



REAL ESTATE AUCTION—LIVE WITH ONLINE BIDDING
TUESDAY, AUGUST 5, 2025 @ 6:00 PM

AUCTION LOCATED AT HERITAGE TOURS BUILDING
9809 S MAIN ST, YODER, KS 67585

80 +/- ACRES - PREMIUM FARM GROUND

- ~ **Type 1 & 2 Soils!**
- ~ **Highly Productive Level Ground**
- ~ **Established South Tree Row**

TERMS & CONDITIONS: REAL ESTATE: \$10,000.00 Non-refundable earnest money deposit. Property sells “as is” with no financing contingencies. Title Insurance & closing fee split 50/50 between Buyer and Seller. 30 day Close. Current taxes of \$1,069.32 will be prorated. Please contact Riggins and Company at 620-888-5597 or 316-773-3535 for more information or visit www.rigginco.com/VIEW_AUCTIONS for additional pictures and Bidder Packet.

Sale by order of Kathy J Wyer & Kim N Altvater Trusts

*All bidders required to complete registration. Online Bidding opens July 26, 2025

RIGGIN & CO.
Land • Home • Auction

We look forward to working with you!



RIGGIN & COMPANY REAL ESTATE

CALL 620-888-5597

13029 E 53rd St N, Wichita, KS 67228

MORRIS YODER • AGENT/AUCTIONEER • 620-899-6227 - RUSTY RIGGIN • BROKER/ALC • 316-633-3535

rigginco.com

Proudly representing South Central Kansas



If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable, but not guaranteed.

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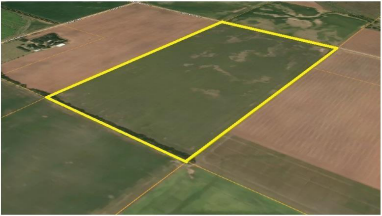
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Proudly representing the farmers, land owners, and families of South Central Kansas

CUSTOM DETAIL



MLS # 53013
Status Active
Class LAND
Area Haven
Address 0000 E Greenfield Rd
City Haven
County Reno
State KS
Zip 67543

Total Acres 80.13
Asking Price \$1
Sale/Rent For Sale



GENERAL

Geo Zone	Haven	Virtual Tour	Virtual Tour
Virtual Tour 2	Virtual Tour 2	Agent - Agt Nm Ph	RUSTY RIGGIN - CELL: 316-633-3535
List Ofc 1 - Ofc Nm Ph	Riggin & Company - office: 316-773-3535	List Agt 2 - Agt Nm Ph	MORRIS YODER - CELL: 620-899-6227
Agent - E-mail	rusty@rigginhomes.com	Owner Type	Trust/Estate
Seller Name 1	Kim Altvater Trust	Seller Name 2	Kathy Wyer Trust
Listing Date	7/9/2025	Expiration Date	10/30/2025
Parcel ID #	1593200000003000	Price Per Acre	\$0.01
Number of Acres Planted	80.00	Acreage Source	CH
Mineral Rights Included	Yes	Mineral Rights Leased	No
Water Rights Included	Yes	Water Rights Leased	No
Oil & Gas Rights Included	Yes	Oil & Gas Rights Leased	No
Land Type	Dryland	Elementary School	Haven
Middle School	Haven	High School	Haven
Occupant	Tenant	Curr. Monthly Gross Rent	\$0
Sellers Disclosure	Yes	Flood Insurance Required	Unknown
Ag. Relationship w/Owner	Seller's Agent	Preferred Title Company	Security 1st Title
Requested Earnest \$ Dep.	\$10,000.00	IDX Include	Y
Price Date	7/9/2025	Agent Hit Count	17
Assoc Doc	0	Client Hit Count	0
Take Photo	Complete	Original Price	\$1
Picture Count	26	Days On Market	5
Days On MLS	5	Legal Description	HAVEN TOWNSHIP, S32, T24, R04W, ACRES 80.1, E1/2 NW1/4 LESS RDWY R/W
Showing Instructions	Call Morris Yoder 620-899-6227	Driving Directions	North from K96 on Haven Rd about 1 mile to Greenfield. Left/West to property about 1/2 mile on south side.

FEATURES

ADDITIONAL DOCS ON FILE	FARM/RANCH TYPE	PROPERTY IMPROVEMENTS	TERMS
Aerial	Crop	None	Auction
Sellers Disc. Statement	FENCING	ROAD FRONTAGE	Cash to Seller
BUILDINGS/STRUCTURES	None	County	Conventional
None	IRRIGATION TYPE	ROAD SURFACE	TITLE EVIDENCE
DIVIDE	None	Gravel	Title Policy
Will NOT Divide	LISTING TYPE	SEWER	TOPOGRAPHY
EQUIPMENT INCLUDED	Excl. Right with Reserv.	None	Level
No	LOT IMPROVEMENTS	SOIL/LAND TYPE	UTILITIES
	None	Sandy Loam	None
	POSSESSION	SURFACE WATER	WATER
	At Closing	None	None

FINANCIAL

Assumable (Y/N)	No	Pre-Qualified Buyer (Y/N)	Yes
General Taxes	1065.00	Special Taxes \$	\$4.00
Total Property Taxes \$	\$1,069.00	Tax Year	2024
Auction (Y/N)	Yes	Type of Auction Sale	Minimum Sale
Real Estate Only	Yes	Real Estate & Pers. Prop.	No
Auction Date	8/5/2025	Auction Start Time	6
Auction AM/PM	PM		

MISC. FINANCIAL

Misc. Financial Specials are Equus Beds

REMARKS TO GENERAL PUBLIC

RemPub Live Auction with Online Bidding. Tuesday, August 5th, 6pm at Heritage Tours in Yoder, KS. 80 +/- Acres of some of the best farm ground you can find anywhere. Type 1 and 2 soils. Type 1 is fairly rare and highly desirable! This piece has been highly productive for this family for generations. Very farmable with good access, nice tree row on south end and level terrain. Close to Haven road, city of Haven and not far from Yoder. Great opportunity to add a jewel to your farm, or possibly homestead here with a new home. Check county for any zoning or building restrictions. Join us for this live event in Yoder, or bid online at our company website. Property is being sold "as is, where is". It is the Buyers responsibility to inspect the property in all aspects prior to the Auction. Earnest money due in the amount of \$10,000 from Auction winning bidder and is non-refundable. The property will be open 2 hours prior to Auction time for viewing. Statements made the day of Auction take precedence over printed material (All info deemed reliable but not guaranteed. Check Schools.) More details will follow including documentation and aerial photography.

PRIVATE REMARKS

PriRemarks Bid online at www.rigginco.com or attend in person. Must register for online or register in person if attending live auction. Call Anjanette at 316.633.2260 with questions regarding online bidding or other technical info. Call Agent Morris Yoder with questions about the property.

TERMS OF SALE

Terms of Sale 1. Property is being sold "as is, where is" and is not subject to any financing contingency or conditions. All inspections must be completed prior to the Auction. 2. Owner's Title Insurance and Closing Fee to be split 50/50 by Buyer(s)/Seller(s). 3. Earnest Money is Non-Refundable and due day of Auction with completed contract. 4. 30 day close 5. On-line Bidding Available with registration. We may require Proof of Funds. 6. Fall crop, if any, has not been determined, so possession will depend on crop. No crop or rent/payments will transfer to the buyer.

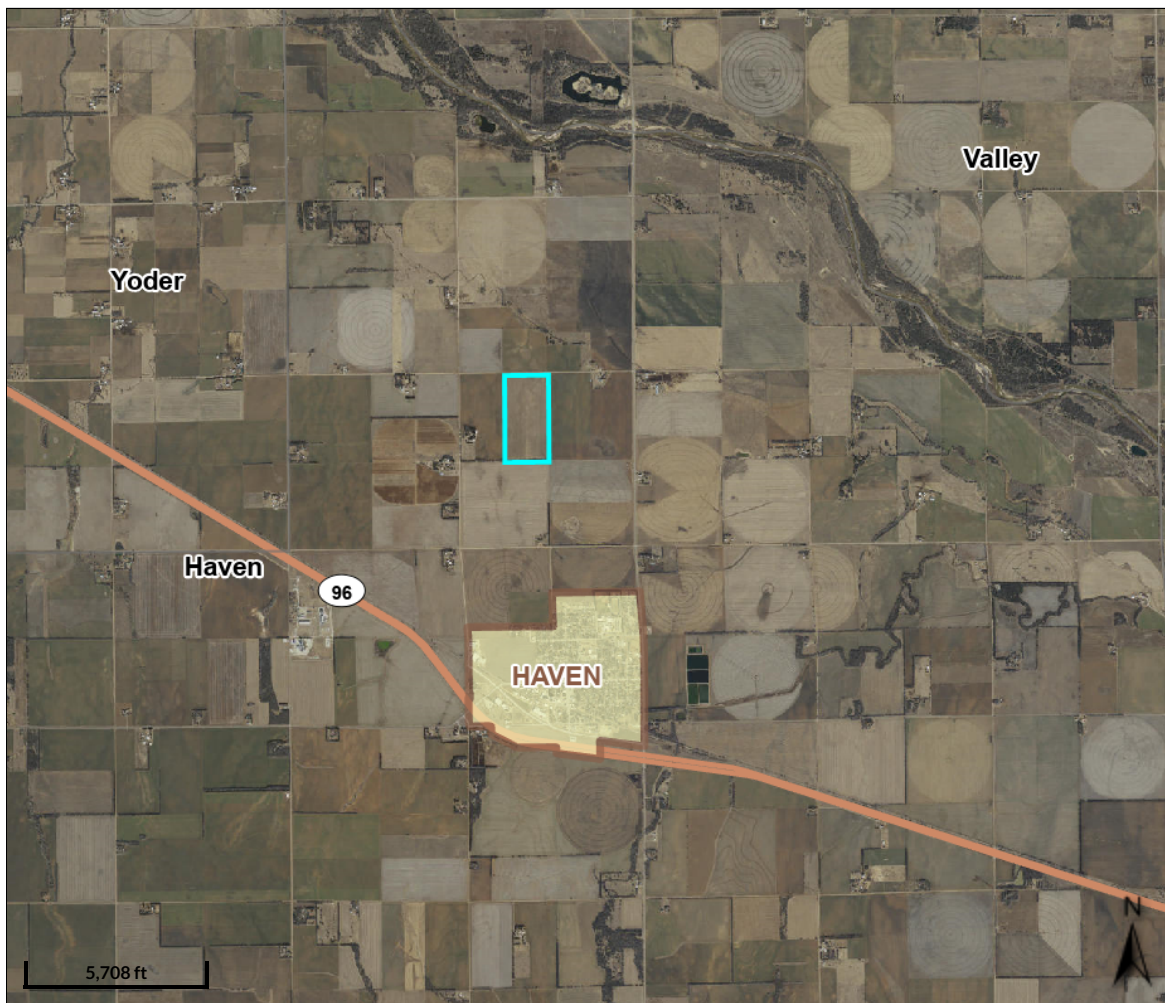
ADDITIONAL PICTURES



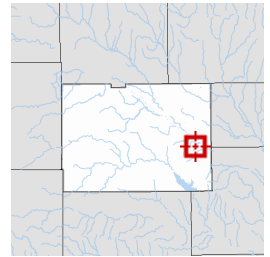


DISCLAIMER






This information is deemed reliable, but not guaranteed.



Overview



Legend

-  Townships
-  City Limits
- Major Highways**
 -  Federal Highway
 -  State Highway
-  Reno County Boundary

Parcel ID	1593200000003000	Alternate ID	R27997	Owner Address	WYER, KATHY J TRUST & ALTVATER, KIM N TRUST
Sec/Twp/Rng	32-24-04W	Class	A - Agricultural Use		2505 E 56TH AVE
Property Address	E GREENFIELD RD	Acreage	80.1		HUTCHINSON, KS 67502
	Haven				
District	287				
Brief Tax Description	HAVEN TOWNSHIP, S32, T24, R04W, ACRES 80.1, E1/2 NW1/4 LESS RDWY R/W (Note: Not to be used on legal documents)				

Date created: 6/30/2025

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GEOSPATIAL

Reno County, KS

Summary

Parcel ID	1593200000003000
Quick Ref ID	R27997
Property Address	E GREENFIELD RD HAVEN, KS 67543
Brief Tax Description	HAVEN TOWNSHIP, S32, T24, R04W, ACRES 80.1, E1/2 NW1/4 LESS RDWY R/W (Note: Not to be used on legal documents)
Taxing Unit Group	287
Lot Size (SF)	N/A
Acreage	80.13
Property Class	Agricultural Use
Zoning	N/A
Lot Block Subdivision	- - - HAVEN TOWNSHIP
S-T-R	32-24-04W
Deed Book & Page	614 - 43;
Neighborhood	060.1

Owner

Primary Owner
Wyer, Kathy J Trust & Altvater, Kim N Trust
2505 E 56th Ave
Hutchinson, KS 67502

Ag Acreage

Details:								Summary:	
Ag Type	Ag Acres	Ag Soil	Non-irrigated Base Rate	Non-irrigated Adjusted Rate	Irrigated Base Rate	Irrigated Adjusted Rate	Total Value	Dry Land Acres	80.13
DR	50.69	5867	305	305	0	0	15460	Irrigated Acres	
DR	23.04	5868	267	267	0	0	6150	Native Grass Acres	
DR	6.05	5925	305	305	0	0	1850	Tame Grass Acres	
DR	0.35	WST	10	10	0	0	10	Total Ag Acres	80.13
								Total Ag Value	23470.00

Valuation

2025 Appraised Value				2024 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$23,470	\$0	\$23,470	A	\$25,110	\$0	\$25,110
Total	\$23,470	\$0	\$23,470	Total	\$25,110	\$0	\$25,110

Historical Valuations

2023 Appraised Value				2022 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
A	\$27,860	\$0	\$27,860	A	\$29,450	\$0	\$29,450
Total	\$27,860	\$0	\$27,860	Total	\$29,450	\$0	\$29,450

No data available for the following modules: Market Land Info, Residential Information, Mobile Home Information, Commercial Information, Other Buildings, Other Building Components, Building Permits, Historical Valuations (Con't), Photos, Sketches.

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PROPERTY TAX INFORMATION



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Current Tax Information

Type RL **CAMA Number** 159 32 0 00 00 003 00 0 01 **Tax Identification** 287-26207

Owner ID ALTV00044WYER, KATHY J TRUST ALTVATER, KIM N TRUST

Taxpayer ID ALTV00044WYER, KATHY J TRUST ALTVATER, KIM N TRUST
E GREENFIELD 67543

Subdivision HAVEN TWP **Block** **Lot(s)** **Section** 32 **Township** 24 **Range** 04

Tract 1 26207

[Tax History](#)

[GIS Map](#)

[Print Friendly Version](#)

Year	Statement #	Line #	Warrant #	Specials Description	Specials Payoff	1st Half Due	2nd Half Due	Total Due*	1st Half Paid	2nd Half Paid
2024	0132698	001			0.00	532.66	532.66	0.00	Yes	Yes
2024	0132698	002		741 EQUUS BEDS LAND MGMT	0.00	2.00	2.00	0.00	Yes	Yes

Click on underlined tax year to see payment detail.

* - Does not include all interest, penalties and fees.

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

[Back To Search Results](#)

[Back To Search Criteria](#)

National Flood Hazard Layer FIRMette

97°46'59"W 37°55'51"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/15/2025 at 1:23 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

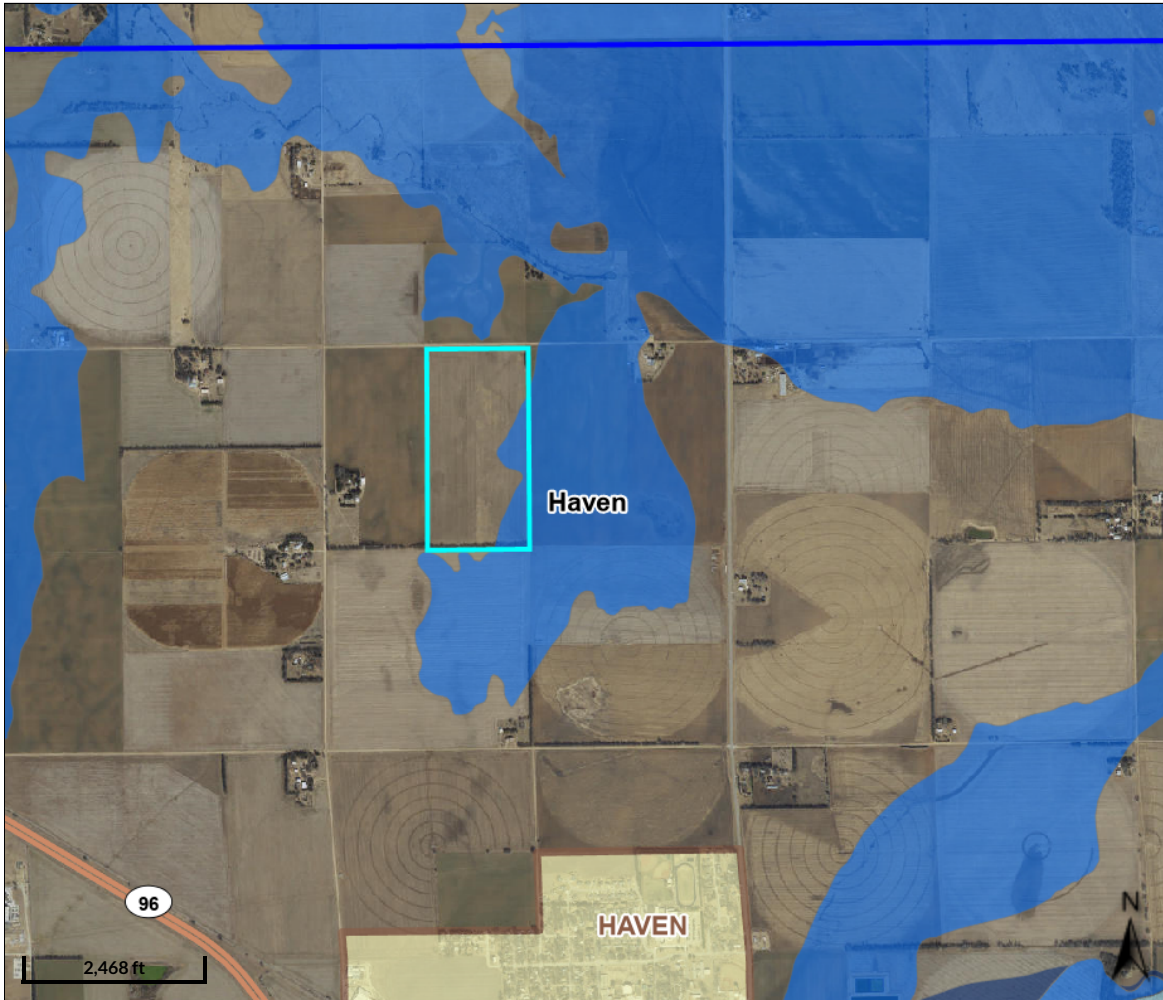
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



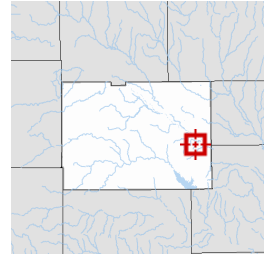
97°46'21"W 37°55'53"N



Basemap Imagery Source: USGS National Map 2023



Overview



Legend

- Parcel Numbers**
 - Parcels
 - Townships
 - Panel Identification
- Flood Hazard Areas**
 - Floodway
 - 1% Annual Chance Flood
 - 0.2% Annual Chance Flood
- City Limits**
- Road Centerline**
- Reno County Boundary**

Parcel ID	1593200000003000	Alternate ID	R27997	Owner Address	WYER, KATHY J TRUST & ALTVATER, KIM N TRUST
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	(Note: Not to be used on legal documents)				

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SELLER'S AGRICULTURAL LAND PROPERTY DISCLOSURE STATEMENT

Document updated:
December 2014

SELLER:

Kathy J Wyer Trust

Kim N Altvater Trust

DATE:

06/30/2025

PROPERTY ADDRESS:

0000 E Greenfield Rd

Haven

KS

67543

LEGAL DESCRIPTION:

HAVEN TOWNSHIP, S32, T24, R04W, ACRES 80.1, E1/2 NW1/4 LESS RDWY R/W

Part 1. MESSAGE TO THE SELLER:

1. SELLER'S AGREEMENT AND AUTHORIZATIONS:

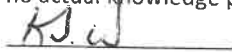
- A. This form is designed to assist you in making disclosures to the BUYER. If you have actual knowledge of a condition on or affecting the Property, then you must disclose that information to the BUYER on this SELLER'S Agricultural Land Property Disclosure Statement (the "Statement").
- B. SELLER discloses the information on this Statement with the knowledge that even though it is not a warranty or guarantee of the condition of the Property, prospective BUYER(S) may rely on the information contained in this Statement in deciding whether, and on what terms and conditions, to purchase the Property.
- C. SELLER authorizes any real estate licensees involved in this transaction to provide a copy of this Statement to any person or entity in connection with any actual or possible purchase of the Property.

2. SELLER'S INSTRUCTIONS:


- A. SELLER has an obligation under this Statement to:
 - (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information concerning the Property;
 - (3) Attach all available supporting documentation on the Property;
 - (4) Use explanations lines as requested and when necessary; and
 - (5) Use the explanation lines to explain when the SELLER does not have the personal knowledge to answer a question.
- B. By signing this Statement, the SELLER agrees and acknowledges that the failure to disclose known material facts about the Property may result in liability to the BUYER for fraud and misrepresentation.

3. SELLER'S INDEMNIFICATION OF REAL ESTATE LICENSEES:

- A. SELLER agrees to hold harmless, indemnify and defend any real estate licensees involved in this transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to sell the Property.



SELLER'S INITIALS



SELLER'S INITIALS

Part 2. MESSAGE TO THE BUYER:

1. BUYER'S AGREEMENT AND AUTHORIZATIONS:

- A. This Statement is a disclosure of the condition of the Property as it is actually known by the SELLER on the date that the Statement was signed.

- B. BUYER agrees and acknowledges that this Statement is not a warranty or guarantee of any kind by the SELLER or any real estate licensees involved in this transaction regarding the condition of the Property and should not be used as a substitute for any inspections or warranties the BUYER(S) may wish to obtain on the Property.

2. BUYER'S INSTRUCTIONS:

- A. BUYER has an obligation under this Statement to:
- (1) Review this Statement and any attachments carefully;
 - (2) Verify all the important information about the condition of the Property contained in this Statement;
 - (3) Ask the SELLER about any incomplete or inadequate responses;
 - (4) Inquire about any concerns about the condition of the Property not addressed on this Statement;
 - (5) Review all other applicable documents concerning the Property;
 - (6) Conduct personal or professional inspections of the Property; and
 - (7) Investigate the surrounding areas of the Property to determine suitability for the BUYER.
- B. By signing this Agreement, the BUYER agrees and acknowledges that the failure to exercise due diligence to inspect the Property and verify the information about the condition of the Property contained in this Statement may affect the ability of the BUYER to hold the SELLER liable for conditions on the Property.

3. BUYER'S AGREEMENT TO HOLD REAL ESTATE LICENSEES HARMLESS:

- A. BUYER agrees that any real estate licensees involved in this transaction are not experts at detecting or repairing physical defects in and on the Property. BUYER agrees to hold harmless any real estate licensees involved in this lease transaction and their agents, subagents, employees and independent contractors from and against any and all claims, demands, suits, damages, losses or expenses arising out of the discovery of property conditions in the Property of which the real estate licensees had no actual knowledge prior to the signing of the Contract to purchase the Property.

KSW
BUYER'S INITIALS

R.A.A.
BUYER'S INITIALS

Part 3. GENERAL PROPERTY INFORMATION:

1. Approximate date that SELLER acquired the Property:
2. What is the current zoning of the Property?

4/1/2010

ag ag use

Part 4. WATER AND SEWAGE SYSTEMS:

1. What is the water source on the Property? ☐ Public Water ☐ Private Water ☐ Well ☐ Cistern ☐ Other ☒ None
2. If the water source is a Well, please state: Type _____ Depth _____
Diameter _____ Age _____
3. If the water source is a Well, has the water originating from the well ever been tested? ☐ Yes ☐ No
If Yes, please provide the results of such tests in separate documentation.
4. Does the Property have any sewage facilities on or connected to it? ☐ Yes ☒ No
If Yes, please specify: ☐ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Lagoon ☐ Grinder Pump ☐ Cesspool
5. If there are sewage facilities on or connected to the Property, when were they last serviced? _____
6. Are you aware of any problems relating to the water systems or sewage facilities on the Property? ☐ Yes ☐ No
If Yes, please explain: _____

7. Additional Comments: _____

Part 5. ELECTRICAL AND NATURAL GAS SYSTEMS:

1. Is there electrical service connected to the Property? ☐ Yes ☒ No
2. If there is electrical service connected to the Property, is there a meter? ☐ Yes ☐ No
3. If there is no electrical service connected to the Property, what is the distance to the electrical service? _____
4. Is natural gas connected to the Property? ☐ Yes ☒ No
5. If there is no natural gas connected to the Property, what is the distance to the nearest source? _____
6. Is there a natural gas well on the Property? ☐ Yes ☒ No
7. If there is a natural gas well on the Property, can the natural gas well be used by the surface occupant? ☐ Yes ☐ No
8. Are you aware of any additional costs to hook up utilities to the Property? ☐ Yes ☒ No
If Yes, please explain:

9. Additional Comments: _____

Part 6. LAND CONDITIONS (BOUNDARIES, DRAINAGE, SOILS, ETC.):

1. Is the Property or any portion of the Property located in a flood zone, wetlands area or proposed to be located in such as designated by the Federal Emergency Management Agency (FEMA)? ☒ Yes ☐ No
2. Are you aware of any drainage or flood problems on the Property or adjacent properties? ☐ Yes ☒ No
3. Have any neighbors complained that the Property causes drainage problems? ☐ Yes ☒ No
4. Has the Property had a stake survey?
If Yes, please attach a copy of the stake survey. ☐ Yes ☒ No
5. Are the boundaries of the Property marked in any way? ☐ Yes ☒ No
6. Do you have an Improvement Location Certificate (ILC) for the Property?
If Yes, please attach a copy of the Improvement Location Certification (ILC). ☐ Yes ☒ No
7. Is there fencing on the Property?
If Yes, does the fencing belong to the Property? ☐ Yes ☒ No
8. Are you aware of any encroachments, boundary line disputes or non-utility easements affecting the Property? ☐ Yes ☒ No
9. Are there any features of the Property shared in common with adjoining landowners, such as walls, fences, roads or driveways?
If Yes, is the Property owner responsible for the maintenance of any such shared features? ☐ Yes ☒ No
10. Are you aware 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 vicinity of the Property? ☐ Yes ☒ No
11. Are you aware of any state-listed or county-listed weeds on the Property now or during the last growing season? ☐ Yes ☒ No
12. Has the Property received any notice for non-compliance with the noxious weed law? ☐ Yes ☒ No
13. Is there currently a lien on the Property due to actions taken under the noxious weed law? ☐ Yes ☒ No

14. If you have answered "Yes" to any of the questions in Part 6, please attach documentation and explain here:

15. Additional Comments:

Part 7. HAZARDOUS CONDITIONS:

1. Are you aware of any underground storage tanks on or near this Property? ☐ Yes ☒ No
2. Are you aware of any previous or current existence of hazardous conditions on the Property (e.g., storage tanks, oil tanks, oil spills, tires, batteries or other hazardous conditions)? ☐ Yes ☒ No
3. Are you in possession of any previous environmental reports (e.g., Phase 1 Environmental Reports)?
If Yes, please attach a copy of the environmental reports. ☐ Yes ☒ No
4. Are you aware of the previous disposal of any hazardous waste products, chemicals, polychlorinated biphenyls (PCBs), hydraulic fluids, solvents, paints, illegal or other drugs or insulation on the Property? ☐ Yes ☒ No
5. Are you aware of any existing hazardous conditions on the Property or adjacent properties (e.g., methane gas, radon gas, methamphetamine production, radioactive material, landfill or toxic materials)? ☐ Yes ☒ No
6. Are you aware of any natural gas/oil wells, lines or storage facilities on the Property? ☐ Yes ☒ No
7. Are you aware of any other environmental conditions on the Property? ☐ Yes ☒ No
8. Have any other environmental inspections or tests been conducted on the Property? ☐ Yes ☒ No
9. If you have answered "Yes" to any of the questions in Part 7, please attach documentation and explain here:

10. Additional Comments:

Part 8. OTHER MATTERS:

Are you aware of:

1. Any violation of zoning, setbacks or restrictions or of a non-conforming use? ☐ Yes ☒ No
2. Any violation of laws or regulations affecting the Property? ☐ Yes ☒ No
3. Any existing or threatened legal action pertaining to the Property? ☐ Yes ☒ No
4. Any litigation or settlement pertaining to the Property? ☐ Yes ☒ No
5. Any current or future special assessment pertaining to the Property? ☐ Yes ☒ No
6. Any other conditions that may materially and adversely affect the value or desirability of the Property? ☐ Yes ☒ No
7. Any other condition that may prevent you from completing the sale of the Property? ☐ Yes ☒ No
8. Any burial grounds on the Property? ☐ Yes ☒ No

9. Any leases on the Property? ☐ Yes ☒ No

If Yes, please attach a copy of each lease agreement and describe the tenant's rights and obligations for vacating the Property:

10. Any easements or leases on the Property regarding wind energy? ☐ Yes ☒ No

If Yes, please attach a copy of the easement or lease agreement.

11. Any public authority contemplating condemnation proceedings? ☐ Yes ☒ No

12. Any government rule limiting the future use of the Property other than existing zoning regulations? ☐ Yes ☒ No

13. Any government plans or discussion of public projects that could lead to the formation of a special benefit assessment district covering the Property or any portion of the Property? ☐ Yes ☒ No

14. Has the Property been entered into, enrolled or placed into any government farm or conservation program? ☐ Yes ☒ No

15. Any interest in all or part of the Property that has been reserved by the previous owner or government action? ☐ Yes ☒ No

16. Any unrecorded interests affecting the Property? ☐ Yes ☒ No

17. Anything that would interfere in passing clear title to the BUYER? ☐ Yes ☒ No

18. If you have answered "Yes" to any of the questions in Part 8, please attach documentation and explain here:

19. Additional Comments:

Part 9. SELLER'S OWNERSHIP OF PROPERTY INTERESTS:

SELLER owns:

1. Mineral rights? ☒ Yes ☐ No ☐ Portion of Rights

2. Crops? no crops in it ☐ Yes ☒ No ☐ Portion of Rights

3. Conservation Reserve Program (CRP) payments? ☐ Yes ☒ No ☐ Portion of Rights

4. Water rights? ☒ Yes ☐ No ☐ Portion of Rights

5. If you have checked "No" or "Portion of Rights" to any of the questions in Part 9, please attach documentation and explain here:

no crops planted

no CRP grass in it

6. Additional Comments:

Part 10. ACKNOWLEDGEMENT AND AGREEMENT:

1. The information provided in this Statement is the representation of the SELLER and not the representation of any real estate licensees involved in this transaction. Once the Statement is signed by both the BUYER and the SELLER, the information contained in the Statement will become part of any Contract to purchase the Property between the BUYER and SELLER.
2. The information provided in this Statement has been furnished by the SELLER, who certifies to the truth thereof to the best of SELLER'S belief and knowledge, as of the date signed by the SELLER. Any substantive changes subsequent to initial completion of the Statement will be disclosed by the SELLER to the BUYER prior to the signing of the Contract to purchase the Property.
3. BUYER acknowledges that BUYER has received, read and understood a signed copy of the SELLER'S Agricultural Land Property Disclosure Statement from the SELLER, the SELLER'S agent or any real estate licensees involved in this transaction.
4. BUYER agrees that BUYER has carefully inspected the Property. Subject to any inspections allowed under the Contract to purchase the Property with the SELLER, BUYER agrees to purchase the Property in its present condition only and without warranties or guarantees of any kind by the SELLER or any real estate licensee concerning the condition of the Property.
5. BUYER agrees to verify any of the above information that is important to the BUYER by an independent investigation. BUYER has been advised by the SELLER to have the Property examined by professional inspectors.
6. BUYER acknowledges that neither the SELLER nor any real estate licensees involved in the transaction are experts at detecting or repairing physical defects in the Property. BUYER states that no important representations of the SELLER or any real estate licensees involved in this transaction concerning the condition of the Property are being relied upon by the BUYER except as disclosed above or as fully set forth as follows and signed by the SELLER in this Statement or by real estate licensees in a separate document:

CAREFULLY READ THE TERMS OF THIS AGREEMENT BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

Kathy J. Wyer 7-7-25
SELLER'S SIGNATURE Kathy J. Wyer Trust DATE

Kim N. Altwater 7-7-25
SELLER'S SIGNATURE Kim N. Altwater Trust DATE

BUYER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

All bidders must register to bid acknowledging that they have read and agree to the Terms and Conditions of Auction Sale for Real Estate (herein referred to as the “Terms of Sale”) as outlined prior to bidding. By registering for the auction, the bidder understands that a Minimum Required Deposit Amount, as advertised on behalf of each property will be non-refundable and accepted in the form of either cash, certified check, cashier’s check or wire transfer. A personal check may only be accepted from a registered bidder known by the Auctioneer. For On-Line bidders, this can be taken care of through the online application of the Title Company.

Auction Format: This is a **SELLER RESERVE** offering with the property being sold to the highest bidder(s). This will be a timed to live event with Online Bidding available through a mobile App or online. (Riggin and Company) All bids are considered an irrevocable offer to purchase and if the seller reserve is met when the auction closes the highest bidder will be required to complete the purchase contract as per the terms of the auction.

Announcements: The Auctioneer will explain the Terms of Sale and make any Auction Day Announcements **one** time, at the beginning of the auction. As a purchaser, it is your responsibility to know and understand all announcements before the auction begins. All announcements made on the day of auction take precedence over all previously written advertisements or any prior written or verbal terms of sale.

Agency: Listing agent, Co-listing agent, and the auctioneer(s) will be acting as Seller(s)’ Agents.

Auctioneer Rights: All decisions of the Auctioneer are final. The Auctioneer reserves the right to reject any bid or bidder and has the right to accept backup contracts on the day of sale. In case of a tie or disputed bid, the Auctioneer reserves the right to re-open the bidding to determine the highest bid and settle the disputed bid. This is at the sole discretion of the Auctioneer.

Earnest Money Deposit: Immediately following the conclusion of the auction, the highest bidder shall enter into and sign a Real Estate Purchase Contract for the auctioned property. The high bidder shall provide an earnest deposit for **\$10,000.00 made payable to Security First Title.** Deposit funds are non-refundable unless the offer is not accepted by the Seller. If paying with a certified or cashier check, the check(s) should be made payable to yourself, and in the event, you are the Winning Bidder you will endorse it to the appropriate Escrow Agent. If bidding online or by proxy, you agree to deposit earnest money using the secure website (<https://www.security1st.com/oem>), wire transfer or local check (Cashiers, Personal or Company) to Security First Title within the required time period.

Total Purchase Price: A Buyer’s Premium may be added to the successful winning bid amount and become part of the total contract price for all property(s) purchased at the auction. Applicable to this Sale Yes **XX No.** Buyer’s Premium amount, if applicable: n/a .

At closing, the winning bidder must pay any remaining balance per the Purchase and Sale Agreement in addition to all other applicable fees and charges described herein and in the Auction Purchase and Sale Agreement.

Auction Location: On-Site. Online Bidding for registered bidders, applicable to this sale **XX** Yes No

Broker Registration: If there is going to be cooperation with Brokers/Agents the Broker/Agent must register their client by the published Deadline via the Broker Registration Form. A **1%** commission of the winning bid price (not to be confused with the Total Purchase Price) will be paid to any properly registered broker whose client purchases real estate at the auction and closes in full - Applicable to this Sale **XX** Yes No

It is the responsibility of any agent representing a client to have completed and returned the Broker Registration Form by the published deadline (if applicable). No registration forms will be accepted after the initial online bid is received nor after the start of the live auction.

Bidding Process: No bid may be withdrawn by a bidder once made to the Auctioneer and/or placed online. All bids are an irrevocable offer to buy and shall remain valid and enforceable until the Auctioneer declares the property “Sold” and or “Sold Subject to Seller Confirmation” and the auction has concluded. The bidder’s number is nontransferable.

Closing: TIME IS OF THE ESSENCE. Closing will be **within 30 days of the Offer’s Commencement, or as provided for in the Purchase and Sale Agreement.** The Closing is to be conducted by **Security First Title Company** and the closing fee to be split 50-50 between Seller(s) and Purchaser(s). All Lender fees and loan document fees will be paid for by the Buyer.

Possession: Possession of property to be granted to Purchaser **upon Closing,** unless otherwise noted in the Purchase and Sale Agreement.

Real Estate Taxes: Taxes shall be prorated to the Day of Closing with Sellers paying all taxes prior to closing.

Minerals: All owned mineral rights will transfer with the deed to the Purchaser at closing.

Title: The Seller at closing will convey the real estate with Warranty Deed (“Deed”). Title insurance will be used as evidence of marketable title with the cost of the premium split 50-50 between Purchaser and Seller. Property is being sold subject to existing roads and highways; established easements and rights-of-ways; other matters affected by title documents shown within the title commitment; and zoning, building, subdivision, and other restrictions and regulations of record.

Representation: Although the information has been obtained from sources deemed reliable, the Auctioneer, Double R, LLC dba Riggins and Company, its representatives, employees, firm, broker, their attorney’s nor the Seller make any guarantee or warranty of any kind expressed or implied as to the accuracy of the information herein contained.

Property: All perspective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions as the property is being sold AS IS, WHERE IS WITH ALL FAULTS AND LIMITATIONS. Accepted as stated herein or in the Auction Purchase and Sale Agreement, Seller has not made, does not make and specifically disclaims, and Purchaser, to the extent permitted by applicable law, shall waive, all warranties, representations or guaranties of any kind or character, expressed or implied, oral or written, past, present or future, with respect to the quality, design, condition or value of the Property or any fixtures or personal property thereon or therein, or the compliance of such Property, fixtures or personal property with any plans or specifications or any applicable laws, including but not limited to any implied warranties of ownership, quality, habitability, workmanlike construction, freedom from defects, merchantability, suitability or fitness for a particular purpose. If inspection reports have been obtained by Seller or its representatives, said reports may be provided to Auction Company or Purchaser for information purposes only. Seller does not and will not warrant the truth or validity of any findings that may be contained in such reports. All terms of this Section shall survive the termination of this Agreement or Closing.

On a regular basis, the Federal Emergency Management Agency (FEMA) and the United States Corps of Engineers publish updates to flood maps and levee protection systems. As part of these updates, properties that have historically not been included in any special flood hazard areas may, due to changes in mapping or flood protection, become subject to federal flood insurance requirements. If you as the purchaser desire more information on whether the Property is included in a special flood hazard area or an area of flood risk, you may find and review information on this issue at <http://msc.fema.gov/>, <http://www.floodsmart.gov/> and other information may be available through local government planning and zoning offices. Purchaser agrees that any real estate licensees involved in this transaction owe no duty or obligation to the purchaser to conduct an independent investigation as to the flood hazard status of the Property. Purchaser agrees to defend, indemnify, and hold harmless any real estate licensees involved in this transaction and their agents, sub-agents, employees, and independent contractors from and against any and all actions, claims, damages, demands, expenses, liabilities, losses, or suits (including reasonable attorneys' fees) arising out of the flood hazard status of the Property.

Financing: The purchase is not contingent on obtaining financing or qualification.

Technical Issues: In the event, there are technical difficulties related to the server, software, internet, or any other online auction-related technologies, Double R, LLC dba Riggins & Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Double R, LLC dba Riggins and Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason.

Default by Purchaser: If Purchaser shall default in the performance of any terms and conditions of this Agreement, or if the Closing shall not occur on or before the Closing Date because of the fault of Purchaser, then Seller, at its option, shall have the right to retain the Deposit paid as property of the Seller for damages, the determination of which is difficult or incapable of determination. By retaining the Deposit, Seller does not waive any rights or remedies it may have because of Purchaser’s default. It is intended hereby that all the rights and remedies of Seller available either pursuant to the terms of this Agreement or under the law or otherwise, are cumulative and not exclusive of any other such right or remedy.

Purchaser’s Indemnity: Purchaser hereby agrees to indemnify, defend, and hold the Seller and Seller’s affiliates, parent companies and subsidiaries, and each of their respective members, employees, agents, representatives, consultants, attorneys, fiduciaries, officers, directors, trustees, partners, principals, and shareholders, predecessors in interest, successors and assigns and related corporate divisions (collectively, with Seller, the “Seller Indemnified Parties”) harmless from and against any and all obligations, liabilities, claims, liens, encumbrances, losses, damages, costs and expenses, including, without limitation, reasonable attorneys’ fees, whether direct, contingent or consequential (collectively, “Claims”), incurred or suffered by, or asserted or awarded against any one or more of the Seller Indemnified Parties to the extent arising from any one or more of the following after the Closing: (i) the activities of Purchaser, its agents, employees or contractors, or (ii) any breach of any term, condition, covenant, representation, or warranty of Purchaser contained in this Agreement, or any exhibit or documents provided pursuant to this Agreement, or (iii) the violation by Purchaser, its agents, employees, or contractors of any federal, state or local law, ordinance or regulation,

occurring or allegedly occurring with respect to the Property, or (iv) the failure of Purchaser to perform the obligations of the owner of the Property, if any, under the Permitted Exceptions. This subsection shall survive the termination of this Agreement or Closing.

Environmental Disclaimer: The Seller and Riggin and Company, agents, contractors, and employees do not warrant or covenant with Purchaser(s) with respect to the existence or nonexistence of any pollutants, contaminants, mold, or hazardous waste prohibited by federal, state, or local law or claims based thereon arising out of the actual or threatened discharge, release, disposal, seepage, migration, or escape of such substances at, from, or into the demised premises. Purchaser is to rely upon its own environmental audit or examination of the premises.

Noxious Weeds: There may be areas infested by noxious weeds on the subject property. The location and density of noxious weeds is unknown at this time.

Well & Septic System: Riggin and Company, the Auctioneer(s), Seller, and their agents, contractors, and employees makes no warranty or representation as to the condition of the well and the septic system or even if a well and/or septic system exists on the property.

Legal Description: The legal description for each tract has been provided in the Title Insurance Commitment for the property.

Acreage: All acreages are approximate. If there is a discrepancy between Riggin and Company or its representative and the actual acreage as determined by a surveyor, the price will not be adjusted. The statements, while not guaranteed, are from reliable sources. Any costs incurred in establishing boundaries shall be the responsibility of the Purchaser(s). Each sale is subject to easements, right-of-way, reservation, and/or restrictions of record.

Office of Foreign Assets Control (OFAC) Compliance: All bidders must register at the designated area. In addition, the winning bidder may be required to disclose their place of birth and/or the following information:

1. A driver's license, passport, or another reliable identification document, to confirm the identity of the customer.
2. If a legal entity is involved, such as a corporation or LLC, information to identify who controls or owns the entity. This is commonly referred to as beneficial ownership information.
3. Other appropriate information required to understand the customer's circumstances and business.

****** By providing this information the winning bidder agrees to allow Riggin and Company, if necessary, to perform a search of the Specially Designated Nationals List, Blocked Persons List, and Sanctioned Country List provided by the United States Office of Foreign Assets Control. Riggin and Company, reserves the right to reject any bid and accept a backup contract, if applicable after this search has been completed.

By registering and accepting a number, all bidders agree to abide by all the Terms of Sale and accept all buyer representations below:

- I have read and agree to the Terms and Conditions of Auction Sale as set forth herein.
- I have read, understand, and agree to all the terms and conditions in the Auction Purchase and Sale Agreement without any changes to the pre-printed text.
- I understand that I do **not** have an agency relationship with the Listing Agent, Co-Listing Agent, and/ or Auctioneer(s).
- I accept full responsibility for due diligence on the real estate I am bidding on.
- I understand that all real estate will be sold "As-Is, Where-Is".
- I understand that in the event I am the successful bidder of real estate, and if I fail to close per the Auction Purchase and Sale Agreement, my earnest money deposit(s) will be forfeited.
- I hereby acknowledge that the offer is subject to seller approval unless the Auctioneer declares a Property to be sold "Absolute".
- I represent that I am not an employee, affiliate, officer, or director associated with the seller.
- In the case of a conflict between the Auction Purchase and Sales Agreement and Terms and Conditions of Auction Sale for Real Estate, the Auction Purchase and Sale Agreement shall control.
- I agree to accept Auction Marketing email notifications from Riggin & Company of future auctions and listings unless I opt-out on the Bidder Registration form.



BUYER'S BROKER REGISTRATION FORM

Riggin and Company welcomes the participation of a Buyer Broker that properly registers their client for the auction. In order to earn the offered commission, the Broker must do the following:

- Register his/her client by filling out the Broker Registration Form in full including the signature of the client on the form.
- Submit the completed Broker Registration form to Riggin and Company in one of the following ways:
 - Mail to Riggin and Company, 13029 E 53rd St N, Wichita, KS 67228
 - or
 - Email the form to ariggin@rigginhomes.com

FOR RECEIPT BEFORE: Deadline: August 4, 2025, at 12:00 PM (NOON)

Please submit the completed form to be received and accepted by Riggin and Company by the Deadline. All forms must be accepted prior to initial online bid and/or Live Auction Start.

- Attend and register with the client at the auction and encourage bidding. For On-line registration and bidding through the app, buyer broker must help facilitate the completion of online registration including proof of funds and sales contract documents and help provide for delivery of Earnest Money by 5 pm CST on Auction Day for auctions scheduled at 12:00 PM (Noon) or before, or by 12:00 PM (Noon) of the following business day for auctions scheduled after 12:00 PM (Noon).
- Abide by the guidelines outlined herein.

If you have any questions about the Buyer Broker registration process, please contact us at 316-773-3535.

1. A commission of **1%** of the highest bid price (Not final contract price) will be paid to any properly licensed real estate broker who submits his/her Buyer's Broker Registration Form according to the guidelines as outlined above and if: (1) The client is the winning bidder at the auction; (2) The client signs the required sales contract documents and the sales contract is ratified by the seller; and (3) The client follows the terms and conditions of the sale and closes on the property according to the terms of the purchase agreement.
2. Riggin and Company reserves the right to refuse to accept a Broker Registration Form on a client who has previously contacted or has been contacted by the Seller or their agents or if Riggin and Company has had prior contact with the prospective buyer concerning the subject property.
3. The broker, by placing his/her signature below, certifies, agrees, and acknowledges that:
 - a. There will be **No Exceptions** to this procedure. No oral registrations will be accepted.
 - b. Broker/Agent may only register (represent) one client per auction. Only the first registration of a prospective client will be accepted and honored.
 - c. The broker's commission will be paid only as set forth under these guidelines and only as pertaining to the specific property(s) being auctioned and will be due at the final closing of the property(s) purchased by the broker's client after all consideration is paid in full.
 - d. The commission/referral will be payable and disbursed only at closing. Under no circumstances will a broker fee be paid if their client defaults on the purchase or a closing does not occur for any reason.
 - e. The broker will hold harmless and indemnify Riggin and Company from any and all claims with regard to such commission/referral.
 - f. The broker will not receive a commission/referral without the signature of the client on the Broker Registration Form.
 - g. The broker cannot receive any commission in conjunction with any other co-brokerage or referral agreement between Riggin and Company and broker.
 - h. The broker represents that they are the procuring cause for the interest by the client in the subject property and that they have an agency relationship with the Buyer in this transaction or are representing themselves.
 - i. By submitting this completed Broker Registration form to Riggin and Company, the broker is hereby registering the prospective buyer as their client per the terms of this registration form. This form does not register the Prospective Buyer for the auction nor does it bind the Prospective Buyer to participate in the auction. For the Prospective Buyer to bid, he/she must attend the auction in accordance with the terms and conditions of the published auction sale, provide the required deposit and any other required documentation.
4. The broker's client/prospective buyer, by placing his/her signature below, certifies, agrees, and acknowledges that:
 - a. He/she has inspected the premises of the subject property(s).
 - b. Commission shall be paid only to the broker representing the client/prospective buyer as acknowledged in this form.
 - c. He/she will hold harmless and indemnify Riggin and Company and Seller from any and all representations made by the buyer's broker.
5. The Listing Agent, Co-Listing Agent (if applicable) and the Auctioneer are Seller(s)' Agents in this transaction.

Property Information:

ADDRESS OF PROPERTY: **0000 E Greenfield Rd, Haven, KS 67543**

AUCTION LOCATION: HERITAGE TOURS BUILDING, 9809 S MAIN ST, YODER, KS 67585

AUCTION DATE: **August 5, 2025** AUCTION TIME: **6:00 PM**

Broker/Agent Information:

BROKER/AGENT: _____ COMPANY NAME: _____

COMPANY ADDRESS: _____

LICENSE NUMBER: _____ COMPANY TAX ID NUMBER: _____

OFFICE PHONE: _____ FAX: _____ CELL PHONE: _____

Client (Prospective Buyer/Bidder) Information

CLIENT: _____

ADDRESS: _____

HOME PHONE: _____ OFFICE PHONE: _____ CELL PHONE: **620-474-1335**

Understood and Accepted:

PROSPECTIVE BUYER/CLIENT SIGNATURE: _____ DATE: _____

BROKER/AGENT SIGNATURE: _____ DATE: _____

RIGGIN AND COMPANY OFFICE USE ONLY:	
Date Received: _____	
Time Received: _____ am/pm	
Accepted: _____	
BIDDER # _____	
(To be assigned by Auctioneer)	