auction/For Rent For Sale
Associated Document Count 0



GENERAL

List Agent - Agent Name and Phone	Isaac Klingman	List Date	2/22/2022
List Office - Office Name and Phone	McCurdy Real Estate & Auction, LLC - OFF: 316-867-3600	Expiration Date	5/23/2022
Co-List Agent - Agent Name and Phone		Realtor.com Y/N	Yes
Co-List Office - Office Name and Phone		Display on Public Websites	Yes
Showing Phone	800-301-2055	Display Address	Yes
Zoning Usage	Rural	VOW: Allow AVM	Yes
Parcel ID	000000	VOW: Allow 3rd Party Comm	Yes
Number of Acres	40.00	Variable Comm	Non-Variable
Price Per Acre	6,437.50	Virtual Tour Y/N	
Lot Size/SqFt	40 Acres	Cumulative DOM	0
School District	Cheney School District (USD 268)	Cumulative DOMLS	
Elementary School	Cheney	Input Date	2/22/2022 2:33 PM
Middle School	Cheney	Update Date	2/22/2022
High School	Cheney	Off Market Date	
Subdivision	NONE	Status Date	2/22/2022
Legal	Long Legal, See Parcel Split or Private Remarks	HotSheet Date	2/22/2022
		Price Date	2/22/2022

DIRECTIONS

Directions (Viola) - North on 263rd St W, West on 95th St S. to S. 311th St W.

FEATURES

SHAPE / LOCATION Irregular	IMPROVEMENTS Fencing	SALE OPTIONS Other/See Remarks	AGENT TYPE Sellers Agent
TOPOGRAPHIC Rolling	OUTBUILDINGS None	PROPOSED FINANCING Conventional	OWNERSHIP Individual
PRESENT USAGE None/Vacant	MISCELLANEOUS FEATURES None	POSSESSION At Closing	TYPE OF LISTING Excl Right w/o Reserve
ROAD FRONTAGE Dirt	DOCUMENTS ON FILE Ground Water Addendum	SHOWING INSTRUCTIONS Call Showing #	BUILDER OPTIONS Open Builder
UTILITIES AVAILABLE Other/See Remarks	FLOOD INSURANCE Unknown	LOCKBOX None	

FINANCIAL

Assumable Y/N	No
General Taxes	\$0.00
General Tax Year	2021
Yearly Specials	\$0.00
Total Specials	\$0.00
HOA Y/N	No
Yearly HOA Dues	
HOA Initiation Fee	
Earnest \$ Deposited With	Security 1st Title

PUBLIC REMARKS

Public Remarks Great opportunity to own some acreage just north of Viola! This is the perfect place to build your dream home out in the country. Excellent recreational opportunities Irregular lot with rolling ground Access from W. 95th St S. Pond, Creek with bridge Pipe metal fencing Drip Irrigation System 25 minutes from Wichita The adjacent parcels (23 acres each) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split.

MARKETING REMARKS

Marketing Remarks Great opportunity to own some acreage just north of Viola! This is the perfect place to build your dream home out in the country. Excellent recreational opportunities Irregular lot with rolling ground Access from W. 95th St S. Pond, Creek with bridge Pipe metal fencing Drip Irrigation System 25 minutes from Wichita The adjacent parcels (23 acres each) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split.

PRIVATE REMARKS

Private Remarks The adjacent parcels (23 acres each) are being offered for sale separately. Taxes on this parcel will be estimated at closing due to the recent lot split. Hunting blind not included in sale. Parcel 3 Legal Description: That part of the Northwest Quarter (NW1/4) of Section 19, Township 29 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas, described as COMMENCING at the Northwest corner thereof; THENCE S89°20'02"W along the North line of said NW1/4, a distance of 428.81 feet for a point of BEGINNING; THENCE S00°18'54"E, a distance of 428.76 feet; THENCE S23°37'27"W,a distance of 944.86 feet; THENCE S00°13'27"E parallel with the East line of said NW1/4, a distance of 255.88 feet; THENCE S89°20'02"W, parallel with the North line of said NW1/4 a distance of 916.12 feet; THENCE N00°26'10"W, a distance of 1545.85 feet to the North line of said NW1/4; THENCE N89°20'02"E along said North line, a distance of 1298.73 feet to the point of BEGINNING, containing 40.000 acre more or less and subject to easements of record

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

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Property Taxes and Appraisals

**TH PT NW 1/4 COMM SW COR THEREOF TH N 350.43 FT POB TH E 893.17 FT
1162.15 FT W 901.71 FT W LI NW 1/4 TH S 1158.86 FT TO POB SEC 19-29-3W**

Property Description

Legal Description	TH PT NW 1/4 COMM SW COR THEREOF TH N 350.43 FT POB TH E 893.17 FT N 1162.15 FT W 901.71 FT W LI NW 1/4 TH S 1158.86 FT TO POB SEC 19-29-3W
Owner	KWH INVESTMENTS LLC
Mailing Address	4208 S 359TH ST W CHENEY KS 67025-8800
Geo Code	VI 001070001
PIN	30018028
AIN	274190210000400
Tax Unit	2608 915 VIOLA TWPU-268 VI
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2021 Total Acres	
2021 Appraisal	\$0
2021 Assessment	\$0

Appraisal Values

Year	Class	Land	Improvements	Total	Change
0		\$0	\$0	\$0	

Assessment Values

Year	Class	Land	Improvements	Total	Change
0		\$0	\$0	\$0	

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 02/22/22

Property Taxes and Appraisals

TH PT NW 1/4 BEG NW COR THEREOF TH E 910.17 FT S 1149.55 FT W 901.71 FT W LI NW 1/4 TH N 1149.55 FT TO BEG SEC 19-29-3W

Property Description

Legal Description	TH PT NW 1/4 BEG NW COR THEREOF TH E 910.17 FT S 1149.55 FT W 901.71 FT W LI NW 1/4 TH N 1149.55 FT TO BEG SEC 19-29-3W
Owner	KWH INVESTMENTS LLC
Mailing Address	4208 S 359TH ST W CHENEY KS 67025-8800
Geo Code	VI 00107
PIN	00317168
AIN	274190210000100
Tax Unit	2608 915 VIOLA TWPU-268 VI
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2021 Total Acres	157.93
2021 Appraisal	\$19,430
2021 Assessment	\$5,829

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Kaleb W Howell 02/22/22

Appraisal Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$19,430	\$0	\$19,430	-3%
2020	Agricultural	\$20,030	\$0	\$20,030	-4%
2019	Agricultural	\$20,940	\$0	\$20,940	-2%
2018	Agricultural	\$21,290	\$0	\$21,290	+5%
2017	Agricultural	\$20,220	\$0	\$20,220	+8%
2016	Agricultural	\$18,670	\$0	\$18,670	+10%
2015	Agricultural	\$17,000	\$0	\$17,000	+12%
2014	Agricultural	\$15,190	\$0	\$15,190	+10%
2013	Agricultural	\$13,850	\$0	\$13,850	+6%
2012	Agricultural	\$13,100	\$0	\$13,100	

Assessment Values

Year	Class	Land	Improvements	Total	Change
2021	Agricultural	\$5,829	\$0	\$5,829	-3%
2020	Agricultural	\$6,009	\$0	\$6,009	-4%
2019	Agricultural	\$6,282	\$0	\$6,282	-2%
2018	Agricultural	\$6,387	\$0	\$6,387	+5%
2017	Agricultural	\$6,066	\$0	\$6,066	+8%
2016	Agricultural	\$5,601	\$0	\$5,601	+10%
2015	Agricultural	\$5,100	\$0	\$5,100	+12%
2014	Agricultural	\$4,557	\$0	\$4,557	+10%
2013	Agricultural	\$4,155	\$0	\$4,155	+6%
2012	Agricultural	\$3,930	\$0	\$3,930	

Property Taxes and Appraisals

TH PT NW 1/4 COMM NE COR THEREOF TH W 428.81 FT TO POB TH S 428.76 FT SWLY 944.86 FT S 255.88 FT W 916.12 FT N 1545.85 FT TO N LI NW 1/4 TH E 1298.73 FT TO POB SEC 19-29-3W

Property Description

Legal Description	TH PT NW 1/4 COMM NE COR THEREOF TH W 428.81 FT TO POB TH S 428.76 FT SWLY 944.86 FT S 255.88 FT W 916.12 FT N 1545.85 FT TO N LI NW 1/4 TH E 1298.73 FT TO POB SEC 19-29-3W
Owner	KWH INVESTMENTS LLC
Mailing Address	4208 S 359TH ST W CHENEY KS 67025-8800
Geo Code	VI 001070003
PIN	30018030
AIN	274190210000300
Tax Unit	2608 915 VIOLA TWPU-268 VI
Land Use	9010 Farming/ranch land (no improvements)
Market Land Square Feet	
2021 Total Acres	
2021 Appraisal	\$0
2021 Assessment	\$0

Appraisal Values

Year	Class	Land	Improvements	Total	Change
0		\$0	\$0	\$0	

Assessment Values

Year	Class	Land	Improvements	Total	Change
0		\$0	\$0	\$0	

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 02/22/22

Tax Billings

Tax Year	Tax Rate	General Tax	Specials Tax	Interest	Fees	Total	Paid	Balance
2021	119.335000	\$695.58	\$0.00	\$0.00	\$0.00	\$695.58	\$695.58	\$0.00
2020	124.687000	\$749.25	\$0.00	\$0.00	\$0.00	\$749.25	\$749.25	\$0.00
2019	124.318553	\$780.97	\$0.00	\$0.00	\$0.00	\$780.97	\$780.97	\$0.00
2018	127.126000	\$811.97	\$0.00	\$0.00	\$0.00	\$811.97	\$811.97	\$0.00
2017	127.754000	\$774.97	\$0.00	\$0.00	\$0.00	\$774.97	\$774.97	\$0.00
2016	127.542000	\$714.37	\$0.00	\$0.00	\$0.00	\$714.37	\$714.37	\$0.00
2015	128.140000	\$653.52	\$0.00	\$0.00	\$0.00	\$653.52	\$653.52	\$0.00
2014	126.622237	\$577.04	\$0.00	\$0.00	\$0.00	\$577.04	\$577.04	\$0.00
2013	131.377720	\$545.89	\$0.00	\$0.00	\$0.00	\$545.89	\$545.89	\$0.00
2012	130.265457	\$511.96	\$0.00	\$0.00	\$0.00	\$511.96	\$511.96	\$0.00

Tax Authorities

Tax Authority	Tax Rate
0101 STATE	1.500000
0201 COUNTY	29.370000
0465 VIOLA TOWNSHIP	15.765000
0611 USD 268	9.630000
0611 USD 268 SC	7.973000
0611 USD 268 SG	20.000000
0721 USD 268 BOND	12.297000
0811 USD 268 REC COMM	4.983000
1108 COUNTY FIRE DIST NO BONDS	17.817000
Total: 119.335000	

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 02/22/22




SELLER'S PROPERTY DISCLOSURE ACKNOWLEDGEMENT

Property Address: Acreage @ 311th & 95th - Viola , KS 67149 (the "Real Estate")

By signing below, Seller acknowledges that Seller has elected not to complete a Seller's Property Disclosure because they have never occupied the Real Estate or are otherwise not familiar enough with the Real Estate to sufficiently and accurately provide the information required to complete a Seller's Property Disclosure. Notwithstanding the lack of a completed Seller's Property Disclosure, Seller has been advised and understands that the law requires disclosure of any actual known material defect in the Real Estate to prospective buyers and that failure to do so may result in civil liability for damages. Seller accordingly discloses the following actual known material defects (if none, write "none"):

None

SELLER:

 02/22/22
Signature Date

Kaleb Howell
Print

Managing Member KWH Investments LLC
Title Company

Signature Date

Print

Title Company

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

BUYER:

Signature Date

Print

Title Company

Signature Date

Print

Title Company



WATER WELL AND WASTEWATER SYSTEM INFORMATION

Property Address: Acreage @ 311th & 95th - Viola , KS 67149

DOES THE PROPERTY HAVE A WELL? YES _____ NO X

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

Location of Well: _____

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

If yes, what type? Septic _____ Lagoon _____

Location of Lagoon/Septic Access: _____

Authenti
 02/22/22

Owner

Date

Owner

Date

GROUNDWATER / ENVIRONMENTAL ADDENDUM

1 THIS ADDENDUM to Contract for Sale and Purchase of Real Estate between and among the undersigned is
2 entered into effective on the last date set forth below.

3 Groundwater contamination has been detected in several areas in and around Sedgwick County.
4 Licensees do not have any expertise in evaluating environmental conditions.


5 The parties are proposing the sale and purchase of certain property, commonly known as:

6 Acreage @ 311th & 95th - Viola, KS 67149

7 **The parties are advised to obtain expert advice in regard to any environmental concerns.**


8 **SELLER'S DISCLOSURE (please complete both a and b below)**

9 **(a) Presence of groundwater contamination or other environmental concerns (initial one):**

10  Seller has no knowledge of groundwater contamination or other environmental concerns;
11 or

12 _____ Known groundwater contamination or other environmental concerns are:
13
14

15 **(b) Records and reports in possession of Seller (initial one):**

16  Seller has no reports or records pertaining to groundwater contamination or other
17 environmental concerns; or

18 _____ Seller has provided the Buyer with all available records and reports pertaining to
19 groundwater contamination or other environmental concerns (list document below):
20
21

22 **BUYER'S ACKNOWLEDGMENT (please complete c below)**

23 **(c) _____ Buyer has received copies of all information, if any, listed above. (initial)**

24 **CERTIFICATION**

25 Seller certifies, to the best of Seller's knowledge, that the information Seller has provided is true and
26 accurate, and that Buyer and all licensees involved are relying on Seller's information. Buyer certifies that
27 Buyer has reviewed Seller's responses and any records and reports furnished by Seller.

28  02/22/22
29 Seller Date

Buyer Date

30 _____
31 Seller Date

Buyer Date

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CALL BEFORE YOU WIRE FUNDS

PROTECT YOUR MONEY WITH THESE TWO STEPS

1. At the first meeting with your Realtor®, obtain the phone number of your real estate agent and your escrow officer.
2. PRIOR to wiring funds, call the known phone number to speak directly with your escrow officer to confirm wire instructions.

WHAT TO EXPECT FROM SECURITY 1ST TITLE WHEN YOU WIRE FUNDS.

1. To protect your business and customer's information, we will only provide wire instructions to the customer.
2. We will NOT randomly send wire instructions without a request from the customer.
3. We will NOT provide wire instructions if we do not have a signed **Wire Fraud Alert Form** for the party requesting the wire instructions.
4. We will NOT change the wire instructions in the middle of the transaction.
5. If a Buyer/Seller does receive wire instructions:
 - Wire instructions will be given verbally over the phone or sent securely via secured email.
 - The customer needs to verify our phone number at a trusted source like our website, security1st.com
 - Before sending funds, they need to call the verified office number to verify the wire instructions.

**NEVER WIRE FUNDS WITHOUT FIRST CALLING A KNOWN NUMBER FOR YOUR ESCROW OFFICER
TO CONFIRM THE WIRE INSTRUCTIONS. DO NOT RELY ON EMAIL COMMUNICATIONS.**

The undersigned, hereby authorizes Security 1st Title to communicate regarding my real estate closing transaction via electronic communications (cell phone number, e-mail or text message). I understand that this means Security 1st Title will only communicate with me via the authorized cell phone number and email address listed below.

I also acknowledge receipt of this notice and the risks associated with, and the vulnerabilities of electronic transfer of funds. The undersigned further agree that if electronic transfer of funds is utilized in this transaction, they hereby hold Security 1st Title harmless from all claims arising out of inaccurate transfer instructions, fraudulent taking of said funds and/or any other damage relating to the conduct of third parties influencing the implementation of transfer instructions.

Buyer/Seller Name

Buyer/Seller Name

Authorized Email Address

Authorized Email Address

Authorized Phone Number

Authorized Phone Number

Property Address

File Number

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>

Parcel 1

Parcel 3

Parcel 2

Hexagon2Valuts



Geographic Information Services

Sedgwick County...
working for you

87.80 +/- Acres on 311th & 95th | Zoning: Rural Residential

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

The GIS personnel make no warranty or representation, either expressed or implied, with respect to the information or the data displayed.

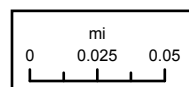
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Date: 2/21/2022

Sedgwick County, Kansas



1:4,514



Legend

Flood Plain

Base Flood Approximate



Base Flood Elevations



0.2 Pct Annual Chance



0.2 PCT Annual Chance Flood H

A



A

AE



AE,

AE, FLOODWAY



AE, FLOODWAY

AH



AH

AO



AO

X - Area of Special Consideration



X AREA OF SPECIAL CONSIDER

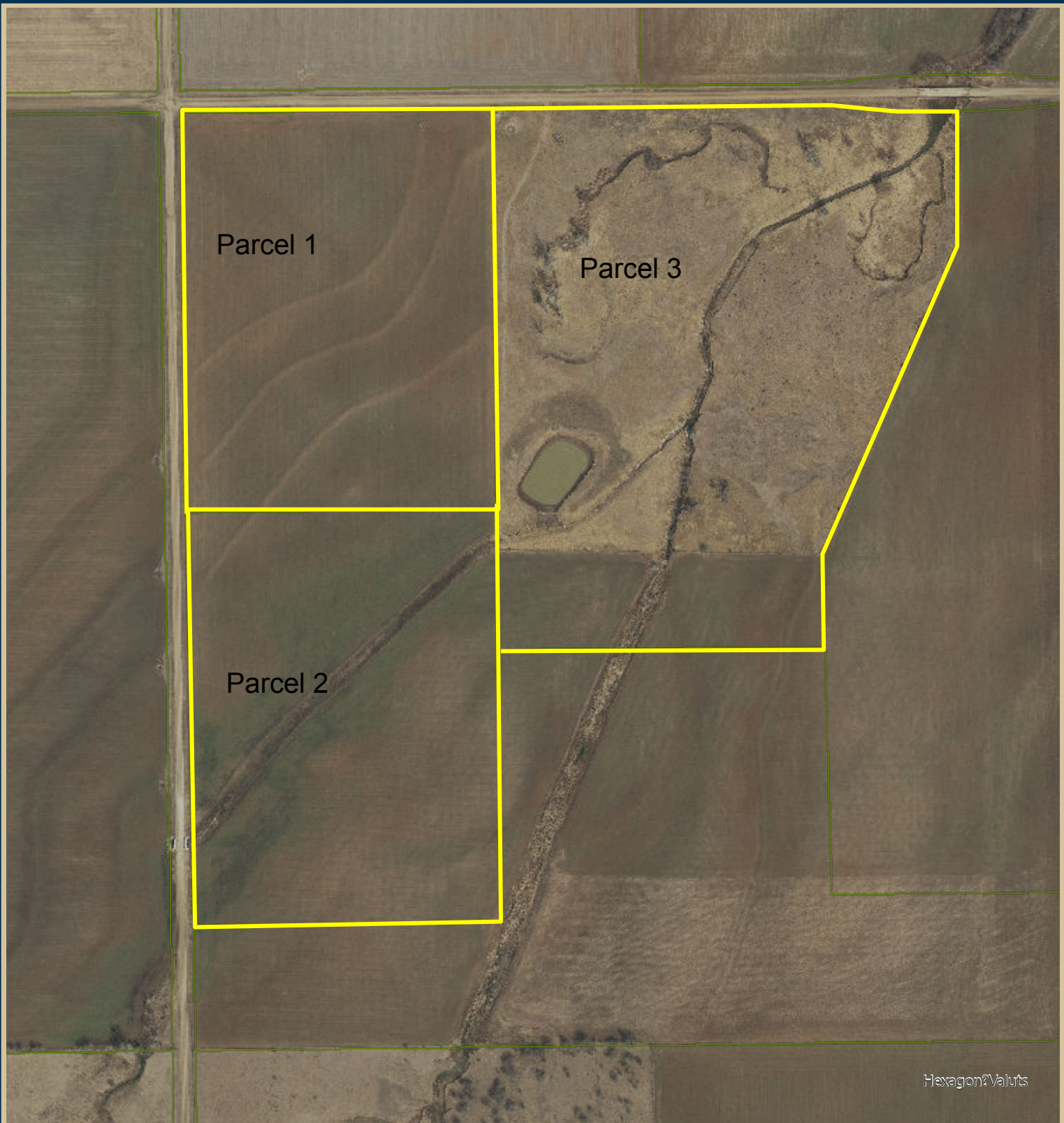
X



X,

Area Not Included





Geographic Information Services
Sedgwick County...
working for you

87.80 +/- Acres on 311th & 95th | Aerial Map

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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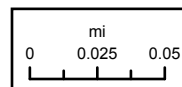
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Date: 2/21/2022

Sedgwick County, Kansas



1:4,514



GUIDE TO CLOSING COSTS

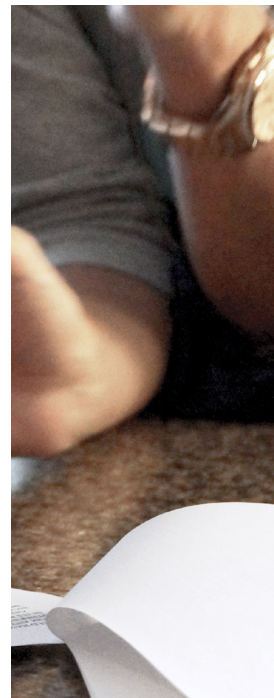
WHAT TO EXPECT

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.



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